

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING**

Tuesday, July 26, 2022
7:00 PM



CALL TO ORDER AT _____ P.M.

A. ROLL CALL: Kurt Heise_____, Bob Doroshewitz _____, Jerry Vorva _____,
Jen Buckley_____, Chuck Curmi_____, Audrey Monaghan_____,
John Stewart_____

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Tuesday, July 26, 2022

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:

a. Board of Trustees Regular Meeting, July 12, 2022

D.2 Consent Agenda – New Business

- a. Ilmor Engineering, Inc. Storm Drain Agreement, **Resolution #2022-07-26-44**, *Jeremy Schrot, PE, Township Engineer*
- b. Reappointment of Anita Yeager to the Environmental Leadership Commission, *Supervisor Kurt Heise*
- c. Appointment of Tom Young to the Downtown Development Authority/Brownfield Redevelopment Authority, *Supervisor Kurt Heise*

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D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	640,310.27	81,696.63	722,006.90
Drug Forfeiture Federal	262	.00	36,983.00	36,983.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	.00	.00
Improvement Revolving (Capital)	446	.00	.00	.00
Senior Transportation	588	5,941.34	215.83	6,157.17
Water/Sewer Fund	592	253,187.57	413,759.85	666,947.42
Solid Waste Fund	596	5,903.65	148,824.52	154,728.17
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	.00	.00	.00
Special Assessment Capital	805	.00	.00	.00
TOTALS:		905,342.83	681,479.83	1,586,822.66

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

F. NEW BUSINESS

1. Presentation and Resolution to approve Western Townships Utilities Authority (WTUA) Budget for 2022-2023, **Resolution # 2022-07-26-45**, *Suzanne Balan, WTUA Finance Director*
2. Public Hearing on the Brownfield Plan of the Charter Township of Plymouth Brownfield Redevelopment Authority for 9075 General Drive, *Clerk Jerry Vorva*
3. 9075 General Drive Brownfield Plan, **Resolution # 2022-07-26-46**, *Steven Mann, Township Brownfield Attorney, and Supervisor Kurt Heise*
4. Public Hearing on Brownfield Plan Amendment #1 of the Charter Township of Plymouth Brownfield Redevelopment Authority for 41661 Plymouth Road, *Clerk Jerry Vorva*
5. 41661 Plymouth Road Brownfield Plan Amendment # 1, **Resolution # 2022-07-26-47**, *Steven Mann, Township Brownfield Attorney, and Supervisor Kurt Heise*

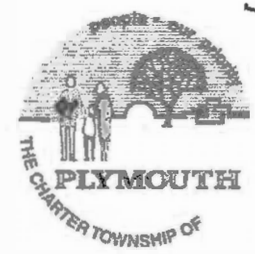
G. PUBLIC COMMENT (*Limited to 3 Minutes*)

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 REGULAR MEETING
PROPOSED MINUTES**

Tuesday, July 12, 2022
7:00 PM

CALL TO ORDER AT 7:00 P.M.

- A. ROLL CALL:** Kurt Heise, Supervisor
Jerry Vorva, Clerk
Bob Doroshewitz, Treasurer
Chuck Curmi, Trustee
Trustee Buckley, Trustee
John Stewart, Trustee
Excused: Audrey Monaghan, Trustee

Also Attending: James Knittel Jr., Police Chief
Pat Conely, Fire Chief
Kevin Bennett, Township Attorney
Denisa Terrell, Recording Secretary
3 Members of the Public

- B. PLEDGE OF ALLEGIANCE:** Fire Chief Conely

C. APPROVAL OF AGENDA

Tuesday, July 12, 2022

Moved by Clerk Vorva and supported by Trustee Monaghan to approve the agenda for the Regular Board of Trustees meeting held on July 12, 2022.
All Ayes.

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:

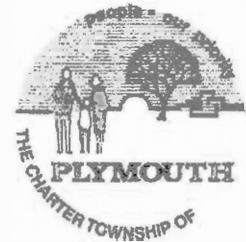
- a. Special Board of Trustees Meeting, June 21, 2022
- b. Regular Board of Trustees Meeting, June 28, 2022

D.2 Acceptance of Reports

- Building Department Monthly Report - June 2022

**CHARTER TOWNSHIP OF PLYMOUTH
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PROPOSED MINUTES**

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- Fire Department Monthly Report - June 2022
- Planning Department Monthly Report - June 2022
- Police Department Monthly Report - June 2022
- FOIA Monthly Report - Clerk's Office - June 2022
- FOIA Monthly Report - Police Department - June 2022

D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	396,304.95	350,896.55	747,201.60
Drug Forfeiture Federal	262	.00	00	00
Drug Forfeiture State	265	0.00	.00	0.00
Drug Forfeiture IRS	266	.00	.00	.00
ARPA	285	.00	30,830.25	30,830.25
Senior Transportation	588	3,021.43	.00	3,021.43
Water/Sewer Fund	592	46,510.32	29,957.52	76,467.84
Solid Waste Fund	596	2,913.37	1,171.00	4,084.37
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	00	.00	00

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Special Assessment Capital	805	00	7,745.50	7,745.50
TOTALS:		448,750.07	420,600.82	869,350.89

Moved by Clerk Vorva and supported by Trustee Monaghan to approve the consent agenda for the meeting of July 12, 2022.

Roll Call Vote.

All Ayes.

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

There were none.

F. NEW BUSINESS

1. Annual Water & Sewer Rate Recommendation, **Resolution # 2022-07-12-41**, *Treasurer Bob Doroshewitz and Public Services Director Patrick Fellrath*

Treasurer Doroshewitz provided a detailed break-even analysis and defined the rationale to raise the water and sewer rate by 1%. He advised implementing the 1% increase will allow the Township to maintain a healthy fund balance. He referenced audit findings as well as past trends to support and justify the 1% increase.

Moved by Trustee Curmi and supported by Trustee Monaghan to approve Resolution #2022-07-14-41 effective August 1, 2022, to revise the Plymouth Township Comprehensive Fee Schedule to reflect a 1% water and sewer rate increase. The new Water Consumption Rate will be \$5.88 per 100 gallons and the new Sewer Disposal Use Rate will be \$4.84 per 100 gallons.

Roll Call Vote.

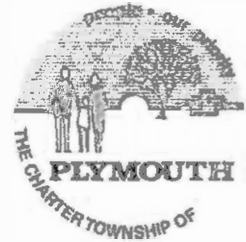
All Ayes.

2. Proposal for Technology Upgrades to Multi-Purpose Room, **Resolution #2022-07-12-42**, *Clerk Jerry Vorva and Supervisor Kurt Heise*

Supervisor Heise shared the Multi-Purpose room is the emergency management headquarters and emergency operations center. He also indicated first responders frequently used the room for meetings.

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Moved by Trustee Stewart and supported by Treasurer Doroshewitz to authorize Thalner Electric Laboratories (d/b/a Telsystems) to proceed with the technology improvements listed in the attached Quote in an amount not to exceed \$72,000; said funding to come from the PEG fund account 101-101-859.00 Communications- Qualifying PEG Expenditures.
Roll Call Vote.
All Ayes.

**3. Cluster Housing Option for Purcell Property, Resolution # 2022-07-12-43,
Township Planner Laura Haw**

Supervisor Heise presented an overview of Purcell Development. He indicated the Township Attorney continues to review legal documents. The developer will provide \$20,000 for the Historic District Commission upon finalization to memorialize the site with signage.

Moved by Supervisor Heise and supported by Clerk Vorva to adopt Resolution #2022-07-12-43 authorizing approval of the Purcell Place Cluster Housing Development and Agreement, as recommended by the Planning Commission, and contingent on final approval of all legal documents by the Township Attorney.

Roll Call Vote.
All Ayes.

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

Nell Burk inquired why the name of the proposed grocery store remain anonymous. It was stated the corporation considers corporate secrecy due to competitors.

H. BOARD COMMENTS

- Trustee Stewart shared he attended a Parade in Holland Michigan. He shared that the Holland City Police, State Police, and Homeland Security were present and there were 100,000 people in attendance. It was a secure environment. The city has experienced great economic development and population growth. He hopes the Township can learn and share with Holland City.
- Clerk Vorva indicated over 5700 ballots and approximately 1500 ballots have been returned. He asked the community to return ballots as soon

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as possible. He shared the public accuracy testing took place on July 12, 2022. There was a glitch with a couple of the precincts that were identified that will be corrected. He emphasized not to wait on turning in ballots. Clerk Vorva also thanked Trustee Stewart and Trustee Curmi for their work on the Election Commission.

- Trustee Monaghan acknowledged that Treasurer Doroshewitz is doing an amazing job.
- Supervisor Heise indicated the next Board of Trustees meeting will be July 26th. The WTUA Budget will be presented and there will be two public hearings including the Courthouse Grill and "Cygnnet II" Brownfield Plan. On August 23rd the Board will have the GFL contract and the SMART water meters for water billing to review. Mr. Leo Gonzales would like to have a rezoning appeal before the Board for the development that was denied before the Planning Commission. The development proposed would be located on McClumpha and Ann Arbor Road on the Northwest corner. In September the Board will start to review budgets.
- Ms. Haw indicated the Roots Montessori School will be presented at the next Planning Commission meeting on July 20th.

I. ADJOURNMENT

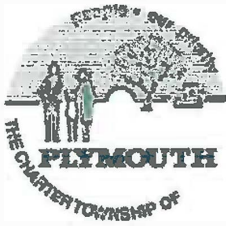
Moved by Clerk Vorva and supported by Trustee Stewart to adjourn the Regular Meeting for the Board of Trustees on July 12, 2022, at 8:01 p.m.

All Ayes.

Clerk, Jerry Vorva

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)

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**CHARTER TOWNSHIP OF PLYMOUTH
REQUEST FOR BOARD ACTION**

MEETING DATE: July 26, 2022

ITEM: Ilmor Engineering Inc Storm Drain Agreement, **Resolution #2022-07-26-44**

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

Wayne County requires the Township to accept jurisdiction of storm water management systems constructed to comply with the Wayne County Storm Water Management Ordinance and Administrative Rules. The Storm Drain Agreement passes this responsibility on to the owners of the property benefitted by the drainage improvements.

ACTION REQUESTED:

Approve the enclosed resolution authorizing the Township Supervisor to sign the Wayne County Maintenance Permit and authorize the Township Supervisor and Clerk to execute the Storm Drain Agreement.

PROPOSED MOTION: Move to adopt **Resolution #2022-07-26-44 authorizing the Township Supervisor to sign the Wayne County Permit M-52809 and approve the Storm Drain Agreement with Ilmor Engineering Inc and authorize the Township Supervisor and Clerk to execute same.**

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

**RESOLUTION TO APPROVE
STORM DRAIN AGREEMENT – Ilmor Engineering Inc**

RESOLUTION #2022-07-26-44

WHEREAS, the Plymouth Charter Township has been requested by Ilmor Engineering Inc, 43939 Plymouth Oaks Blvd, Plymouth, MI, to assume jurisdiction and maintenance of a certain storm drain (or storm sewer, as the case may be); and,

WHEREAS, the Wayne County Department of Public Services for the County of Wayne is agreeable to such request and has prepared a Permit No. M-52809 to be entered into by said Wayne County Department of Public Services, the Plymouth Charter Township and Ilmor Engineering Inc, for the purposes therein stated; and,

WHEREAS, the Plymouth Charter Township is under no legal duty to assume such jurisdiction and maintenance or to enter into the aforesaid Permit for the particular benefit of Ilmor Engineering Inc and the property served by the storm drain and it is necessary for the public health, safety and welfare that said storm drain be maintained and such maintenance be without cost or expense to the Plymouth Charter Township; and,

WHEREAS, Ilmor Engineering Inc has willingly and freely affirmed the desire and intent to execute and record instruments for the purpose of insuring that the Plymouth Charter Township will be held harmless from all costs and expenses in any way pertaining to the Plymouth Charter Township assuming the aforescribed maintenance and jurisdiction or to the aforesaid Permit being executed by the Plymouth Charter Township;

NOW, THEREFORE, BE IT RESOLVED that the Plymouth Charter Township shall assume jurisdiction and maintenance of the storm drain servicing the premises at the street address 43939 Plymouth Oaks Blvd, Plymouth, Michigan 48170 and owned by Ilmor Engineering Inc

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute Permit No. M-52809 of the Wayne County Department of Public Services in behalf of the Plymouth Charter Township; and,

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute the Storm Drain Agreement on behalf of the Plymouth Charter Township together with Ilmor Engineering Inc in the form and substance of the instrument presented to this Board.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz___ Vorva___ Buckley___ Curmi___ Monaghan___ Stewart___

STORM WATER DRAINAGE SYSTEM AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the Charter Township of Plymouth, a Michigan municipal corporation, with principal offices located at 9955 N. Haggerty Road, Plymouth, MI 48170 ("Township") and Ilmor Engineering, Inc, a Michigan profit corporation, with principal offices located at 43939 Plymouth Oaks Blvd, Plymouth, MI 48170, ("Proprietor").

RECITATIONS:

A. Proprietor is developing certain property located in Plymouth Township, Wayne County, Michigan as Ilmor Engineering (43939 Plymouth Oaks Blvd) Parking Lot ("Development") as more particularly described in Exhibit A attached hereto.

B. As part of the Development, Proprietor is required to construct a storm drainage system ("System") to provide adequate drainage of storm water for the Development. The storm water drainage system is depicted on the map attached hereto as Exhibit A.

C. The Township and/or Wayne County Department of Public Services or the Michigan Department of Transportation has issued a permit ("Permit") to Proprietor authorizing the construction, operation and maintenance of the storm drainage system, which is located within the Wayne County Department of Public Services and/or the Michigan State Highway Department's right-of-way and/or drain, on or adjacent to the Development as described in the Permit attached as Exhibit C attached hereto and incorporated herein by reference, so long as the Township assumes jurisdiction for the operation and maintenance of the storm drainage system referred to in the Permit.

D. The Permit issued Wayne County Department of Public Services will benefit the Proprietor and the proposed Development.

E. The Township desires to transfer, and Proprietor agrees to assume, certain responsibilities of the Township required under the Permit, and Proprietor hereby confirms its

agreement to the terms and conditions and acceptance of such transfer of responsibility to it under this Agreement.

F. As used herein, "Proprietor" includes all of Proprietor's successors and assigns, including all current and future owners and occupiers of property within the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Township and the Proprietor agree as follows:

1. All of the foregoing Recitals are true and correct and are incorporated herein as part of the Agreement for all purposes.

2. Proprietor shall prepare and submit to the Township for review and approval by the Township, in its sole discretion, all construction and as-built plans and specifications for the storm water drainage system as the Township may require.

3. Proprietor shall construct the storm water drainage system as part of the Development in accordance with the plans and specifications approved the Wayne County Department of Public Services.

4. Proprietor agrees that it will maintain in good working condition, and to perpetually preserve and repair at its own expense, the storm water drainage system described in the Permit as Exhibit C attached hereto and incorporated herein by reference.

5. The Township shall have the right, but not the duty, to enter the property comprising the Development for the purpose of inspecting the storm water drainage system for compliance to the Permit, and to ensure the system stays in good working order.

6. If Proprietor fails to preserve and/or maintain the storm water drainage system in reasonable order and condition, the Township may serve written notice upon Proprietor setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable period, and time, date, and place for a hearing before the Township Board for the purpose of allowing them an opportunity to be heard as to why the Township should not proceed with the correction of the deficiency or obligation, which has not been undertaken or properly fulfilled. At any such time for hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the Township Board shall determine that the obligation has not been fulfilled or failure correction within the time specified in the notice, as determined by the Township in its sole and reasonable discretion, the Township thereupon shall have the power and authority, but not the obligation, to enter upon the property or cause its agents or contractors to enter the Development and perform such obligation or take such corrective measures as reasonably found by the Township to be appropriate or necessary with respect to the storm water drainage system. The cost of making and financing such improvements by the Township, including notices by the Township and reasonable legal fees incurred by the Township, plus an administrative fee of 20% of the total of all such costs and expenses incurred, shall be paid by Proprietor within thirty (30)

days of billing to it. All unpaid amount may be placed on the delinquent tax roll of the Township as to the property within the Development, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the Township, such costs and expenses may be collected by suit initiated against Proprietor, and in such event, Proprietor shall pay all court costs and reasonable attorney fees incurred by the Township in connection with such suit.

7. In the event that Township, in its sole discretion, determines that the condition of the storm water drainage system has deteriorated to the point that, or the deficiency in the operation and/or maintenance by Proprietor is such that there is a danger to the public health, safety and welfare or there is a substantial potential for damage to any property and/or road improvements, the Township's obligation to provide written notice to Proprietor shall be deemed waived, and the Township or its authorized agent may enter the Development to immediately begin emergency maintenance and/or repair work. If it is found necessary to adjust or relocate all or any portion of the storm water drainage system within the road right-of-way, the Township shall, upon advance notice to Proprietor, cause such adjustment or relocation to occur. Prior to any work being performed in the road right-of-way, a permit shall be secured from the Wayne County Office of Public Services or Michigan Department of Transportation, as applicable. The cost for all such work shall be billed to Proprietor under the same procedure set forth in paragraph 6 above.

8. Notwithstanding Proprietor's assumption of the responsibilities and the acceptance of liabilities stated herein, the Township shall retain jurisdiction over the storm drainage system and its rights and remedies under the Permit or any applicable statute, ordinance, rule or regulation are hereby preserved. Without limitation of the foregoing, Proprietor, at its sole cost and expense, shall perform maintenance of the storm water facilities described in the Township's Storm Water Management and Long-Term Maintenance Plan as Exhibit B attached hereto and incorporated herein by reference.

9. Proprietor shall defend, indemnify and hold the Township harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever ("Claims"), fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit C hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the Township in connection with such Claims or the enforcement of this Agreement.

10. Proprietor shall comply with the Elliott-Larsen Civil Rights Act, Public Act 453 of 1976, MCL 37.2101 *et seq.*

11. This Agreement shall be recorded at Proprietor's expense with the Wayne County Register of Deeds.

12. The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees; and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in this Agreement. This Agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns, and transferees.

13. This Agreement shall be interpreted in accordance with the laws of the State of Michigan.

14. Invalidity of any of the provisions of this Agreement by Judgment or Court order shall in no way effect the validity of any other provision(s), which shall remain in full force and effect.

15. The Township's failure to exercise a right or remedy will not operate as a waiver of any of the Township's rights or remedies under this Agreement.

16. This Agreement may only be amended, modified, or supplemented by an agreement in writing approved by the respective Boards and signed by an authorized representative of each party.

17. This Agreement is for the sole benefit of the parties and their respective successors and permitted assigns, and nothing in this Agreement, express or implied, is intended to or shall confer on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

18. All matters arising out of or relating to this Agreement, are governed by, and construed in accordance with, the laws of the state of Michigan. Each party agrees that it will not bring any action, litigation, or proceeding against any other party in any way arising from or relating to this Agreement in any forum other than the courts of the state of Michigan sitting in Wayne and any applicable Michigan appellate court. Each party submits to the exclusive jurisdiction of those courts and agrees to bring any such action, litigation, or proceeding only in those courts.

19. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

20. No provision of this agreement shall be construed against or interpreted to the disadvantage of one party against the other party by any court, or governmental authority, by reason of any determination or assertion that one party was chiefly or primarily responsible for having drafted, dictated or structured such provision.

21. Proprietor warrants that is a corporation, organized, validly existing, and in good standing under the laws of the state of Michigan.

22. Proprietor warrants that is qualified to do business and is in good standing in every jurisdiction in which that qualification is required for purposes of this Agreement, and that it has obtained and maintained in good standing any licenses required under Michigan law.

23. Proprietor warrants that it has the full right, power, and authority to enter into this Agreement and to perform its obligations under it.

24. Nothing herein shall be construed as a waiver of governmental immunity by the Township.

[The remainder of this page is intentionally blank, signature pages to follow.]

IN WITNESS WHEREOF, Proprietor and Township have executed this Agreement on the day and year first above written.

Ilmor Engineering, Inc

Thom Seibert

Thom Seibert

Its: CFO

STATE OF MICHIGAN)

) SS

COUNTY OF WAYNE)

Acknowledged by Thom Seibert, Ilmor Engineering, Inc, CFO before me on the 18th day of MAY, 2021.

Julie Bernard

[Signature of Notary]

JULIE BERNARD

[Printed name of Notary]

Notary Public, LIVINGSTON
County, Michigan

My commission expires: 11-24-2025

Charter Township of Plymouth

Kurt L. Heise
Supervisor

JULIE BERNARD
Notary Public, State of Michigan
County of Livingston
My Commission Expires 11-24-2025
Acting in the County of WAYNE

STATE OF MICHIGAN)

) SS

COUNTY OF WAYNE)

Acknowledged by _____ before me on the ____ day of _____, 20____.

[Printed name]

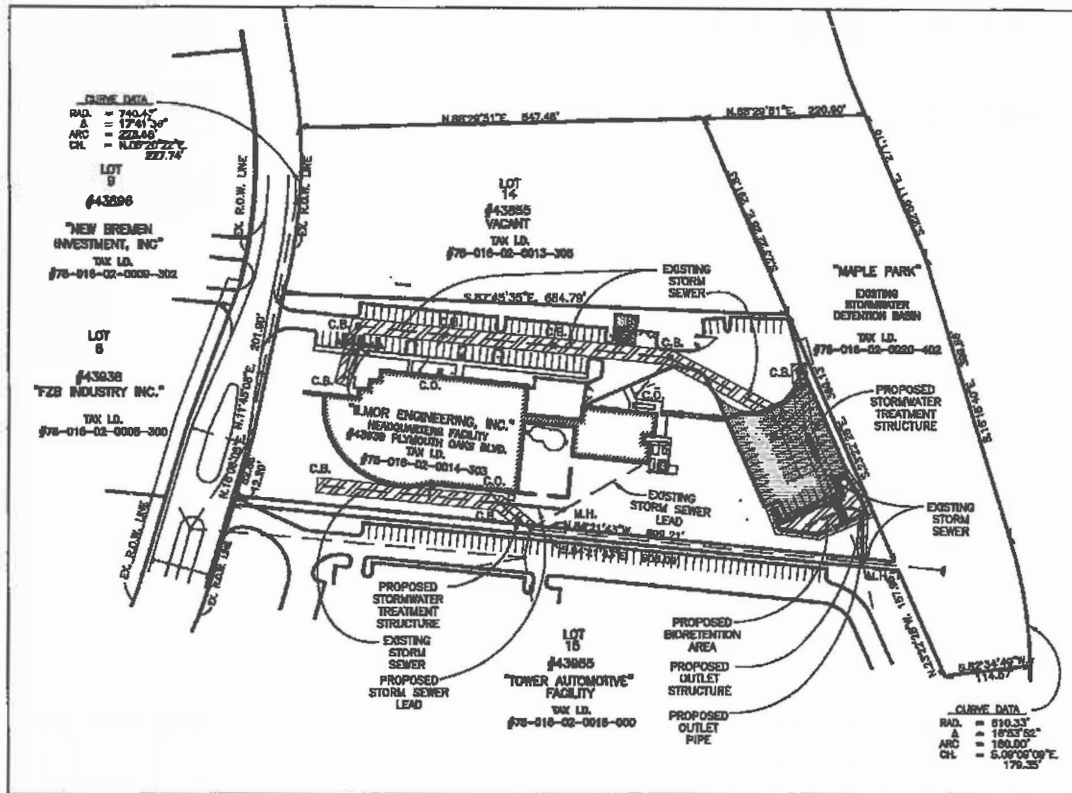
Notary Public, _____
County, Michigan

My commission expires: _____

INSTRUMENT DRAFTED BY:
Kevin L. Bennett (P42972)
217 Ann Arbor Road West
Suite 302
Plymouth, MI 48170

WHEN RECORDED RETURN TO:
Charter Township of Plymouth
Attn: Clerk
9955 N. Haggerty Road
Plymouth, MI 48170

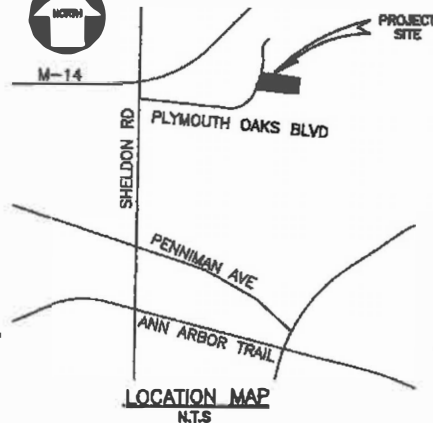
EXHIBIT A - PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM



SCALE:
1"=150'

LEGEND

- PLYMOUTH TOWNSHIP STORM MAINTENANCE RESPONSIBILITY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER



PROPERTY DESCRIPTION - TAX I.D. # 78-016-02-0014-303

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, "PLYMOUTH OAKS BUSINESS PARK SUBDIVISION", BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22, T.1S., R.8E., AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 23, T.1S., R.8E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 104, PAGES 14-20, WAYNE COUNTY RECORDS; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY RIGHT OF WAY OF PLYMOUTH OAKS BOULEVARD, N.18°08'05"E. 82.86 FEET; N.11°46'08"E. 201.80 FEET; THENCE S.87°45'35"E. 684.79 FEET; THENCE ALONG THE EAST LINE OF LOT 14, S.23°22'28"E. 389.13 FEET TO THE SOUTHEAST CORNER OF LOT 14, THENCE ALONG THE SOUTH LINE OF LOT 14 N.84°21'43"W. 899.21 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 14, "PLYMOUTH OAKS BUSINESS PARK SUBDIVISION", AND CONTAINING 5.5146 ACRES OF LAND. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



PROPERTY INFORMATION:
 ILMOR ENGINEERING, INC.
 43939 PLYMOUTH OAKS BLVD.
 PLYMOUTH, MICHIGAN 48170
 PHONE: 734/456-3600

JOB NO.
1843

SCALE 1"=150'

DATE 06/24/19

REVISION 08/05/19

SHEET 1 OF 1

STORM WATER MANAGEMENT SYSTEM



ENVIRONMENTAL ENGINEERS, INC.
 18020 WEST TEN MILE ROAD
 SOUTHFIELD, MICHIGAN 48075
 PHONE: 248/424-9510

EXHIBIT B

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

Wayne County DPS Permit No.: M-
Wayne County DPS Plan Review No.: R18-133

A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit A to the permit and includes without limitation the storm sewers, catch basins, manholes, inlets, swales, Bioretentions, buffer strips, mechanical forebay, outlet control structure and outlet pipe that conveys flow from the Bioretention system to an existing storm manhole located within the adjacent site. For the purposes of this plan, this storm water management system (SWMS) and all of its components as shown in Exhibit A is referred to as Ilmor Engineering, Inc. SWMS.

B. Time Frame for Long-Term Maintenance Responsibility

The Plymouth Township is responsible for maintaining the Ilmor Engineering, Inc. SWMS, including complying with applicable requirements of the local or Wayne County soil erosion and sedimentation control program until Wayne County releases the construction permit. Long-term maintenance responsibility for the Ilmor Engineering, Inc. SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. Manner of Insuring Maintenance Responsibility

The Plymouth Township has assumed responsibility for long-term maintenance of the Ilmor Engineering, Inc. SWMS. The resolution by which the Plymouth Township has agreed to perform the maintenance activities required by this plan is attached to the permit as Exhibit C. To ensure that the Ilmor Engineering, Inc. SWMS is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B), and the resolution attached as Exhibit C will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the Wayne County.


D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance and remedial actions). While performing maintenance, chemicals should not be applied to the bioretentions, buffer strip, or watercourses. Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS						FREQUENCY
	Storm Collection System (Sewers, Swales, Catch Basins, Manholes)	Bioretentions & Buffer Strips	Mechanical Forebay	Outlet Control Structure & Outlet Pipe	Pavement Areas, Others		
Inspect for Sediment Accumulation*	X		X	X			Annually
Inspect For Floatables, Dead Vegetation & Debris	X	X					Annually & After Major Events
Inspect For Erosion And Integrity of System	X	X	X	X	X		Annually & After Major Events
Inspect All Components During Wet weather & Compare	X	X	X	X	X		Annually
Ensure Maintenance Access Remain Open/Clear	X	X	X	X	X		Annually
Mowing	X	X					As Needed / per local Ordinance
Remove Accumulated sediments	X		X	X			As needed**
Remove Floatables, Invasive & Dead Vegetation & Debris	X	X					As Needed
Replace Subsurface Components (Soils, Underdrain, Etc.)		X					Every 5 Years, or When Water Ponds More Than 6 Hours
Re-Apply / Replace Mulch Layer		X					Re-Apply Every 6 Months, Replace Every 2 Years
Sweep Paved areas, Remove Oil Spills Immediately					X		As Needed
Repair/Stabilize Areas of Erosion, Reseed Bare Areas	X				X		As Needed
Replace Dead Plantings, Replace/ Re-Apply Mulch	X	X					As needed
Structural Repairs	X		X	X	X		As Needed
Make Adjustments/Repairs to Ensure Proper Functioning	X	X	X	X	X		As Needed

NOTES: *Mechanical Forebay to be cleaned whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.

PROPERTY INFORMATION: Ilmor Engineering, Inc. 43939 Plymouth Oaks Blvd. Plymouth, MI 48170 Phone: (734)456-3600	PROPERTY OWNER: Ilmor Engineering, Inc. 43939 Plymouth Oaks Blvd. Plymouth, MI 48170 Contact: Kurt Tingstad Phone: (734)456-3600	ENGINEER: Environmental Engineers, Inc. 18620 West Ten Mile Road Southfield, MI 48075 Phone: (248) 424-9510 Fax: (248) 424-2954	DATE: 06/24/2019
			SHEET 1 OF 1

PERMIT OFFICE 33809 MICHIGAN AVE WAYNE, MI 48184 PHONE (734) 595-6504 FAX (734) 595-6356		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">PERMIT No</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: 1.2em;">M-52809</td> </tr> <tr> <td>ISSUE DATE</td> <td>EXPIRES</td> </tr> <tr> <td style="text-align: center;">7/18/2022</td> <td></td> </tr> <tr> <td>REVIEW No.</td> <td>WORK ORDER</td> </tr> <tr> <td style="text-align: center;">R 19-609</td> <td></td> </tr> </table>	PERMIT No		M-52809		ISSUE DATE	EXPIRES	7/18/2022		REVIEW No.	WORK ORDER	R 19-609	
PERMIT No														
M-52809														
ISSUE DATE	EXPIRES													
7/18/2022														
REVIEW No.	WORK ORDER													
R 19-609														
WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN														
FOR INSPECTION														

PROJECT NAME

MAINTENANCE PERMIT FOR PARKING LOT EXPANSION

LOCATION

43939 PLYMOUTH OAKS BLVD (3000' E OF PLYMOUTH OAKS BLVD & SHELDON RD)

CITY/TWP

PLYMOUTH

PERMIT HOLDER

PLYMOUTH TOWNSHIP
 9955 N HAGGERTY RD
 PLYMOUTH TOWNSHIP, MI 48170-4673

CONTRACTOR

CONTACT

KURT HEISE

(734) 354-3201

CONTACT

<BLANK>

DESCRIPTION OF PERMITTED ACTIVITY

(72 HOURS BEFORE YOU DIG, CALL MISS DIG 1-800-482-7161, www.missdig.org)

PERMIT TO MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE DRAWING ATTACHED AS EXHIBIT "A", THE TERMS OF THE LONG-TERM MAINTENANCE PLAN ATTACHED AS EXHIBIT "B" AND THE WAYNE COUNTY STORM WATER ORDINANCE AND ADMINISTRATIVE RULES. A RESOLUTION FROM THE LOCAL MUNICIPALITY TO MAINTAIN THE PROPOSED STORM WATER MANAGEMENT SYSTEM AND ITS FACILITIES IS REQUIRED.

THE CITY OF PLYMOUTH SHALL ASSUME JURISDICTION OVER AND ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM(S) TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED AND CONSTRUCTED. THE PERMIT HOLDER'S RESPONSIBILITIES UNDER THIS PERMIT SHALL INCLUDE, WITHOUT LIMITATIONS, (A) ANY MONITORING AND PREVENTIVE MAINTENANCE ACTIVITIES SET FORTH IN THE PLAN; (B) ANY AND ALL REMEDIAL ACTIONS NECESSARY TO REPAIR, MODIFY OR RECONSTRUCT THE SYSTEM AND (C) OTHER ACTIVITIES OR RESPONSIBILITIES FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AS MAY BE SET FORTH IN THE ORDINANCE, ADMINISTRATIVE RULES, THE PLAN OR THIS PERMIT.

THE CITY OF PLYMOUTH SHALL PERFORM ALL MONITORING, MAINTENANCE, REMEDIAL AND OTHER RESPONSIBILITIES REQUIRED BY THE WAYNE COUNTY ORDINANCE, ADMINISTRATIVE RULES, THE PLAN AND THIS PERMIT, IN PERPETUITY AND AT ITS SOLE COST EXPENSE.

THE CITY OF PLYMOUTH SHALL PREPARE, EXECUTE AND (IF NECESSARY) RECORD ANY AND ALL AGREEMENTS, CONTRACTS AND OTHER DOCUMENTS THAT MAY BE REQUIRED TO PERFORM ITS OBLIGATIONS HEREUNDER AND ENSURE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IN PERPETUITY.

IF WAYNE COUNTY FINDS IT NECESSARY TO ADJUST OR RELOCATE ALL OR ANY PORTION OF THE PERMITTED STORM WATER MANAGEMENT SYSTEM, THE PERMIT HOLDER SHALL CAUSE THIS ADJUSTMENT OR RELOCATION TO BE ACCOMPLISHED AT NO EXPENSE TO THE COUNTY. PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY, A PERMIT SHALL BE SECURED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT OFFICE.

APPROVED PLANS PREPARED BY Ilmor Engineering Inc.	REQUIRED ATTACHMENTS EXHIBIT A: MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM EXHIBIT 'B': LONG TERM MAINTENANCE PLAN EXHIBIT 'C': BINDING AGREEMENT (COMMUNITY RESOLUTION)
PLANS APPROVED BY Yako, A.	(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)

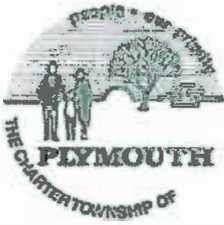
In consideration of the Permit Holder and Contractor agreeing to abide and conform with all the terms and conditions herein, a Permit is hereby issued to the above named to Construct, Operate, Use and/or Maintain within the Road Right of Way, County Easement, and/or County Property. The permitted work described above shall be accomplished in accordance with the Approved Plans, Maps, Specifications and Standards filed with the Permit Office which are integral to and made part of this Permit. The General Conditions as well as any Required Attachments are incorporated as part of this Permit.

PERMIT HOLDER NAME PERMIT HOLDER / AUTHORIZED AGENT	DATE	WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES	PREPARED BY
--------------------------------------------------------	------	---------------------------------------------------	-------------

VALIDATED BY

PERMIT COORDINATOR

DATE



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 26, 2022

ITEM: Re-appointment of Anita Yeager to the Environmental Leadership Commission

PRESENTERS: Supervisor Heise

BACKGROUND: I would appreciate your consideration and support for the re-appointment of Anita Yeager to the Environmental Leadership Commission for a term ending June 30, 2024. Anita was one of the original members of the ELC and has asked to return after a brief hiatus. Her resume and information are attached.

PROPOSED MOTION: I move that the Board of Trustees appoint Anita Yeager to the Environmental Leadership Commission for a term ending June 30, 2024.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi ___ Stewart ___ Buckley ___ Doroshewitz ___ Monaghan ___ Heise



Clear Form

Charter Township of Plymouth
Board and/or Commission Application

First Name: Anita Last Name: Yeager SSN: **

Address: 40454 Cove Court City: Plymouth State: MI Zip: 48170

Home Phone: N/A Mobile Phone: 313-268-6668 Work Phone: N/A Ext:

Fax: Primary Email: anitayeager@icloud.com Alt. Email: ayeager1@hfhs.org

Board and/or Commission Applying for: Environmental Leadership Commission

Why are you seeking appointment to the above Board or Commission?:

I am dedicated to continuing the great works of the Environmental Leadership Commission over the last 3 years.

This commission is essential for our community to thrive and for Plymouth Township to be a neighborhood of choice for years to come.

Work History: Henry Ford Health System - 1999 to present - Human Resources Business Partner

Education: B.A. Michigan State University - Human Resources

Community Involvement: Plymouth Township Environmental Stewardship Committee 2017 to 2019

Plymouth Township Environmental Leadership Commission 2019 to 2022

Interests/Hobbies: Zero waste, pollinator gardens, wildlife habitats, social activism

****The Social Security Number is required as some appointments result in payment that will exceed \$600.00 per year.
In that situation, we will send you a Form 1099 at the end of the year.**

Please return this completed application to:

Plymouth Townships Clerk's Office
Jerry Vorva, Clerk
9955 North Haggerty Road
Plymouth MI 48170

ANITA L. YEAGER
40454 Cove Court
Plymouth, MI 48170 313-268-6668

ENVIRONMENTAL VOLUNTEER EXPERIENCE:

Plymouth Township Environmental Leadership Commission – October, 2019 to June, 2022
Plymouth Township Environmental Stewardship Committee April, 2017 to June, 2019

PROFESSIONAL WORK EXPERIENCE:

Henry Ford Health System, Detroit, Michigan

Human Resources Business Partner 1999 – current

Provide comprehensive human resource consultation by analyzing metrics to maximize the system's strategic objectives and increase employee engagement. Work collaboratively with operational leaders to incorporate HR expertise to maximize performance, resolve issues, prioritize challenges and achieve objectives. Confer with and advise leadership on employee relations issues. Partner with Human Resources Centers of Excellence to provide updates to employees regarding system-wide HR initiatives.

St. John Northeast Hospital, Detroit, Michigan 1990 - 1999

Benefits Specialist

Manufacturers (Comerica) Bank, Detroit, Michigan 1986 – 1989

Human Resources Generalist

EDUCATION

BA, Human Resources, Michigan State University, East Lansing, Michigan



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 26, 2022

ITEM: Appointment of Mr. Tom Young to the Downtown Development Authority/Brownfield Redevelopment Authority

PRESENTERS: Supervisor Heise

BACKGROUND: I would appreciate your consideration and support for the appointment of Mr. Tom Young to the Downtown Development Authority/Brownfield Redevelopment Authority for a term expiring January 31, 2024. Tom is both a business owner in the DDA District and is the Director of Development for the Plymouth Chamber of Commerce. He is replacing John Lacny, who is moving out of the Township. His application is attached.

PROPOSED MOTION: I move to appoint Mr. Tom Young to the Plymouth Township Downtown Development Authority/Brownfield Redevelopment Authority for a term ending January 31, 2024.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi,___ Buckley, ___Monaghan, ___Doroshewitz, ___Stewart, ___Heise



Clear Form

Charter Township of Plymouth
Board and/or Commission Application

First Name: Thomas Last Name: Young SSN: **

Address: 41855 Brentwood Dr. City: Plymouth State: MI Zip: 4817 0

Home Phone: _____ Mobile Phone: 313-590-7997 Work Phone: 734-453-1540 Ext: _____

Fax: _____ Primary Email: tom@wellnessplym.com Alt. Email: thomascyoung45@gmail.com

Board and/or Commission Applying for: DDA/BRA

Why are you seeking appointment to the above Board or Commission?: Community involvement. I own a business in the DDA and I'm interested in any development that is happening.

Work History: Twenty years as an IT professional working for GM/Comerica Bank/Ford. Started my first business in 1996, an IT staffing company. In 2005 sold the staffing company and started an HR company in downtown Plymouth.

Sold my interest in 2020. Now employed by the Plymouth Chamber of Commerce as the development director.

In summary, twenty+ years as a small business owner in Plymouth. Currently own, with my wife, the Wellness Center of Plymouth on Ann Arbor Rd.

Education: Siena Heights - Bachelor of Business Administration, 1992

Community Involvement: Member of the Plymouth Chamber since 2009,

Board of Directors for Plymouth Chamber of Commerce, 2017 - 2021. Taught a twentyfirst century skills class at Pioneer Middle School.

Coaching small businesses with standard business practices and business growth.

Interests/Hobbies: Plymouth community events. Enjoy working with local business owners to connect them with others.

Boating/Camping, especially with our 4 grandchildren. Building almost anything. Fairly talented with most tools.

****The Social Security Number is required as some appointments result in payment that will exceed \$600.00 per year. In that situation, we will send you a Form 1099 at the end of the year.**

Please return this completed application to:

Plymouth Townships Clerk's Office
Jerry Vorva, Clerk
9955 North Haggerty Road
Plymouth MI 48170

RECEIVED

JUL 11 2022

**PLYMOUTH TWP
CLERK'S OFFICE**

D.3

BOARD DATE

7/26/2022

FUND NAME	FUND NUMBER	TOTAL INC PAYROLL	PAYROLL & INVOICES PAID PRIOR TO MEETING	INVOICES PAID AFTER BOARD REVIEW
GENERAL FUND	101	722,006.90	640,310.27	81,696.63
DRUG FORFEITURE	262	36,983.00	-	36,983.00
DRUG FORFEITURE	265	-	-	-
DRUG FORFEITURE	266	-	-	-
ARPA	285	-	-	-
IMPROV. REV.	446	-	-	-
SENIOR TRANSPORTATION	588	6,157.17	5,941.34	215.83
WATER & SEWER	592	666,947.42	253,187.57	413,759.85
SWD	596	154,728.17	5,903.65	148,824.52
TAX POOL	703	-	-	-
POLICE BOND FUND	710	-	-	-
SPECIAL ASSESS CAPITAL	805	-	-	-
	TOTAL	1,586,822.66	905,342.83	681,479.83
GRAND TOTAL		1,586,822.66		

BR 7/20/22 1/11

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

Advanced Satellite Communications

SA-ALARM- - QTLY BILLING - 7/1/22--9/30/22 - I

101-265-801.000

SA-Alarm

101-301-801.000

SA-Alarm

101-336-801.000

SA-Alarm

592-536-801.000

SA-Alarm

Invoice Amount:

\$105.00

Check Date:

07/26/2022

50.04

32.24

13.42

9.30

AIRGAS USA, LLC

INV # 9989426400 CYLINDER RENTAL 6/1/22 TO

101-336-773.000

INV# 9989426400 MED LARGE OXYGEN

101-336-773.000

MED XS OXYGEN

101-336-773.000

HAZMAT CHARGE

Invoice Amount:

\$490.87

Check Date:

07/26/2022

370.11

72.00

48.76

ALLIE BROTHERS UNIFORMS

INV. 87950 7/14/2022 UNIFORM EQUIPMENT/PS

101-325-767.000

UNIFORM BOOTS

Invoice Amount:

\$129.99

Check Date:

07/26/2022

129.99

ALLIE BROTHERS UNIFORMS

INV. 87952 7/14/2022 UNIFORM EQUIPMENT/PS

101-325-767.000

UNIFORM PANTS - SPECIAL SIZE

101-325-767.000

UNIFORM S/S SHIRT

101-325-767.000

UNIFORM ALTERATIONS - SHORTEN SLEEVES

Invoice Amount:

\$241.97

Check Date:

07/26/2022

164.98

58.99

18.00

ALLIE BROTHERS UNIFORMS

INV. 87951 7/14/2022 UNIFORM EQUIPMENT/OF

101-301-767.000

UNIFORM TAPERING SHIRTS PROVIDED

Invoice Amount:

\$36.00

Check Date:

07/26/2022

36.00

ALPHAGRAPHICS #336

BUSINESS CARDS -JEN BUCKLEY TOTAL 250

101-101-752.000

135993 BUS. CARDS 250 BUCKLEY

Invoice Amount:

\$79.00

Check Date:

07/26/2022

79.00

AutoZone, Inc.

ACP Ultra Sy UTILITY 1

101-336-863.000

INV# 4382713582 ACP ULTRA SY - Utility 1

Invoice Amount:

\$39.39

Check Date:

07/26/2022

39.39

AutoZone, Inc.

INV. 4382719419 7/15/2022 VEHICLE SUPPLIES

101-301-863.000

WINDSHIELD SOLVENT

Invoice Amount:

\$23.46

Check Date:

07/26/2022

23.46

B & R JANITORIAL SUPPLY

INV.#194616-1 B & R JANITORIAL SUPPLIES JUN

101-265-775.000

INV#194616-1

101-673-775.000

INV#194616-1

101-301-775.000

INV#194616-1

101-325-775.000

INV#194616-1

101-351-775.000

INV#194616-1

101-336-775.000

INV#194616-1

592-537-775.000

INV#194616-1

Invoice Amount:

\$58.24

Check Date:

07/26/2022

29.12

1.75

14.56

4.66

1.17

1.17

5.81

B S & A SOFTWARE

ANNUAL SERVICE/SUPPORT SPECIAL ASSESSME

101-253-831.000

ANNUAL SERVICE/SUPPORT FEE SPEC ASSESS

101-253-831.000

ANNUAL SERVICE/SUPPORT FEE TAX

101-371-831.000

ANNUAL SERVICE/SUPPORT PERMIT ONLINE

Invoice Amount:

\$3,704.00

Check Date:

07/26/2022

1,126.00

1,970.00

608.00

B S & A SOFTWARE

INV.#142687 BS&A SERVICE FOR ONLINE 4/6/22

Invoice Amount:

\$742.00

Check Date:

07/26/2022

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

	101-371-831.000	INV.#142687FOR SERVICE 4/6/22-7/5/22	742.00
BATTERIES PLUS BULBS		Invoice Amount:	\$117.29
#P52934134 7/5/22 BATTERY FOR #406		Check Date:	07/26/2022
	592-537-757.000	12V 31 18	117.29
BLACKWELL FORD INC.		Invoice Amount:	\$9,804.18
INV. 390810 7/6/2022 VEHICLE REPAIR/B98508		Check Date:	07/26/2022
	101-301-863.000	VEHICLE REPAIR	9,804.18
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$265.00
INV.#2018 ADVICS SPRINKLER PLAN REVIEW		Check Date:	07/26/2022
	101-371-801.000	INV#2018 SPRINKLER PLAN REVIEW	265.00
CORRIGAN OIL COMPANY		Invoice Amount:	\$3,064.18
#7564438 7/6/22		Check Date:	07/26/2022
	592-537-759.000	Fuel Tax Recap	10.40
	592-537-759.000	Environmental Fee	9.95
	592-537-759.000	GE87 GAS-ETHANOL	2,009.98
	592-537-759.000	DYDLSMIX	1,033.85
Corporate Benefit Solutions, LLC		Invoice Amount:	\$400.00
JULY 2022 PREMIUM FOR BENXPRESS ENROLL.		Check Date:	07/26/2022
	101-171-801.000	7/22 BENXPRESS ENROLLMENT #4044	400.00
Deil Financial Services, LLC.		Invoice Amount:	\$171.03
COMPUTER LEASES -6/1/22--6/30/22 CONTRACT		Check Date:	07/26/2022
	101-253-940.000	TREASURER	57.00
	101-215-940.000	CLERK	57.00
	101-371-940.000	BUILDING	14.25
	101-191-940.000	ACCOUNTING	28.52
	101-262-940.000	ELECTIONS	14.26
DON'S SMALL ENGINE REPAIR, INC		Invoice Amount:	\$33.17
INV. # 62189 - NEW THROTTLE LEVER - BLOWE		Check Date:	07/26/2022
	101-751-931.000	#61973 - NEW THROTTLE LEVER - BLOWER #	33.17
ERG Environmental Services		Invoice Amount:	\$31,298.40
2022 HHW EVENT_MAY 2022		Check Date:	07/26/2022
	596-528-892.000	HHW DROP-OFF, PER RESIDENT	34,518.40
	596-528-892.000	\$5.00 CREDIT PER DROP-OFF	(3,220.00)
EctoHR, Inc.		Invoice Amount:	\$6,854.00
ECTOHR - JUNE 2022 SERVICES - (DETAILED INV		Check Date:	07/26/2022
	101-171-805.000	5/22 SERVICES #13084	6,854.00
ElectroCycle, Inc		Invoice Amount:	\$80.00
INV. 32239 7/18/2022 ON -SITE SHREDDING		Check Date:	07/26/2022
	101-301-801.000	ON-SITE SHREDDING - 95 GALLON TOTERS	80.00
ETNA SUPPLY		Invoice Amount:	\$2,062.00
#2104447469 3/2/22		Check Date:	07/26/2022
	592-537-757.000	FOR WATER MAIN REPAIRS	2,062.00
FEDEX		Invoice Amount:	\$47.17
INV. 7-817-93798 7/13/2022 PACKAGE SHIPPED		Check Date:	07/26/2022
	101-301-851.000	RMA CENTER/SARAH DRIELTS	47.17

Charter Township of Plymouth AP Invoice Listing - Board Report

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VENDOR INFORMATION

INVOICE INFORMATION

Ferguson Waterworks #0153527 6/27/22 592-537-787.000 1X1 1/4 T10 PROCODER GAL	Invoice Amount: Check Date:	\$309.42 07/26/2022 309.42
FIRING LINE INV. 2301 7/8/2022 DUTY AMMUNITION 101-301-778.000 1000 RD CASE SPEER GOLD DOT 9MM #53617	Invoice Amount: Check Date:	\$1,680.00 07/26/2022 1,680.00
GFL Environmental USA, Inc. #0056353758 DPW RECYCLE CENTER 596-528-816.000 07/01/22 - CARDBOARD/PAPER	Invoice Amount: Check Date:	\$225.00 07/26/2022 225.00
GFL Environmental USA, Inc. 0056048481 DPW STREET SWEEPING DEBRIS 592-540-824.000 DUMPSTERS-STREET SWEEPING 06.20.22 592-540-824.000 17.87 TONS @ 26.25/TON	Invoice Amount: Check Date:	\$836.59 07/26/2022 367.50 469.09
GFL Environmental USA, Inc. 56178504 JUN 2022 - RESIDENTIAL COLLECTION 596-528-815.000 JUN 2022 TRASH 596-528-815.000 JUN 2022 RECYCLING 596-528-815.000 JUN 2022 YARD WASTE	Invoice Amount: Check Date:	\$107,969.13 07/26/2022 69,872.85 19,404.18 18,692.10
GFL Environmental USA, Inc. 1661574- JUN 2022 RESIDENTIAL YARD WASTE D 596-528-815.000 345.16 TONS @ 27.00/TON - JUN 2022	Invoice Amount: Check Date:	\$9,319.32 07/26/2022 9,319.32
Great Lakes Ace Hardware Stiff POLY PUSH BROOM 101-336-757.000 INV # 8229/876 POLY PUSH BROOM	Invoice Amount: Check Date:	\$36.09 07/26/2022 36.09
Great Lakes Ace Hardware INV# 8240/876 CHALK DUST FOR DRIVERS TRAI 101-336-757.000 INV # 8240/876 ORANGE CHALK 101-336-757.000 CHALK	Invoice Amount: Check Date:	\$14.40 07/26/2022 5.68 8.72
Great Lakes Ace Hardware 6/3/22 #8109/876 592-537-757.000 DUCT TAPE BLACK 592-537-757.000 PIPE INSULATION 592-537-757.000 PIPE INSULATION	Invoice Amount: Check Date:	\$17.45 07/26/2022 11.39 3.41 2.65
Great Lakes Water Authority GLWA - MAY 2022 WATER USAGE 592-538-829.000 WATER USAGE CHARGE 592-538-829.000 WATER FIXED MONTHLY CHARGE	Invoice Amount: Check Date:	\$375,516.62 07/26/2022 141,416.62 234,100.00
GUARDIAN ALARM CO ALARM BILLING 46555 PORT STREET #22126461 592-537-801.000 MONITORING, MAINTENANCE & SERVICES	Invoice Amount: Check Date:	\$293.19 07/26/2022 293.19
GUARDIAN ALARM CO INV#22125794 8-1-22 TO 10-31-22 ALARM SERV 101-673-801.000 INV#22125794 SENIOR CENTER ALARM	Invoice Amount: Check Date:	\$211.02 07/26/2022 211.02
HALT FIRE INC INV# S0097208 LADDER 3 STABILIZER PADS NO	Invoice Amount: Check Date:	\$447.50 07/26/2022

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

	101-336-863.000-20	INV# S0097208 MOBILE REPAIR	371.25
	101-336-863.000-20	MILEAGE	56.25
	101-336-863.000-20	SHOP SUPPLIES	20.00
Highland Products Group, LLC		Invoice Amount:	\$894.94
RECYCLED PLASTIC MALIBU BENCH - MEMORIAL		Check Date:	07/26/2022
101-000-255.000	6 FT PARK BENCH - Q22-61967 - CAMPBELL		500.00
101-000-255.000	SHIPPING CHARGES		394.94
HYDRO CORP		Invoice Amount:	\$1,851.00
CROSS CONNECTION CONTROL PROGRAM JUNE		Check Date:	07/26/2022
592-537-826.000	CROSS CONNECTION PROGRAM JUNE 2022		1,851.00
HYDRO CORP		Invoice Amount:	\$7,734.00
CROSS CONNECTION - RESIDENTIAL PROGRAM J		Check Date:	07/26/2022
592-537-826.000	CROSS CONNECTION - RESIDENTIAL JUNE 22		7,734.00
IDEAL CALIBRATIONS		Invoice Amount:	\$170.00
ESTIMATE # 3476 DISPOSABLE STEEL CALIBRAT		Check Date:	07/26/2022
101-336-757.000	EST # 3476 GAS CYLINDER		170.00
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$110.50
ORDER # 650258		Check Date:	07/26/2022
101-336-773.000	3M LITTMANN LIGHTWEIGHT II S.E. STETHOS		110.50
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$569.17
ORDER # 689659		Check Date:	07/26/2022
101-336-773.000	ADC SPECIALTY FORCEPS, MAGIL CATH ADULT		70.20
101-336-773.000	ADC SPECIALTY FORCEPS, MAGIL CATH CHILD		66.05
101-336-773.000	AMBU WHITESENSOR WS, ECG ELECTRODE, SI		109.80
101-336-773.000	BEMIS SHARPS CONTAINERS WALL SAFE SHAR		132.72
101-336-773.000	C-A-T BLACK TOURNIQUET COMBAT APPLICAT		190.40
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$197.78
ORDER # 655399		Check Date:	07/26/2022
101-336-773.000	COVIDIEN 530 SERIES ECG ELECTRODES ECG		197.78
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$150.00
FIREWALL MONITORING JUL 2022 - INVOICE# 1		Check Date:	07/26/2022
101-261-831.000	FIREWALL MONITORING - JULY 2022		150.00
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$450.00
TECH SUPPORT - FIREWALLS UPDATES BASED O		Check Date:	07/26/2022
101-261-831.000	TECH SUPP -FIREWALLS UPDATES		450.00
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$9,600.00
SENTINEL ONE COMPLETE ENDPOINT PROTECTIO		Check Date:	07/26/2022
101-261-831.000	SENTINEONE COMPLET ENDPOINT PROTECTIO		9,600.00
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$253.35
KONICA MINOLTA #280983870 6/30/22		Check Date:	07/26/2022
101-171-934.000	KONICA MINOLTA - C454E MAINT		53.20
101-228-934.000	KONICA MINOLTA - MAINT TO		10.13
101-701-934.000	KONICAL MINOLTA - MAINT		12.67
596-528-934.000	KONICA MINOLTA - MAINT.		12.67
592-536-934.000	KONICA MINOLTA - MAINT		164.68

Charter Township of Plymouth

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VENDOR INFORMATION**INVOICE INFORMATION****KONICA MINOLTA BUSINESS SOLUTIONS**

PRINTER/COPIER - SUPERVISOR/BOARD PACKET

101-171-934.000

6/22 USE SUPERVISOR (2/3)

101-215-934.000

6/22 USE CLERK (1/3)

Invoice Amount:**\$142.46****Check Date:****07/26/2022**

94.02

48.44

KONICA MINOLTA BUSINESS SOLUTIONS

INV. 9008683738 6/25/2022 MAINT. AGREEMEN

101-301-934.000

5/26/2022 - 6/25/2022 COVERAGE DATES

Invoice Amount:**\$99.59****Check Date:****07/26/2022**

99.59

LARSON, OSCAR W. CO.

#861062 7/13/22 SERVICE

592-537-801.000

MATERIAL

592-537-801.000

LABOR

592-537-801.000

HS&E

Invoice Amount:**\$446.47****Check Date:****07/26/2022**

221.47

210.00

15.00

M H R BILLING SERVICES

MONTHLY BILLING FEE INV # 4185

101-336-825.000

M H R MONTHLY BILLING FEE INV # 4185

Invoice Amount:**\$736.00****Check Date:****07/26/2022**

736.00

MAIN STREET AUTO WASH

JUNE CAR WASHES 2022

101-301-863.000

Police Vehicles

101-336-863.000

Fire Admin. Vehicles

101-371-863.000

Building Vehicles

Invoice Amount:**\$675.00****Check Date:****07/26/2022**

610.00

35.00

30.00

MAPLES ENVIRONMENTAL PEST CONTROL

PEST CONTROL PLYMOUTH TWP POLICE 7/16/22

101-301-823.000

PEST CONTROL PLYMOUTH TWP POLICE

Invoice Amount:**\$185.00****Check Date:****07/26/2022**

185.00

MAPLES ENVIRONMENTAL PEST CONTROL

PEST CONTROL PLYMOUTH TOWNSHIP OFFICES

101-265-823.000

PEST CONTROL PLYMOUTH TWP OFFICES

Invoice Amount:**\$185.00****Check Date:****07/26/2022**

185.00

MAPLES ENVIRONMENTAL PEST CONTROL

STA #3 QUARTERLY PEST CONTROL 7/6/22

101-336-823.000

STA # 3 QUARTERLY PEST CONTROL

Invoice Amount:**\$160.00****Check Date:****07/26/2022**

160.00

MAPLES ENVIRONMENTAL PEST CONTROL

STA #2 QUARTERLY PEST CONTROL 7/6/22

101-336-823.000

STA # 2 QUARTERLY PEST CONTROL

Invoice Amount:**\$150.00****Check Date:****07/26/2022**

150.00

MAPLES ENVIRONMENTAL PEST CONTROL

STA #1 QUARTERLY PEST CONTROL 7/6/22

101-336-823.000

STA # 1 QUARTERLY PEST CONTROL

Invoice Amount:**\$150.00****Check Date:****07/26/2022**

150.00

Marquis Food Service, Inc.

INV. 10189 7/7/2022 PRISONER MEALS

101-351-801.000

TURKEY SUBS W/CHEESE

101-351-801.000

BREAKFAST SANDWICHES

101-351-801.000

DELIVERY

Invoice Amount:**\$125.00****Check Date:****07/26/2022**

80.00

40.00

5.00

MCKENNA ASSOCIATES INC

PROFESSIONAL SERVICES JUNE 2022- 90047-69

101-701-804.000

ASST. PLANNER

101-701-804.000

#2443-14492 SHELDON ROAD SITE PLAN #1

101-701-804.000

#2444-PLYMOUTH WALK PUD SITE PLAN #1

101-701-804.000

15000 PHOENIX MILL LANDSCAPE #1

Invoice Amount:**\$5,988.75****Check Date:****07/26/2022**

398.75

700.00

2,830.00

350.00

Charter Township of Plymouth

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VENDOR INFORMATION

INVOICE INFORMATION

	101-701-804.000	47700 HALYARD DRIVE-JUSTEP-LANDSCAPE #	350.00
	101-701-804.000	40815 AA ROAD - HFHS OUTLOT-LANDSCAPE	350.00
	101-701-804.000	#2340 - LIMOR PARKING LOT EXPAN.-LAND #	350.00
	101-701-804.000	SENIOR PRINCIPAL PLANNER ADDTL SERVICES	660.00
MCKENNA ASSOCIATES INC		Invoice Amount:	\$4,788.00
PROFESSIONAL SERVICES - JUNE 2022 - INVOI		Check Date:	07/26/2022
101-701-804.000	12.60 - 1/2 DAY ON-SITE SERVICES		4,788.00
MESSINA CONCRETE INC		Invoice Amount:	\$1,176.50
FOR WMB RESTORATIONS @ 14724 DOGWOOD		Check Date:	07/26/2022
592-537-938.000	6.75 CU YDS CONCRETE		1,012.50
592-537-938.000	FUEL SURCHARGE		36.00
592-537-938.000	SPLIT LOAD CHARGE		50.00
592-537-938.000	REFLEX RUBBER EX		78.00
MICHIGAN LINEN SERVICE		Invoice Amount:	\$88.35
#471543 7/1/22 LAUNDERED: UNIFORM CLEANI		Check Date:	07/26/2022
592-537-767.000	7/1/22 UNIFORM CLEANING SERVICES - 9 EE		88.35
MICHIGAN LINEN SERVICE		Invoice Amount:	\$88.35
#471917 7/8/22		Check Date:	07/26/2022
592-537-767.000	7/1/22 UNIFORM CLEANING SERVICES - 9 EE		88.35
MICHIGAN LINEN SERVICE		Invoice Amount:	\$88.35
#472319 7/15/22		Check Date:	07/26/2022
592-537-767.000	7/15/22 UNIFORM CLEANING SERVICES - 9 EE		88.35
NORTH BREATHING AIR, LLC		Invoice Amount:	\$629.00
INV # 2126 SEMI ANNUAL COMPRESSOR SERVI		Check Date:	07/26/2022
101-336-931.000	INV# 2126 ANNUAL COMPRESSOR SERVICE		260.00
101-336-931.000	FILTER CARTRIDGE		104.00
101-336-931.000	MAKO DRYING AIR FILTER		75.00
101-336-931.000	OIL -MAKO BLUE-QUART		25.00
101-336-931.000	AIR SAMPLE LAB ANALYSIS		130.00
101-336-931.000	FLAT RATE TRAVEL CHARGE		35.00
O K FIRE EQUIPMENT CO		Invoice Amount:	\$163.00
INV# 09845 FIRE EXTINGUISHER INSPECTION		Check Date:	07/26/2022
101-336-931.000	INV# 09845 HYDROTEST 10LB CO2		75.00
101-336-931.000	10 LB CO2 RECHARGE		55.00
101-336-931.000	O-RING		3.00
101-336-931.000	NEW HOSE CLAMP		30.00
OFFICE DEPOT		Invoice Amount:	\$13.94
OFFICE SUPPLIES		Check Date:	07/26/2022
101-253-752.000	SHEET PROTECTORS BOX		13.94
OFFICE DEPOT		Invoice Amount:	\$199.09
CART BALLOT ORGANIZER		Check Date:	07/26/2022
101-262-757.000	TIET ROLLING CART BLACK		199.09
OFFICE DEPOT		Invoice Amount:	\$79.48
SUPPLIES FOR BOARD PACKETS /FRIENDSHIP S		Check Date:	07/26/2022
588-596-752.000	#AVE11679 - TABLE & TABS DIVIDER		68.90
588-596-752.000	#PAP1945935 - INK JOY 100 RT PENS		10.58

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INVOICE INFORMATION

OFFICE DEPOT		Invoice Amount:	\$22.77
SUPPLIES FOR BOARD PACKETS /FRIENDSHIP S		Check Date:	07/26/2022
588-596-752.000	#0448378 - AVERY A-Z DIVIDERS (BACKORDE		22.77
OFFICE DEPOT		Invoice Amount:	\$176.48
SUPPLIES FOR BOARD PACKETS /FRIENDSHIP S		Check Date:	07/26/2022
101-215-752.000	#0347005 - COPY PAPER FOR BOT PACKETS		114.58
588-596-752.000	#0597050 - SCOTCH MAGIC INV. TAPE		17.17
588-596-752.000	#0965232 - OFFICE MAX CORRECTION TAPE		10.87
588-596-752.000	#049954499 - OIC PUSH PINS CLEAR 100 BOX		7.58
588-596-752.000	#0544199 - XEROX VITALITY COLORS PAPER		7.91
588-596-752.000	#0170719 - ASTYROBRIGHT COLOR PAPER		18.37
OFFICE DEPOT		Invoice Amount:	\$51.68
SUPPLIES FOR BOARD PACKETS /FRIENDSHIP S		Check Date:	07/26/2022
588-596-752.000	#5315466 BINDERS PACKS (BACKORDERED)		51.68
OFFICE DEPOT		Invoice Amount:	\$53.99
JULY 2022 OFFICE SUPPLY ORDER		Check Date:	07/26/2022
101-371-752.000	SWINGLINE SHREDDER BAGS 6-8 GALLON		53.99
OFFICE DEPOT		Invoice Amount:	\$45.37
INV. 251427263001 6/25/2022 OFFICE SUPPLIES		Check Date:	07/26/2022
101-325-752.000	TWIN PACK - DUSTER		42.78
101-325-752.000	DIVIDERS		2.59
OFFICE DEPOT		Invoice Amount:	\$58.71
INV. 251425042001 6/24/2022 OFFICE SUPPLIES		Check Date:	07/26/2022
101-301-752.000	PACKAGING TAPE		13.78
101-301-752.000	1" BINDERS		15.63
101-301-752.000	PREMIUM DIVIDERS		7.78
101-301-752.000	RECEIVED STAMPS		21.52
OFFICE DEPOT		Invoice Amount:	\$332.67
INV. 252808285001 6/28/2022 OFFICE SUPPLIES		Check Date:	07/26/2022
101-301-752.000	HP 58A TONER CARTRIDGES		332.67
PHOENIX SAFETY OUTFITTERS, LLC.		Invoice Amount:	\$440.00
INV # SI-124593 PHOENIS SHORT CUFF GLOVES		Check Date:	07/26/2022
101-336-767.000	INV# SI-124593 STRUCTURAL FIRE GLOVES		170.00
101-336-767.000	PHOENIX SHORT CUFF FIRE GLOVES		255.00
101-336-767.000	FREIGHT		15.00
Planet Technologies, Inc.		Invoice Amount:	\$28.16
EXCHANGE ONLINE LICENSE - QUOTE I005749		Check Date:	07/26/2022
101-261-831.000	3NS-00003 EXCHGONLNP2GCC 2MO		28.16
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$2,612.98
SENIOR TRANSPORTATION - JUNE 2022		Check Date:	07/26/2022
101-673-860.000	SENIOR TRANS 6/22		2,612.98
PLYMOUTH-CANTON COMMUNITY SCHOOLS		Invoice Amount:	\$1,261.60
INV # 003929 JUNE FUEL INVOICE		Check Date:	07/26/2022
101-336-759.000	INV # 003929 JUNE FUEL		1,261.60
PLYMOUTH-CANTON COMMUNITY SCHOOLS		Invoice Amount:	\$9,467.21
INV. 003929 6/30/2022 - JUNE FUEL		Check Date:	07/26/2022

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	101-301-759.000	PATROL VEHICLES	9,406.24
	101-325-759.000	PSA VEHICLE	60.97
PLYMOUTH-CANTON COMMUNITY SCHOOLS		Invoice Amount:	\$567.26
INV#003929 JUNE FUEL INVOICE		Check Date:	07/26/2022
	101-371-759.000	INV#003929 JUNE FUEL	420.12
	101-265-759.000	INV#003929 JUNE FUEL	147.14
Professional Pump, Inc.		Invoice Amount:	\$10,900.00
PUMP VFD REPLACEMENT		Check Date:	07/26/2022
	592-537-931.000	PUMP VFD REPLACEMENT	10,900.00
RED WING SHOES		Invoice Amount:	\$370.00
SAFETY FOOTWEAR #20220710030481 7/10/22		Check Date:	07/26/2022
	592-537-767.000	DAVID NELSON	185.00
	592-537-767.000	JAMES SCHOLTEN	185.00
RELIABLE LANDSCAPING INC.		Invoice Amount:	\$75.00
INVOICE #99942 7/8/22		Check Date:	07/26/2022
	592-537-938.000	TOPSOIL #33758	75.00
RELIABLE LANDSCAPING INC.		Invoice Amount:	\$275.00
INV#99914 WEED CUT 40851 FIRWOOD		Check Date:	07/26/2022
	101-371-801.000	INV#99914 WEED CUT 40851 FIRWOOD	275.00
RELIABLE LANDSCAPING INC.		Invoice Amount:	\$257.00
INVOICE #99750 6/24/22 LANDSCAPING RESTO		Check Date:	07/26/2022
	592-537-938.000	TOPSOIL #33516	125.00
	592-537-938.000	BAGS OF STRAW	132.00
SEHI COMPUTER PRODUCTS		Invoice Amount:	\$1,542.21
QUOTE # Q00134470 INK & TONER FIRE DEPT /		Check Date:	07/26/2022
	101-336-752.000	QUOTE/Q00134470 HP 952XLBLACK	37.09
	101-336-752.000	HP 952XL CYAN INK	28.19
	101-336-752.000	HP 952XL MAGENTA	28.19
	101-336-752.000	HP 952XL YELLOW INK	28.19
	101-336-752.000	508X BLACK TONER	167.47
	101-336-752.000	508X CYAN TONER	231.84
	101-336-752.000	508X YELLOW	231.84
	101-336-752.000	508X MAGENTA	231.84
	101-336-752.000	HP 312A YELLOW LASERJET TONER	115.86
	101-336-752.000	HP 312A MAGENTA LASERJET TONER	115.86
	101-336-752.000	HP 312A BLACK LASERJET TONER	209.98
	101-336-752.000	HP 312A CYAN LASERJET TONER	115.86
SERENE LANDSCAPE GROUP		Invoice Amount:	\$145.00
INV#67744 DPW BUILDING BED CARE AND GRU		Check Date:	07/26/2022
	592-537-821.000	INV#67744 BED CARE AND GRUB CONTROL	145.00
SERENE LANDSCAPE GROUP		Invoice Amount:	\$1,897.50
INV#67747 PLYMOUTH TOWNSHIP PARK BED CA		Check Date:	07/26/2022
	101-751-821.000	INV#67747 BED CARE AND GRUB CONTROL	1,897.50
SERENE LANDSCAPE GROUP		Invoice Amount:	\$220.00
INV#67746 BRENTWOOD PARK BED CARE AND G		Check Date:	07/26/2022
	101-751-821.000	INV#67746 BED CARE AND GRUB CONTROL	220.00

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SERENE LANDSCAPE GROUP		Invoice Amount:	\$689.00
INV#67745 LAKE POINTE SOCCER PARK BED CA		Check Date:	07/26/2022
101-751-821.000	INV#67745 BED CARE AND GRUB CONTROL		689.00
SERENE LANDSCAPE GROUP		Invoice Amount:	\$182.50
INV#67743 PLYMOUTH POINTE PARK BED CARE		Check Date:	07/26/2022
101-751-821.000	INV#67743 BED CARE AND GRUB CONTROL		182.50
SERENE LANDSCAPE GROUP		Invoice Amount:	\$399.50
INV#67742 MILLER PARK BED CARE AND GRUB		Check Date:	07/26/2022
101-751-821.000	INV#67742 BED CARE AND GRUB CONTROL		399.50
SERENE LANDSCAPE GROUP		Invoice Amount:	\$145.00
INV#67741 FRIENDSHIP STATION BED CARE AN		Check Date:	07/26/2022
101-673-821.000	INV#67741 BED CARE AND GRUB CONTROL		145.00
SERENE LANDSCAPE GROUP		Invoice Amount:	\$164.50
INV#67740 FIRE STATION #3 BED CARE AND GR		Check Date:	07/26/2022
101-336-821.000	INV#67740 BED CARE AND GRUB CONTROL		164.50
SERENE LANDSCAPE GROUP		Invoice Amount:	\$197.00
INV#67739 FIRE STATION #2 BED CARE AND GR		Check Date:	07/26/2022
101-336-821.000	INV#67739 BED CARE AND GRUB CONTROL		197.00
SIGNATURE FORD, L-M		Invoice Amount:	\$36,983.00
2022 FORD POLICE INTERCEPTOR UTILITY AWD		Check Date:	07/26/2022
262-310-970.000	UTILITY ALL WHEEL DRIVE CODE: K8A/500A		35,356.00
262-310-970.000	AGATE BLACK CODE: UM		0.50
262-310-970.000	INTERIOR TRIM CHARCOAL BLACK CODE: 96		0.50
262-310-970.000	REAR CONSOLE PLATE CODE:85R		45.00
262-310-970.000	DARK CAR FEATURE CODE:43D		20.00
262-310-970.000	SPOT LAMP - DUAL CODE:51V		665.00
262-310-970.000	NOISE SUPPRESSION BONDS CODE:60R		100.00
262-310-970.000	REAR VIEW CAMERA CODE:87R		0.50
262-310-970.000	GLOBAL LOCK CODE:18D		0.50
262-310-970.000	REAR DOOR HANDLES INOPER CODE:68G		75.00
262-310-970.000	LOCK SYSTEM SINGLE KEY CODE:59B		50.00
262-310-970.000	PRE-COLLISION ASSIST CODE:76P		145.00
262-310-970.000	MIRRORS-HEATED CODE:549		60.00
262-310-970.000	REVERSE SENSING CODE:76R		275.00
262-310-970.000	CLASS III TRAILER TOW CODE:52T		80.00
262-310-970.000	H8 AGM BATTERY CODE: 19K		110.00
SUPERIOR MEDICAL WASTE		Invoice Amount:	\$180.00
INV # 20798 MEDICAL WASTE DISPOSAL STA 1,		Check Date:	07/26/2022
101-336-773.000	INV # 20798 MEDICAL WASTE DISPOSAL		180.00
SUPERIOR MEDICAL WASTE		Invoice Amount:	\$180.00
INV # 20847 MEDICAL WASTE DISPOSAL STA 1,		Check Date:	07/26/2022
101-336-773.000	INV # 20847 MEDICAL WASTE DISPOSAL		180.00
Superior Excavating, Inc.		Invoice Amount:	\$7,070.00
9950 TENNYSON 8" WATER MAIN REPAIR 22-021		Check Date:	07/26/2022
592-537-938.000	REPAIR PERFORMED ON 6/18/22		7,070.00
THYSSENKRUPP ELEVATOR CORPORATION		Invoice Amount:	\$3,372.84
INV#3006672226 YEARLY ELEVATOR MAINT. 7-1		Check Date:	07/26/2022

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VENDOR INFORMATION**INVOICE INFORMATION**

	101-265-801.000	INVOICE 3006672226	3,372.84
TOWN LOCKSMITH		Invoice Amount:	\$35.80
2 KEYS FOR TOWNSHIP PARK PADLOCKS (MAIN		Check Date:	07/26/2022
101-751-930.000	PADLOCK FOR MAIN GATE		22.80
101-751-930.000	20 KEY TAGS		13.00
USA Bio Care LLC		Invoice Amount:	\$200.00
INV. 03012272 7/16/2022 DECONTAMINATION O		Check Date:	07/26/2022
101-351-822.000	BIO-HAZARD CLEANING OF JAIL CELL		200.00
Vorva, Jerry		Invoice Amount:	\$99.51
ELECTION MILEAGE REIMBURSEMENTS		Check Date:	07/26/2022
101-262-861.000	MILEAGE 5/27 HARVEST DR ASST VOTER		5.56
101-262-861.000	MILEAGE 5/27 TO BRENTWOOD ASST VOTER		3.51
101-262-861.000	MILEAGE TWP 5/27 TO RIVER OAKS ASST VOT		1.52
101-262-861.000	MILEAGE TWP 5/31 INDEPEN ASST VOTER		3.51
101-262-861.000	MILEAGE TWP 6/10 TO DPW SECURE BALLOT		8.19
101-262-861.000	MILEAGE TWP 6/10 TO DPW FOIA		8.19
101-262-861.000	MILEAGE TWP 6/10 TO POST OFC MAIL SUPPL		9.07
101-262-861.000	MILEAGE TWP 6/14 TO POST OFC MAIL SUPPL		9.07
101-262-861.000	MILEAGE TWP 6/16 TO DPW ELECT SUPPLIES		8.19
101-262-861.000	MILEAGE TWP 6/17 TO POST OFC MAIL SUPPL		9.07
101-262-861.000	MILEAGE TWP 6/20 POST OFC MAIL SUPPLIES		9.07
101-262-861.000	MILEAGE TWP 6/22 POST OFC CARRY BALLOT		9.07
101-262-861.000	TWP 6/22 LIVONIA P/U BALLOT TABS		8.19
101-262-861.000	MILEAGE WINCHE P/U SPOILED BALLOT		7.02
101-262-861.000	CALC ERROR MAT		0.28
WASTE MANAGEMENT		Invoice Amount:	\$998.13
0016795-1717-5 TWP FACILITIES TRASH COLLEC		Check Date:	07/26/2022
101-336-824.000	FIRE STN 3 TRASH		26.95
101-265-824.000	TWP HALL TRASH/RECYCLE		183.26
592-537-824.000	DPW TRASH		73.30
101-336-824.000	FIRE STN 2 TRASH		26.95
101-673-824.000	FRIENDSHIP STATION TRASH		26.95
101-751-824.000	TWP PARK TRASH/RECYCLE		306.00
101-751-824.000	HILL TOP GOLF COURSE W/OVERAGE FEE		354.72
WCA ASSESSING		Invoice Amount:	\$1,671.77
WCA ASSESSING JUNE 2022 SPECIAL BILLING -		Check Date:	07/26/2022
101-257-801.000	JUNE 2022 SPECIAL BILLING - APPRAISAL		1,671.77
Thomas Reuters -WEST PAYMENT CENTER		Invoice Amount:	\$760.55
INV. 846594555 7/1/2022 WEST INFORMATION		Check Date:	07/26/2022
101-301-831.000	JUNE 1-30-22 CLEAR LAW ENF PLUS		113.15
101-301-831.000	JUNE 1-30-22 CLEAR LICENSE PLATE READER		647.40
Yeo & Yeo, PC		Invoice Amount:	\$2,000.00
FY2021 AUDIT PROGRESS BILLING - SERVICES T		Check Date:	07/26/2022
101-261-801.000	FY2021 AUDIT - JUNE PROGRESS INVOICE		1,000.00
592-536-801.000	FY2021 AUDIT - JUNE PROGRESS INVOICE		1,000.00
PELLA WINDOWS & DOORS		Invoice Amount:	\$80.00
PERMIT REFUND PB22-0022		Check Date:	07/26/2022
101-371-964.000	PERMIT REFUND PB22-0022		80.00

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****DE-CAL INC**

PERMIT REFUND PM22-0404 DE-CAL INC.

101-371-964.000

PERMIT REFUND PM22-0404

Invoice Amount:**\$140.00****Check Date:****07/26/2022**

140.00

FLAME FURNACE COMPANY

PERMIT REFUND PM22-0378

101-371-964.000

PERMIT REFUND PM22-0378

Invoice Amount:**\$70.00****Check Date:****07/26/2022**

70.00

Total Amount to be Disbursed:**\$681,479.83**

Weekly: 7/20/22

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

ALERUS FINANCIAL

MERS-457 PLAN - ALL EMPLOYEES 7-15-22 PAYD

101-000-239.000	457 CONT. PRE-TAX
101-000-239.000	457 CONT. ROTH POST-TAX
101-000-239.000	457 CONT. LOANS

Invoice Amount: **\$21,899.32**
Check Date: **07/20/2022**

21,012.89
688.75
197.68

ALERUS FINANCIAL

MERS - DC FT EMPL. -- EMPLOYER CONT. 7-15-2

101-171-716.000	SUPERVISOR
101-191-716.000	FINANCE
101-215-716.000	CLERK
101-228-716.000	INFORMATION SYSTEMS
101-253-716.000	TREASURER
101-265-716.000	BUILDING & GROUNDS
101-301-716.000	POLICE
101-325-716.000	DISPATCH
101-336-716.000	FIRE
101-351-716.000	LOCK UP
101-371-716.000	BUILDING DEPT
588-596-716.000	TRANSPORTATION
592-536-716.000	PUBLIC SERVICES
592-537-716.000	PUBLIC WORKS
596-528-716.000	RUBBISH
101-262-716.000	ELECTIONS

Invoice Amount: **\$28,884.54**
Check Date: **07/20/2022**

1,045.15
925.80
1,364.77
600.77
1,291.87
263.14
6,665.72
2,274.48
6,971.34
301.28
1,536.74
245.91
909.34
3,840.47
348.64
299.12

ALERUS FINANCIAL

MERS-DC FT EMPLOYEE CONTRIBUTIONS 7-15-

101-000-238.000	MERS EMPLOYEE PRE TAX
101-000-238.000	MERS EMPLOYEE POST TAX
101-000-238.000	LOANS

Invoice Amount: **\$9,880.02**
Check Date: **07/20/2022**

8,074.68
1,109.61
695.73

ALERUS FINANCIAL

MERS HCSP PLAN (SPREADSHEETS ATTACHED) -

101-171-718.000	SUPERVISOR
101-191-718.000	FINANCE
101-215-718.000	CLERK
101-253-718.000	TREASURER
101-262-718.000	ELECTIONS
101-301-718.000	POLICE
101-325-718.000	DISPATCH
101-336-718.000	FIRE
101-351-718.000	LOCK UP
101-371-718.000	BUILDING
588-596-718.000	SENIOR TRANS
592-536-718.000	PUBLIC SERVICES
592-537-718.000	PUBLIC WORKS
596-528-718.000	SOLID WASTE

Invoice Amount: **\$61,500.00**
Check Date: **07/20/2022**

975.00
1,950.00
1,950.00
1,950.00
675.00
18,900.00
3,900.00
16,800.00
975.00
2,925.00
975.00
2,925.00
5,625.00
975.00

AMERITAS LIFE INSURANCE CORP.

AMERITAS - ACTIVE DENTAL - JUNE 2022 (SEE

101-171-718.000	SUPERVISOR
101-228-718.000	IT SERVICES
101-215-718.000	CLERK
101-262-718.000	ELECTIONS
101-253-718.000	TREASURY
101-265-718.000	TOWNSHIP HALL & GROUNDS
101-301-718.000	POLICE

Invoice Amount: **\$6,967.80**
Check Date: **07/20/2022**

35.28
111.64
101.56
66.28
334.92
66.28
2,263.80

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-325-718.000	DISPATCH	929.16
101-351-718.000	JAIL/LOCK UP	35.28
101-336-718.000	FIRE	2,073.52
101-371-718.000	BUILDING	234.12
588-596-718.000	TRANSPORTATION	111.64
596-528-718.000	RUBBISH	111.64
592-536-718.000	PUBLIC SERVICES	213.20
592-537-718.000	PUBLIC WORKS	146.92
101-000-243.000	CLINTON COBRA (W/ ADJUSTMENTS)	132.56

AMERITAS LIFE INSURANCE CORP.**Invoice Amount: \$4,906.28**

AMERITAS-RETIREE-DENTAL- JULY 2022 -- POLI

Check Date: 07/20/2022

101-261-875.000	GENERAL RETIREES	685.72
101-301-875.000	POLICE RETIREES	1,911.12
101-325-875.000	DISPATCH RETIREE	66.28
101-336-875.000	FIRE RETIREES	1,708.64
592-536-875.000	PUBLIC SERVICES RETIREE	35.28
592-537-875.000	DPW RETIREES	499.24

ADP INC**Invoice Amount: \$4,167.18**

ADP - JUNE 2022 - # 609918863 (DETAILS AT

Check Date: 07/20/2022

101-261-831.000	JUNE 2022 - # 609918863	4,167.18
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BASIC Benefits LLC**Invoice Amount: \$278.10**

QTLY FEE FOR SEC.125 FSA PLAN ADMIN -- (BR

Check Date: 07/20/2022

101-228-801.000	INFO SYSTEMS	15.45
101-191-801.000	FINANCE	15.45
101-265-801.000	TWP HALL	15.45
101-301-801.000	POLICE	108.15
101-325-801.000	DISPATCH	30.90
101-336-801.000	FIRE	46.35
592-536-801.000	DPS	15.45
592-537-801.000	DPW	15.45
101-253-801.000	TREASURY	15.45

BENNETT & DEMOPOULOS, PLLC**Invoice Amount: \$905.63**

BD Bond Refund

Check Date: 07/20/2022

101-371-283.015	BLE22-0009	905.63
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BLUE CARE NETWORK OF MICHIGAN**Invoice Amount: \$8,879.31**

AUGUST 2022- - BCN CLASSES 9 & 10 - DETAILED

Check Date: 07/20/2022

101-261-875.000	GENERAL RETIREES HEALTHCARE	2,957.79
101-301-875.000	POLICE RETIREES HEALTHCARE	537.78
101-325-875.000	DISPATCH RETIREES HEALTHCARE	537.78
101-336-875.000	FIRE RETIREES HEALTHCARE	3,770.40
592-537-875.000	PUBLIC WORKS RETIREES HEALTHCARE	1,075.56

BLUE CARE NETWORK OF MICHIGAN**Invoice Amount: \$135,275.71**

AUGUST 2022 -- CLASSES 7 & 8 (DETAILED SPR

Check Date: 07/20/2022

101-171-718.000	SUPERVISOR'S OFFICE	692.39
101-228-718.000	IT DEPT.	1,938.69
101-301-718.000	POLICE	32,542.32
101-325-718.000	DISPATCH	13,155.42
101-336-718.000	FIRE	29,357.34
101-371-718.000	BUILDING	5,677.61
592-537-718.000	PUBLIC WORKS	2,631.08
101-301-875.000	POLICE - RETIREES	16,453.05
101-336-875.000	FIRE - RETIREES	14,201.57

Charter Township of Plymouth AP Invoice Listing - Board Report

Page: 3/5

VENDOR INFORMATION

INVOICE INFORMATION

	101-265-718.000	BUILDING & GROUNDS	1,661.74
	592-536-718.000	PUBLIC SERVICES	3,046.52
	596-528-718.000	RUBBISH	1,938.69
	592-537-875.000	PUBLIC WORKS RETIREE	865.95
	588-596-718.000	TRANSPORTATION	1,938.70
	101-262-718.000	ELECTIONS	1,661.74
	101-261-875.000	GENERAL RETIREE	865.95
	101-215-718.000	CLERK	2,354.13
	101-351-718.000	LOCK UP	692.39
	101-253-718.000	TREASURY	1,938.69
	101-000-243.000	MARK CLINTON - COBRA	1,661.74
BLUE CROSS/BLUE SHIELD OF MICHIGAN			Invoice Amount: \$2,354.39
BCBS - HEALTH CARE FOR RETIREE RANDY KRUE			Check Date: 07/20/2022
	592-537-875.000	AUGUST 2022-KRUEGER	2,354.39
BLUE CROSS/BLUE SHEILD OF MI			Invoice Amount: \$3,388.80
BCBS-MEDICARE PLUS BLUE PPO - AUGUST 2022			Check Date: 07/20/2022
	101-261-875.000	GENERAL RETIREES	423.60
	101-301-875.000	POLICE RETIREES	423.60
	101-336-875.000	FIRE RETIREES (6)	2,541.60
Carlisle Wortman Associates			Invoice Amount: \$570.00
BD Bond Refund			Check Date: 07/20/2022
	101-371-283.019	BPRE22-0014 - PB22-0508	570.00
Carlisle Wortman Associates			Invoice Amount: \$930.00
BD Bond Refund			Check Date: 07/20/2022
	101-371-283.019	BPRE22-0017 - PB22-0521	930.00
Carlisle Wortman Associates			Invoice Amount: \$360.00
BD Bond Refund			Check Date: 07/20/2022
	101-371-283.019	BPRE22-0018 - PB22-0522	360.00
Carlisle Wortman Associates			Invoice Amount: \$1,020.00
BD Bond Refund			Check Date: 07/20/2022
	101-371-283.019	BPRE22-0016 - PB22-0520	1,020.00
Carlisle Wortman Associates			Invoice Amount: \$270.00
BD Bond Refund			Check Date: 07/20/2022
	101-371-283.019	BPRE22-0011 - PB22-0399	270.00
Carlisle Wortman Associates			Invoice Amount: \$510.00
BD Bond Refund			Check Date: 07/20/2022
	101-371-283.019	BPRE22-0013 - PB22-0483	510.00
MICH MUN RISK MGT AUTHORITY ECP			Invoice Amount: \$13,658.05
ELECTRIC CHOICE - MMRMA-D21021015 - JUNE			Check Date: 07/20/2022
	101-171-920.000	ELECTRIC CHOICE - SUPERVISOR/HR	522.79
	101-228-920.000	ELECTRIC CHOICE - IT	441.10
	101-257-920.000	ELECTRIC CHOICE - ASSESSING	179.71
	101-215-920.000	ELECTRIC CHOICE - CLERK	746.93
	101-253-920.000	ELECTRIC CHOICE - TREASURER	269.56
	101-265-920.000	ELECTRIC CHOICE - TWP HALL - HAACK	16.34
	101-673-920.000	ELECTRIC CHOICE - SR SERVICES	24.51
	101-301-920.000	ELECTRIC CHOICE - POLICE	2,270.85
	101-325-920.000	ELECTRIC CHOICE - DISPATCH	849.53
	101-351-920.000	ELECTRIC CHOICE - LOCK-UP	694.33

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-336-920.000	ELECTRIC CHOICE - FIRE	400.26
101-371-920.000	ELECTRIC CHOICE - BUILDING DEPT	653.48
101-701-920.000	ELECTRIC CHOICE - COMM. DEV.	49.01
596-528-920.000	ELECTRIC CHOICE - RUBBISH	24.51
592-536-920.000	ELECTRIC CHOICE - DPS	735.17
592-537-920.000	ELECTRIC CHOICE - WATER	2,343.34
101-336-920.000	ELECTRIC CHOICE - FIRE	2,284.38
101-751-920.000	ELECTRIC CHOICE - PARKS	629.22
101-673-920.000	ELECTRIC CHOICE - FRIENDSHIP STATION	218.62
588-596-920.000	ELECTRIC CHOICE - TRANSPORTATION	13.94
101-191-920.000	ELECTRIC CHOICE - FINANCE	290.47

FIDELITY SECURITY LIFE INSURANCE CO**Invoice Amount: \$1,096.62**

EYEMED - ACTIVE EMPLOYEES - JULY 2022 (SPR

Check Date: 07/20/2022

101-171-718.000	SUPERVISOR	5.69
101-228-718.000	IT SERVICES	15.87
101-215-718.000	CLERK	16.50
101-262-718.000	ELECTIONS	10.81
101-253-718.000	TREASURY	47.61
101-265-718.000	TOWNSHIP HALL & GROUNDS	10.81
101-301-718.000	POLICE	381.43
101-325-718.000	DISPATCH	133.97
101-336-718.000	FIRE	344.45
101-351-718.000	JAIL/LOCK UP	5.69
101-371-718.000	BUILDING	38.12
588-596-718.000	TRANSPORTATION	15.87
592-536-718.000	PUBLIC SERVICES	32.37
592-537-718.000	DPW	21.56
596-528-718.000	RUBBISH	15.87

FIDELITY SECURITY LIFE INSURANCE CO**Invoice Amount: \$683.97**

EYEMED - RETIREES JULY 2022 (SPREADSHEETS

Check Date: 07/20/2022

101-261-875.000	GENERAL RETIREES	109.18
101-301-875.000	POLICE RETIREES	210.15
101-325-875.000	DISPATCH RETIREE	10.81
101-336-875.000	FIRE RETIREES	266.78
592-536-875.000	PUBLIC SERVICES RETIREE	5.69
592-537-875.000	DPW RETIREES	81.36

HARTFORD, THE**Invoice Amount: \$5,838.36**

THE HARTFORD-INSURANCE-JULY 2022

Check Date: 07/20/2022

101-171-718.000	SUPERVISOR DEPT	125.12
101-191-718.000	FINANCE DEPT	124.94
101-215-718.000	CLERK DEPT	175.80
101-228-718.000	INFORMATION SYSTEMS DEPT	70.70
101-253-718.000	TREASURY DEPT	171.55
101-262-718.000	ELECTIONS DEPT	47.25
101-265-718.000	BUILDING & GROUNDS DEPT	41.48
101-301-718.000	POLICE DEPT	1,901.27
101-325-718.000	DISPATCH/COMMUNICATIONS DEPT	733.16
101-336-718.000	FIRE DEPT	1,399.05
101-351-718.000	JAIL/CORRECTIONS DEPT	48.12
101-371-718.000	BUILDING DEPT	221.16
588-596-718.000	TRANSPORTATION DEPT	39.51
592-536-718.000	PUBLIC SERVICES DEPT	138.11
592-537-718.000	PUBLIC WORKS DEPT	549.97
596-528-718.000	RUBBISH COLLECTION DISPOSAL DEPT	51.17

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

I.A.F.F. - LOCAL 1496			Invoice Amount:	\$2,160.00
IAFF DUES-JULY 2022 (DETAILED LISTING ATTA			Check Date:	07/20/2022
	101-000-240.336	JULY 2022 UNION DUES		2,160.00
BC David Inc			Invoice Amount:	\$1,890.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.019	BBD21-0052 - PB21-1125		1,890.00
Pulte Family Management SJ LLC			Invoice Amount:	\$750.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.019	BBD22-0059 - PB22-0060		750.00
Cook Building Co			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.001	BP21-0074 - PB21-0063		1,500.00
Cook Building Co			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.010	BTQ22-0026 - PB21-0063		1,500.00
Cook Building Co			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.001	BP21-0075 - PB21-0062		1,500.00
Cook Building Co			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.010	BTQ22-0027 - PB21-0062		1,500.00
Joss Construction LLC.			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.001	BP21-0119 - PB21-1034		1,500.00
JB Donaldson Company			Invoice Amount:	\$3,000.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.003	BP21-0121 - PB21-1035		3,000.00
JB Donaldson Company			Invoice Amount:	\$44,430.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.010	BTQ22-0025 - PB21-1035		44,430.00
PCI Industries Inc			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.001	BP22-0151 - PB22-0230		1,500.00
JCS CONSTRUCTION SERVICES, LLC			Invoice Amount:	\$2,610.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.019	BPRE22-0008 - PB22-0281		2,610.00
JCS CONSTRUCTION SERVICES, LLC			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.001	BP22-0153 - PB22-0281		1,500.00
ILMOR ENGINEERING			Invoice Amount:	\$18,724.00
BD Bond Refund			Check Date:	07/20/2022
	101-371-283.011	BP219-0013		18,724.00
Total Amount to be Disbursed:				\$398,288.08

Weekly Page: 7/13/22
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Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

COMCAST

FIRE INTERNET STATION 3 - JULY 2022 ACCT 85
101-336-852.000

FIRE INTERNET STATION 3 - JULY 2022

Invoice Amount: \$304.85
Check Date: 07/13/2022
304.85

COMCAST

INTERNET - JULY 2022-- ACCT 900913674
101-751-852.000
101-336-852.000
101-351-852.000

TOWNSHIP PARK
FIRE
VIDEO ARRAIGNMENT

Invoice Amount: \$231.75
Check Date: 07/13/2022
64.95
64.95
101.85

CONSUMERS ENERGY

MONTHLY CHGS - JUNE 2022

101-171-921.000 SUPERVISOR
101-228-921.000 INFO SERVICES
101-257-921.000 ASSESSING
101-215-921.000 CLERK
101-253-921.000 TREASURER
101-301-921.000 POLICE
101-325-921.000 DISPATCH
101-336-921.000 FIRE DEPT
101-371-921.000 BUILDING
101-701-921.000 COMM DEVELOPMENT
101-751-921.000 PARK
596-528-921.000 UTILITIES-RUBBISH
592-537-921.000 POWER & PUMPING-DPW
592-536-921.000 DPW - WATER & SEWER
101-351-921.000 CORRECTIONS & JAIL
101-673-921.000 UTIL - SENIOR SERVICES
101-191-921.000 FINANCE
101-265-921.000 BUILDINGS AND GROUNDS

Invoice Amount: \$2,771.80
Check Date: 07/13/2022

157.67
133.05
54.21
225.30
81.31
684.96
256.24
340.15
194.65
14.78
64.10
7.39
24.41
224.21
209.43
7.39
87.62
4.93

CONSUMERS ENERGY

MONTHLY CHGS -JUNE 2022 (ATTACHED) SERVI
592-537-921.000

ACCT. #1000-6777-1970-- 47755 5 MI 5/22

Invoice Amount: \$15.00
Check Date: 07/13/2022
15.00

CONSUMERS ENERGY

MONTHLY CHGS - AUGUST 2022 DPW ONLY
592-537-921.000
592-537-921.000

DPW-ACCT. # 1000-2645-6283
DPW - ACCT. 3 1000-2645-6408

Invoice Amount: \$135.29
Check Date: 07/13/2022
114.40
20.89

CONSUMERS ENERGY

MONTHLY CHARGES - JULY 2022 (DETAILS BELO
101-673-921.000
588-596-921.000
101-751-921.000
101-336-921.000

FRIENDSHIP STATION - 1000 257103478
SENIOR TRANS 1000 2571-3478
TWP. PARK 1000 257103262
FIRE STATION #2 - 1000 2571-3403

Invoice Amount: \$152.00
Check Date: 07/13/2022
20.73
1.32
22.05
107.90

M E R S

MERS - HEALTH CARE SAVINGS PLAN - JAN - JUN
101-171-718.000
101-191-718.000
101-215-718.000
101-253-718.000
101-262-718.000
101-301-718.000
101-325-718.000
101-336-718.000

SUPERVISOR
FINANCE
CLERK
TREASURY
ELECTIONS
POLICE
DISPATCH
FIRE

Invoice Amount: \$61,500.00
Check Date: 07/13/2022
975.00
1,950.00
1,950.00
1,950.00
675.00
18,900.00
3,900.00
16,800.00

Check Voided
Replaced w/
112447
payable to
Alarus.

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-351-718.000	JAIL/RECORDS	975.00
101-371-718.000	BUILDING	2,925.00
588-596-718.000	TRANSPORATION	975.00
592-536-718.000	PUBLIC SERVICES	2,925.00
592-537-718.000	PUBLIC WORKS	5,625.00
596-528-718.000	RUBBISH	975.00

WESTERN TWNSPS UTILITIES AUTHORITY**Invoice Amount: \$187,356.67**

WTUA - JUNE 2022 (SEE ATTACHED DETAILED B

Check Date: 07/13/2022

592-538-828.000	Monthly Charges	132,338.86
592-538-827.000	YUCA IPP-IWC	4,697.42
592-537-757.000	Country Acres Pump Station	703.58
592-000-181.000	Capital Improvement Program	49,616.81

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

POLICE DEPT. SERVICE CHGS - JULY 2022 ACCT.

Check Date: 07/13/2022

101-301-852.000	POLICE DEPT JULY 2022	10.00
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WOW! BUSINESS**Invoice Amount: \$24.22**

WOW -- JULY 2022 ACCT. # 012296705 (BREAK

Check Date: 07/13/2022

101-673-852.000	SENIOR UTIL	22.77
588-596-852.000	SENIOR TRANS	1.45

Total Amount to be Disbursed: \$252,501.58



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 26, 2022

ITEM: Presentation and Resolution to approve Western Townships Utilities Authority (WTUA) Budget for 2022-2023

PRESENTER: Suzanne Balan, WTUA Finance Director

BACKGROUND: Suzanne Balan, Finance Director for WTUA, will be making the annual budget presentation to the Board of Trustees on July 26. The budget needs to be approved by Plymouth, Canton and Northville Townships. The budget draft has been reviewed without objection by the WTUA Board of Directors, comprised of the Supervisors of the three townships. Suzanne has also provided us with a Resolution to adopt the budget.

PROPOSED MOTION: I move that the Board of Trustees approve Resolution 2022-07-26-45 adopting the 2022-2023 WTUA Budget per the recommendations of the WTUA Finance Director.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi,___ Buckley, ___Monaghan, ___Doroshewitz, ___Stewart, ___Heise

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

**RESOLUTION TO APPROVE THE WESTERN TOWNSHIPS UTILITIES AUTHORITY
(WTUA) PROPOSED ANNUAL BUDGET DOCUMENT FOR THE FISCAL YEAR
ENDING SEPTEMBER 30, 2023**

RESOLUTION #2022-07-26-45

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 July 26, 2022, the following resolution was offered:

WHEREAS, Western Townships Utilities Authority has prepared a proposed budget for the fiscal year ending September 30, 2023, which has been reviewed by the Finance Committee on July 7, 2022 and the Board of Commissioners on July 25, 2022; and

WHEREAS, the Authority is required to submit a budget to each of the member Townships for approval in August of each year,

NOW, THEREFORE BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2022-07-26-45 authorizing the departmental budget for the Authority as presented on page 1 of the Proposed Annual Budget for the fiscal year ending September 30, 2023, in the amounts presented, is hereby approved.

Moved by: _____ Seconded by: _____

ROLL CALL:

___ Vorva, ___ Buckley, ___ Curmi, ___ Monaghan, ___ Doroshewitz, ___ Heise, ___ Stewart

Adopted:

Regular Meeting of the Board of Trustees on July 26, 2022

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2022-07-26-45

Western Townships Utilities Authority

SERVING THE CHARTER TOWNSHIPS OF CANTON, NORTHVILLE AND PLYMOUTH

ANNUAL BUDGET

YEAR ENDING SEPTEMBER 30, 2023

**VERSION 1 - FINANCE COMMITTEE REVIEW
BOARD STUDY SESSION
TOWNSHIP APPROVALS**

Prepared by:

**Suzanne Balan, Accountant
Aaron Sprague, Director of Operations
Jack Polhill, OMI Project Manager**

Reviewed by:

WTUA Finance Committee - July 7, 2022

**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

Audited 2019/2020 Actual	Audited 2020/2021 Actual	Approved 2021/2022 Budget	Amended 2021/2022 Budget	Current YTD 7/10/2022	Projected 2021/2022	Recommended 2022/2023 Budget	% Variance Over/(Under) 2021/2022 Budget	% Variance Over/(Under) 2021/2022 Projected
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OPERATIONS BUDGET

REVENUES

Township billings	\$ 6,165,659	\$ 6,417,981	\$ 9,472,959	\$ 9,472,959	\$ 7,393,793	\$ 9,383,085	\$ 9,452,930	(0.21%)	0.74%
Saw grant funds	-	-	-	-	-	-	-	0.00%	0.00%
Interest earnings & other revenue	121,282	18,736	-	-	-	-	-	0.00%	0.00%
Total Revenues	6,286,921	6,434,716	9,472,959	9,472,959	7,393,793	9,383,085	9,452,930	(0.21%)	0.74%

EXPENDITURES

Sewage treatment charges	\$ 5,103,460	\$ 5,687,667	\$ 6,184,685	\$ 6,184,685	\$ 5,233,634	\$ 6,130,892	\$ 6,187,167	(0.28%)	0.59%
Operations and maintenance	2,051,378	1,795,517	2,380,254	2,380,254	1,596,683	2,333,453	2,369,253	1.23%	2.39%
Administrative	496,098	474,885	805,084	806,084	404,708	595,784	814,450	1.55%	3.13%
YCUA capacity rental	403,883	364,830	322,936	322,936	322,936	322,936	282,080	(12.66%)	(12.66%)
Total Expenditures	8,054,807	8,202,699	9,472,959	9,472,959	7,557,939	9,383,085	9,452,930	(0.21%)	0.74%

NET OPERATING INCOME	\$ 232,114	\$ 232,117	\$ -	\$ -	\$ (164,146)	\$ -	\$ -		
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WORKING CAPITAL

Beginning balance	\$ 278,890	\$ 278,890	\$ 278,890	\$ 278,890	\$ 278,890	\$ 278,890	\$ 278,890
Reduction of GASB88 Liability	(232,114)	(232,117)	-	-	-	-	-
Revenues less expenditures	232,114	232,117	-	-	(164,146)	-	-
Ending balance	\$ 278,890	\$ 278,890	\$ 278,890	\$ 278,890	\$ 114,744	\$ 278,890	\$ 278,890

DEBT SERVICE BUDGET

REVENUES

Bond debt billings to townships	\$ 4,029,608	\$ 4,029,608	\$ 3,737,688	\$ 3,737,688	\$ 3,887,938	\$ 3,737,688	\$ 4,079,500
Restricted earnings	337	337	-	-	8,013	-	-
Total revenues	\$ 4,029,945	\$ 4,029,945	\$ 3,737,688	\$ 3,737,688	\$ 3,895,951	\$ 3,737,688	\$ 4,079,500

EXPENDITURES

Principal payment - 2012 Issue	3,685,000	3,685,000	3,495,000	3,495,000	3,495,000	3,495,000	3,980,000
Interest expense - 2012 Issue	484,608	484,608	242,688	242,688	192,938	242,688	99,500
Total bond debt requirements	\$ 4,029,608	\$ 4,029,608	\$ 3,737,688	\$ 3,737,688	\$ 3,887,938	\$ 3,737,688	\$ 4,079,500

**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET
SUPPLEMENTAL INFORMATION
DETAIL WORKSHEETS**

*Sewage Treatment Charges
Operations & Maintenance Overview
Lower Rouge and Middle Rouge
Force Main, Collection System, Vehicle and Saw Grant Expenditures
Administrative
Administrative-Detail of Computer Expense
Analysis of Bond Debt Service*

**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

Audited 2019/2020 Actual	Audited 2020/2021 Actual	Approved 2021/2022 Budget	Amended 2021/2022 Budget	Current YTD 7/18/2022	Projected 2021/2022	Recommended 2022/2023 Budget
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SEWAGE TREATMENT CHARGES

YCUA:

Sewage treatment charges	6,851,426	5,795,635	5,818,566	5,818,566	4,879,391	5,681,541	5,800,048
Industrial pre-treatment charges	123,307	120,371	134,000	134,000	96,884	134,000	135,000
GASB 68 - UAAL pension (fixed)		232,116	232,119	232,119	174,087	232,119	232,119
Lookback	(1,871,283)	(565,318)	-	-	83,272	83,232	-
Sewage Treatment Total	\$ 5,103,450	\$ 5,582,804	\$ 6,184,685	\$ 6,184,685	\$ 5,233,634	\$ 6,130,892	\$ 6,167,167

SEWAGE TREATMENT DETAIL CALCULATIONS

Treatment Agency	Estimated Flows (1,000 gallons)	Period (from/to)	Rate	Rate Change (%)	Projected Cost (\$)
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YCUA

Sewage treatment charges-projected rate	4,883,861	Oct-22 - Aug-23	1.084460	0.00%	5,345,190	
Sewage treatment charges-projected rate	403,496	Sept-23	1.127294	3.00%	454,858	
Total flows YCUA	5,287,356				Total treatment charges YCUA	5,800,048

Flows are based upon actual metered sewage flow

YCUA-IPP Charges

Canton Township	52,000
Northville Township	19,000
Plymouth Township	64,000
Total YCUA IPP Charges	135,000

UAAL for pension - fixed amount

232,119

Total YCUA 6,167,167

Total Sewage Treatment Charges \$ 6,167,167

**WESTERN TOWNSHIP UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

Audited 2019/2020 Actual	Audited 2020/2021 Actual	Approved 2021/2022 Budget	Amended 2021/2022 Budget	Current YTD 7/16/2022	Projected 2021/2022	Recommended 2022/2023 Budget	% Variance Over/(Under) 2021/2022 Budget	% Variance Over/(Under) 2021/2022 Projected
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OPERATIONS AND MAINTENANCE OVERVIEW

Lower Rouge	\$ 1,080,728	\$ 974,345	\$ 1,163,434	\$ 1,163,434	\$ 915,074	\$ 1,132,434	\$ 1,168,309	1.12%	2.99%
Middle Rouge	401,770	443,026	541,086	541,086	385,806	535,086	549,007	1.46%	2.80%
Force Main	58,299	60,662	80,812	80,812	58,913	90,812	92,388	1.84%	1.84%
Collection System	507,186	314,734	587,812	587,812	266,266	587,812	574,088	1.14%	1.10%
Vehicle	2,396	2,782	7,500	7,500	2,605	7,500	7,500	0.00%	0.00%
Sew Grant expenditures	-	-	-	-	-	-	-	0.00%	0.00%
Operation & Maintenance Total	\$ 2,051,376	\$ 1,795,518	\$ 2,380,254	\$ 2,380,254	\$ 1,586,663	\$ 2,333,453	\$ 2,388,253	1.23%	2.38%

WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

Audited 2019/2020 Actual	Audited 2020/2021 Actual	Approved 2021/2022 Budget	Amended 2021/2022 Budget	Current YTD 7/18/2022	Projected 2021/2022	Recommended 2022/2023 Budget	% Variance Over(Under) 2021/2022 Budget	% Variance Over(Under) 2021/2022 Projected
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LOWER ROUGE

O&M Contractor	\$ 293,339	\$ 299,089	\$ 308,062	\$ 308,062	\$ 280,446	\$ 308,062	\$ 316,841	2.85%	2.85%
Parts	26,773	8,618	15,000	15,000	11,297	15,000	15,000	0.00%	0.00%
Communications	2,845	3,092	3,500	3,500	3,388	3,500	3,500	0.00%	0.00%
Instrumentation Service	2,910	2,910	4,000	4,000	2,910	4,000	4,000	0.00%	0.00%
Alarm Monitoring	2,078	4,181	4,000	4,000	1,772	4,000	4,000	0.00%	0.00%
Prev/Predictive Maintenance	22,789	14,335	20,000	20,000	13,857	20,000	20,000	0.00%	0.00%
Inspections/Permits/Licenses	1,245	992	3,000	3,000	1,975	3,000	3,000	0.00%	0.00%
Janitorial	3,250	3,274	3,372	3,372	3,070	3,372	3,465	2.85%	2.86%
General Maintenance	1,193	1,530	4,000	4,000	2,487	4,000	4,000	0.00%	0.00%
Lawn Maintenance	2,827	2,262	4,000	4,000	1,285	4,000	4,000	0.00%	0.00%
Snow Removal	5,112	6,909	7,000	7,000	6,362	7,000	7,000	0.00%	0.00%
Landscape Maintenance	527	490	3,500	3,500	-	3,500	3,500	0.00%	0.00%
Flow Meter Maintenance	3,850	4,425	6,000	6,000	5,600	8,000	8,000	33.33%	0.00%
Electric	606,901	539,183	550,000	550,000	505,725	550,000	550,000	0.00%	0.00%
Natural Gas	22,173	19,062	25,000	25,000	23,754	27,000	27,000	8.00%	0.00%
Water/Sewer	64,695	60,341	75,000	75,000	43,734	75,000	75,000	0.00%	0.00%
Supplies and Tools	9,013	2,650	8,000	8,000	1,659	8,000	8,000	0.00%	0.00%
Fuel	-	-	10,000	10,000	-	10,000	10,000	0.00%	0.00%
Corrective Maintenance	9,207	1,040	100,000	100,000	5,773	75,000	100,000	0.00%	33.33%
Lower Rouge Total	\$ 1,080,726	\$ 974,345	\$ 1,153,434	\$ 1,153,434	\$ 915,074	\$ 1,132,434	\$ 1,166,309	1.12%	2.99%

Budget includes a 3.6% increase effective 1/1/2023

Summary:
Switchgear cleaning for the NPS & SPS (rotate each year)

MIDDLE ROUGE

O&M Contractor	\$ 176,004	\$ 179,454	\$ 184,837	\$ 184,837	\$ 168,268	\$ 184,837	\$ 190,104	2.85%	2.85%
Parts	2,924	5,522	7,500	7,500	1,793	7,500	7,500	0.00%	0.00%
Communications	1,741	1,814	2,200	2,200	1,314	2,200	2,200	0.00%	0.00%
Instrumentation Service	2,910	2,910	4,000	4,000	2,910	4,000	4,000	0.00%	0.00%
Alarm Monitoring	3,303	2,619	2,000	2,000	1,968	2,000	2,000	0.00%	0.00%
Prev/Predictive Maintenance	881	198	8,000	8,000	3,118	8,000	8,000	0.00%	0.00%
Inspections/Permits/Licenses	2,023	2,512	4,000	4,000	1,035	3,000	4,000	0.00%	33.33%
Janitorial	4,875	4,911	5,058	5,058	4,605	5,058	5,203	2.85%	2.86%
General Maintenance	1,306	1,286	5,000	5,000	1,621	3,000	5,000	0.00%	66.67%
Lawn Maintenance	7,409	6,413	8,500	8,500	3,740	8,500	8,000	(5.88%)	(5.88%)
Snow Removal	5,623	6,679	7,000	7,000	6,758	7,000	7,000	0.00%	0.00%
Landscape Maintenance	774	665	4,000	4,000	-	4,000	4,000	0.00%	0.00%
Flow Meter Maintenance	19,725	20,700	20,000	20,000	16,425	20,000	26,000	30.00%	30.00%
Electric	150,668	187,514	175,000	175,000	130,528	175,000	175,000	0.00%	0.00%
Odor Control Chemicals	6,277	4,682	13,000	13,000	-	10,000	10,000	(23.08%)	0.00%
Natural Gas	7,973	8,367	18,000	18,000	9,906	18,000	18,000	0.00%	0.00%
Water/Sewer	6,896	3,711	15,000	15,000	5,085	15,000	15,000	0.00%	0.00%
Supplies and Tools	459	488	8,000	8,000	1,729	8,000	8,000	0.00%	0.00%
Corrective Maintenance	-	2,582	50,000	50,000	5,004	50,000	50,000	0.00%	0.00%
Middle Rouge Total	\$ 401,770	\$ 443,026	\$ 541,096	\$ 541,096	\$ 365,808	\$ 535,095	\$ 549,007	1.46%	2.60%

Trihedral maintenance \$2,910.

\$8000 for switchgear cleaning every third year, rotating with NPS & SPS

**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

Audited 2019/2020 Actual	Audited 2020/2021 Actual	Approved 2021/2022 Budget	Amended 2021/2022 Budget	Current YTD 7/18/2022	Projected 2021/2022	Recommended 2022/2023 Budget	% Variance Over/(Under) 2021/2022 Budget	% Variance Over/(Under) 2021/2022 Projected
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FORCE MAIN

O&M Contractor	\$ 58,868	\$ 59,818	\$ 61,612	\$ 61,612	\$ 56,089	\$ 61,612	\$ 63,368	2.85%	2.85%
Parts	22	-	6,000	6,000	304	6,000	6,000	0.00%	0.00%
Communications	609	549	1,000	1,000	419	1,000	1,000	0.00%	0.00%
Grounds Maintenance	-	-	500	500	-	500	500	0.00%	0.00%
Supplies and Tools	-	285	1,500	1,500	101	1,500	1,500	0.00%	0.00%
Corrective Maintenance	-	-	20,000	20,000	-	20,000	20,000	0.00%	0.00%
Force Main Total	\$ 59,299	\$ 60,652	\$ 90,612	\$ 90,612	\$ 56,913	\$ 90,612	\$ 92,368	1.94%	1.94%

COLLECTION SYSTEM

O&M Contractor	\$ 58,868	\$ 59,818	\$ 61,612	\$ 61,612	\$ 56,089	\$ 61,612	\$ 63,368	2.85%	2.85%
Infrastructure Maintenance	285,712	60,139	150,000	150,000	29,773	150,000	150,000	0.00%	0.00%
Parts	69	49	1,000	1,000	1,526	1,500	1,000	0.00%	(33.33%)
Communications	3,791	2,284	4,000	4,000	1,553	3,000	4,000	0.00%	33.33%
Instrumentation Service	-	-	1,000	1,000	-	1,000	1,000	0.00%	0.00%
Prev/Predictive Maintenance	3,319	-	2,000	2,000	1,403	2,000	2,000	0.00%	0.00%
Inspections	-	-	500	500	-	500	500	0.00%	0.00%
Building Maintenance	-	-	1,000	1,000	-	1,000	1,000	0.00%	0.00%
Grounds Maintenance	-	-	1,000	1,000	-	1,000	1,000	0.00%	0.00%
Flow Meter Maintenance	142,665	140,100	156,000	156,000	114,750	156,000	160,000	2.56%	2.56%
Miss Dig	5,009	5,151	4,500	4,500	5,111	5,200	5,200	15.56%	0.00%
Electric	9,673	10,225	12,000	12,000	8,046	12,000	12,000	0.00%	0.00%
Supplies and Tools	-	-	1,000	1,000	-	1,000	1,000	0.00%	0.00%
Fuel	-	-	2,000	2,000	-	2,000	2,000	0.00%	0.00%
Equip Purchases/Flow Meters	4,211	-	50,000	50,000	20,457	50,000	50,000	0.00%	0.00%
Corrective Maintenance	14,068	36,967	120,000	120,000	17,557	120,000	120,000	0.00%	0.00%
Collection System Total	\$ 507,185	\$ 314,734	\$ 667,612	\$ 667,612	\$ 256,286	\$ 667,612	\$ 674,068	1.14%	1.10%

Estimate of sewer cleaning: 150K

SCADA maintenance due to exiting Wayne County system

VEHICLE

Parts	\$ 182	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	0.00%	0.00%
Prev/Predictive Maintenance	-	53	1,000	1,000	-	1,000	1,000	0.00%	0.00%
Fuel	1,779	2,047	4,000	4,000	2,605	4,000	4,000	0.00%	0.00%
Corrective Maintenance	435	662	2,000	2,000	-	2,000	2,000	0.00%	0.00%
Vehicle Totals	\$ 2,396	\$ 2,762	\$ 7,500	\$ 7,500	\$ 2,605	\$ 7,600	\$ 7,500	0.00%	0.00%

SAW GRANT EXPENDITURES

Saw Grant Expenditure Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
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**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

Audited 2019/2020 Actual	Audited 2020/2021 Actual	Approved 2021/2022 Budget	Amended 2021/2022 Budget	Current YTD 7/18/2022	Projected 2021/2022	Recommended 2022/2023 Budget	% Variance Over/(Under) 2021/2022 Budget	% Variance Over/(Under) 2021/2022 Projected
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ADMINISTRATIVE

Salaries & Fringe Benefits

Director of Operations	\$ 110,959	\$ 113,207	\$ 119,170	\$ 119,170	\$ 89,283	\$ 116,170	\$ 119,207	0.03%	2.61%
Accountant	70,885	66,642	77,799	77,799	52,354	77,799	79,833	2.61%	2.61%
Administrative Assistant	57,574	59,088	60,800	60,800	46,929	60,800	62,390	2.62%	2.61%
Construction Management Observer	-	-	-	-	-	-	-	0.00%	0.00%
Overtime	-	-	-	-	-	-	-	0.00%	0.00%
Sick pay accrual	2,400	2,400	3,000	3,000	1,841	3,000	3,000	0.00%	0.00%
Temporary Services	-	-	3,000	3,000	-	3,000	3,000	0.00%	0.00%
FICA	18,341	18,304	19,800	19,800	14,448	19,800	20,000	1.01%	1.01%
Workers Comp Insurance	1,251	598	1,200	1,200	(81)	1,200	1,200	0.00%	0.00%
Health Insurance	44,022	45,333	49,000	49,000	37,100	49,000	49,000	0.00%	0.00%
Health Insurance Opt Out	-	-	-	-	-	-	-	0.00%	0.00%
Vision Plan	600	-	1,200	1,200	490	1,200	1,200	0.00%	0.00%
Dental Insurance	3,020	3,313	4,000	4,000	2,557	4,000	4,000	0.00%	0.00%
STD/LTD/Life Insurance	3,993	3,992	5,000	5,000	3,756	5,000	5,000	0.00%	0.00%
Education Expense	-	-	3,000	3,000	-	3,000	3,000	0.00%	0.00%
Pension Plan Expense	35,928	35,841	40,170	40,170	28,285	40,170	41,375	3.00%	3.00%
Subtotal	349,073	348,719	387,139	387,139	276,964	384,139	392,205	1.31%	2.10%

Reimbursable Expenses

Training/Conference	243	607	2,000	2,000	310	2,000	2,000	0.00%	0.00%
Travel/Meal Reimbursement	-	45	500	500	-	500	500	0.00%	0.00%
Mileage Reimbursement	650	32	2,000	2,000	53	2,000	2,000	0.00%	0.00%
Subtotal	893	683	4,500	4,500	363	4,500	4,500	0.00%	0.00%

Office Expenses

Supplies	1,479	1,619	3,000	3,000	1,315	3,000	3,000	0.00%	0.00%
Computer	50,903	44,752	43,500	43,500	58,775	62,000	52,000	19.54%	(16.13%)
Equipment/Furniture	280	2,131	5,000	5,000	-	5,000	5,000	0.00%	0.00%
Printing/Copying	1,177	702	2,000	2,000	419	2,000	2,000	0.00%	0.00%
Postage	344	-	1,000	1,000	348	1,000	1,000	0.00%	0.00%
Telephone	4,600	2,101	3,500	3,500	1,897	3,500	3,500	0.00%	0.00%
Newspapers/Publications	-	-	2,000	2,000	-	2,000	2,000	0.00%	0.00%
Outside Services	1,044	1,044	2,000	2,000	783	2,000	2,000	0.00%	0.00%
Memberships/Dues	1,588	2,076	1,800	1,800	1,169	2,000	2,000	11.11%	0.00%
Miscellaneous	624	28	750	750	813	750	750	0.00%	0.00%
Subtotal	62,038	54,451	64,550	64,550	65,319	83,250	73,250	13.48%	(12.01%)

Outside Services

Legal-Consulting	14,867	5,839	50,000	50,000	4,544	25,000	44,300	(12.00%)	76.00%
Other Legal	-	-	10,000	10,000	-	10,000	10,000	0.00%	0.00%
Audit	16,880	17,375	17,895	17,895	17,895	17,895	19,495	8.94%	8.94%
Financial Consulting	950	550	10,000	10,000	3,210	10,000	10,000	0.00%	0.00%
Indirect Engineering Services	1,186	1,110	10,000	10,000	1,281	10,000	10,000	0.00%	0.00%
Bank & Bond Services	5,015	1,085	1,000	1,000	841	1,000	1,000	0.00%	0.00%
Insurance Services	45,194	45,072	50,000	50,000	34,290	50,000	50,000	0.00%	0.00%
Subtotal	84,092	71,032	148,895	148,895	62,060	123,895	144,495	(2.96%)	16.63%

Administrative Total

\$ 496,096	\$ 474,885	\$ 606,084	\$ 605,084	\$ 404,706	\$ 595,784	\$ 614,460	1.55%	3.13%
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Budget includes a 3% increase for staff effective for the first pay of 2023. Director's includes increase approved by Board

Budget is assuming no opt-outs

**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

**ADMINISTRATIVE
DETAIL OF COMPUTER EXPENSE**

<u>Contractors</u>	
Network Support	\$ 20,000
Email and website hosting	2,500
Internet services/static ip	3,000
<u>Support</u>	
Lucity (GBA) IMS Support	5,000
Fund Balance32 Support Package (Oct. 1 - Sept. 30)	800
ArcGIS Support	500
<u>Software</u>	
H2O Metrics	15,000
Virus protection/spam software	1,200
Microsoft office 365 annual fees	1,200
Miscellaneous software - new/upgrades	3,000
<hr/>	
Total	\$ 52,000

**WESTERN TOWNSHIPS UTILITIES AUTHORITY
PROPOSED ANNUAL BUDGET WORKSHEET
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

ANALYSIS OF DEBT SERVICE

Allocation to Townships of Debt Service Budget

	Total	Canton Township	Northville Township	Plymouth Township
Principal payment - 2012 Bond Issue	3,980,000	1,343,250	1,199,970	1,436,780
Interest expense - 2012 Bond Issue	99,500	33,581	29,999	35,920
Allocation of Debt Service Budget	\$ 4,079,500	\$ 1,376,831	\$ 1,229,969	\$ 1,472,700

Allocation to Townships of Debt Service Payments - Cash Flow

	Township Payment Dates to WTUA	Total Payment Due	Canton Township	Northville Township	Plymouth Township
2012 Bond Issue (C 33.75%, N 30.15%, P 36.10%)	12/1/2022	4,079,500	1,376,831	1,229,969	1,472,700
Allocation of Bond Debt Service Payments		\$ 4,079,500	\$ 1,376,831	\$ 1,229,969	\$ 1,472,700

Note: The difference between the budget and the payments is a result of the accrual method used for recognition of the interest expense for budgeting purposes in compliance with GASB 34.

WTUA Asset Management & Capital Improvement Plan

WTUA Needs and Costs Analysis - Summary

Analysis Tools

Budget Category	Combined
Level of Service	Medium
Beginning Year of 20-yr Planning Period	2022

Interceptor Analysis Tools

Condition Rating Type	Maximum of Either
Risk Threshold	200

Level of Service Criteria

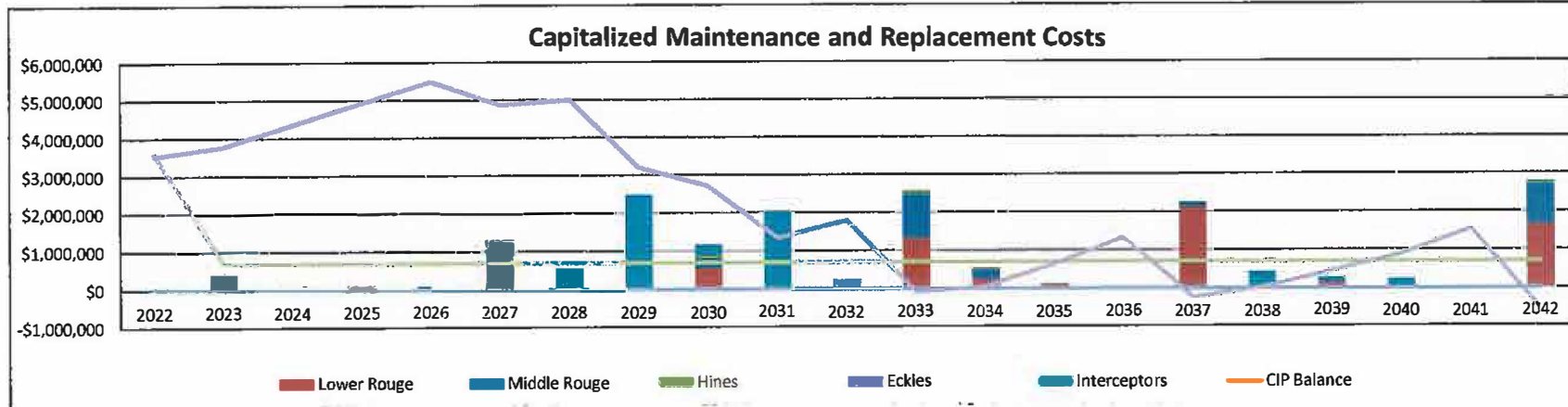
It critically is:		Level of Service is:
less than (0 min.)	2	High
in between these limits	---	Medium
greater than (10 max.)	5	Low

Shaded cells may be manipulated on this sheet to alter analysis

Spreadsheet password is **wtuasaw**

Estimated 20-year Financial Outlay (present day dollars)

Lower Rouge PS	\$7,169,000
Middle Rouge PS	\$3,600,000
Hines PS	\$314,125
Eckles PS	\$0
Interceptors	\$7,057,900
Total	\$18,141,025



WTUA Asset Management & Capital Improvement Plan

WTUA Needs and Costs Analysis - Funding Requirements

Shaded cells may be manipulated on this sheet to alter analysis

CIP

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Estimated Budget	3,483,695	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Planned Expenditures	-	-	-	-	-	-	-	-	-	-
Running Total	-	-	-	-	-	-	-	-	-	-
Allocation of CIP budget:										
Canton		174,870	174,870	174,870	174,870	174,870	174,870	174,870	174,870	174,870
Northville		274,620	274,620	274,620	274,620	274,620	274,620	274,620	274,620	274,620
Plymouth		150,510	150,510	150,510	150,510	150,510	150,510	150,510	150,510	150,510

O&M **Will be billed through Operations & Maintenance budget. Allocations will vary and will be determined on a project basis

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Estimated Budget	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Planned Expenditures	-	-	-	-	-	-	-	-	-	-
Running Total	-	-	-	-	-	-	-	-	-	-

Combined

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Estimated Budget	3,583,695	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
Planned Expenditures	60,600	443,800	127,800	125,000	133,200	1,317,500	572,200	2,502,400	1,188,400	2,070,600
Running Total	3,523,095	3,779,295	4,351,495	4,926,495	5,493,295	4,875,795	5,003,595	3,201,195	2,712,795	1,342,195



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 26, 2022

ITEM: Public Hearing on the Brownfield Plan of the Charter Township of Plymouth
Brownfield Redevelopment Authority for 9075 General Drive

PRESENTER: Clerk Jerry Vorva

BACKGROUND:

Pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended, notice of a Public Hearing on the Brownfield Plan of the Charter Township of Plymouth Brownfield Redevelopment Authority for 9075 General Drive was published in a newspaper of general circulation on July 14, 2022. The notice was published in accordance with the law, which requires notice to be published at least seven days prior to the public hearing.

ACTION REQUESTED:

Hold Public Hearing.

PROPOSED MOTION: N/A

Public Hearing opened at _____ Moved by: _____

Seconded by: _____

Public Hearing closed at _____ Moved by: _____

Seconded by: _____

CHARTER TOWNSHIP OF PLYMOUTH
COUNTY OF WAYNE, STATE OF MICHIGAN

PUBLIC HEARING ON THE BROWNFIELD PLAN OF THE
CHARTER TOWNSHIP OF PLYMOUTH BROWNFIELD REDEVELOPMENT
AUTHORITY
FOR 9075 GENERAL DRIVE

TO ALL INTERESTED PERSONS IN THE CHARTER TOWNSHIP OF PLYMOUTH:

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Plymouth, Michigan, will hold a public hearing on Tuesday, the 26th day of July, 2022, at 7:00 p.m., Eastern Daylight Time in the Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan, to consider the adoption of a resolution approving the Brownfield Plan for the Charter Township of Plymouth Brownfield Redevelopment Authority pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended.

The property to which the proposed Brownfield Plan applies is the property located at 9075 General Drive, Plymouth Township, Wayne County, Michigan.

The proposed Brownfield Plan would allow the Charter Township of Plymouth Brownfield Redevelopment Authority to capture tax increment revenues to be used to reimburse for eligible costs and eligible activities incurred to prepare the brownfield property for redevelopment and to fund the Local Brownfield Revolving Fund. Eligible costs may include environmental and/or site preparation costs and administrative costs. The property description, maps, and the proposed Brownfield Plan are on file at the office of the Township Clerk for inspection during regular business hours.

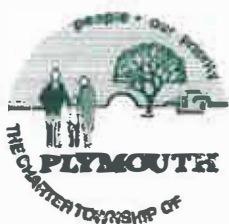
At the public hearing, all interested persons desiring to address the Township Board shall be afforded an opportunity to be heard in regard to the approval of the Brownfield Plan for the Charter Township of Plymouth Brownfield Redevelopment Authority. All aspects of the Brownfield Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Township Clerk.

This notice is given by order of the Township Board of the Charter Township of Plymouth, Michigan.

Jerry Vorva
Plymouth Township Clerk

Publish: July 14, 2022



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 26, 2022

ITEM: Request to Recommend Approval of a Brownfield Plan for 9075 General Drive

PRESENTERS: Brownfield Attorney Steven Mann, Supervisor Heise

BACKGROUND: The applicant requests consideration of a Brownfield Plan for the existing industrial facility at 9075 General Drive. The subject ± 2 -acre property (R-78-062-01-0009-000) is zoned the IND, Industrial District and contains a vacant, $\pm 40,000$ square foot building that was subject to a fire that significantly damaged $\pm 25,000$ square feet of the structure and left it without a roof.

Cygnnet Automated Cleaning intends to redevelopment the subject property, with proposed brownfield activities such as, but not limited to:

- Predevelopment activities (i.e., Phase I ESA, Phase II ESA, BEA).
- Due care compliance activities (i.e., oversight, sampling and reporting by environmental professionals).

The Brownfield Plan was approved unanimously by the Township Brownfield Redevelopment Authority at its June 13 meeting. Attorney Steven Mann has reviewed the draft Brownfield Plan for compliance with the Brownfield Redevelopment Financing Act. Pending any further discussion by the public at the public hearing, and/or concerns raised by the Township's legal counsel or engineer, it is recommended that the Board of Trustees approve the Brownfield Plan pursuant to the attached Resolution.

PROPOSED MOTION: I move to approve Board Resolution 2022-07-26-46, approving the Brownfield Plan for 9075 General Drive.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi, ___ Buckley, ___ Monaghan, ___ Doroshewitz, ___ Stewart, ___ Heise



MEMORANDUM

TO: Charter Township of Plymouth Board of Trustees
FROM: Steven D. Mann
RE: 9075 General Drive Brownfield Plan (Cygnet Automated Cleaning)
DATE: July 18, 2022

We have reviewed the Brownfield Plan submitted for 9075 General Drive (the "Plan") by AMI Group Holdings, LLC, a Michigan Limited Liability Company properly licensed to conduct business in the state. We have also reviewed the related Reimbursement Agreement (the "Reimbursement Agreement") submitted with the Plan.

The Plan contains the elements required under the Brownfield Redevelopment Financing Act, 381, Public Acts of Michigan, 1996, as amended.

The Plan estimates Eligible Activities to cost \$850,321 (including a 15% contingency and costs of preparing and implementing the Plan) and projects a 27-year payback to the developer without interest.

The Plan also provides for capture by the Local Brownfield Revolving Fund of an estimated \$140,583 in the final three years.

The Plan does not provide for BRA administrative or operating costs, but we understand the developer escrowed funds to cover the BRA's engineering and legal review costs.

The applicant has addressed our comments in the current form of the Plan.

The Plan and the Reimbursement Agreement are in proper form for approval by the Board of Trustees after the public hearing. Adoption of the enclosed resolution will grant approval of the Plan and Reimbursement Agreement.

CHARTER TOWNSHIP OF PLYMOUTH

RESOLUTION NO. 2022-07-26-46

**RESOLUTION APPROVING BROWNFIELD PLAN
AND REIMBURSEMENT AGREEMENT
FOR 9075 GENERAL DRIVE
(CYGNET AUTOMATED CLEANING)**

Minutes of a regular meeting of the Township Board of the Charter Township of Plymouth, County of Wayne, Michigan (the "Township"), held in the Township Hall on the 26th day of July, 2022, at 7:00 p.m., Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____
and supported by Member _____:

WHEREAS, in accordance with the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), the Charter Township of Plymouth Brownfield Redevelopment Authority (the "Authority") has prepared and approved a Brownfield Plan for the property located at 9075 General Drive (the "Brownfield Plan"), and a Reimbursement Agreement (the "Reimbursement Agreement"); and

WHEREAS, the Authority has forwarded the Brownfield Plan and Reimbursement Agreement to the Township Board requesting its approval of the both documents; and

WHEREAS, after due and legal notice, the Township Board held a public hearing on the proposed Brownfield Plan on July 26, 2022.

WHEREAS, the Township Board desires to approve the Brownfield Plan and

Reimbursement Agreement.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Brownfield Plan” means the Brownfield Plan for the property located at 9075 General Drive prepared by the Authority, as transmitted to the Township Board by the Authority for approval, copies of which Brownfield Plan are on file in the office of the Township Clerk.

“Reimbursement Agreement” means the Reimbursement Agreement for the property located at 9075 General Drive.

2. Public Purpose. The Township Board hereby determines that the Brownfield Plan constitutes a public purpose.

3. Best Interest of the Public. The Township Board hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the Township to proceed with the Brownfield Plan.

4. Review Considerations. As required by Act 381, the Township Board has in reviewing the Brownfield Plan taken into account the following considerations:

(a) The Brownfield Plan meets the requirements set forth in sections 13 and 13b of Act 381.

(b) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(c) The costs of eligible activities proposed are reasonable and necessary to carry out

the purposes of Act 381.

(d) The amount of captured taxable value estimated to result from adoption of the Brownfield Plan is reasonable.

5. Approval and Adoption of Brownfield Plan. The Brownfield Plan is hereby approved and adopted. A copy of the Brownfield Plan and all amendments thereto shall be maintained on file in the Township Clerk's office.

6. Approval of Reimbursement Agreement. The Reimbursement Agreement is hereby approved and the Township Supervisor and Township Clerk are authorized to execute same.

7. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Jerry Vorva, J.D.
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Plymouth, County of Wayne, State of Michigan, at a regular meeting held on July 26, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Jerry Vorva, J.D.
Township Clerk

39292385.1/117165.00010

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (“Agreement”) is made and entered into as of the _____ day of _____, 2022, (the “Effective Date”) by and between AMI Group Holdings, LLC, A Michigan Limited Liability Company, whose address is 2232 Wiggins Road, Fenton, Michigan 48430 (hereinafter referred to as “Developer”), and the Plymouth Township Brownfield Redevelopment Authority, a Michigan Municipal corporation, whose address is 9955 N. Hagerty Road, Plymouth MI 48170 (hereinafter referred to as the “BRA”).

RECITALS:

Developer owns the property more fully described as one (1) parcel of land situated in the Charter Township of Plymouth Wayne County, Michigan, as more particularly described as 35g9 10 LOTS 9 & 10 GOULD IND PARK T1S R8E L 90 P64 to 66 WCR K2.00, and hereinafter referred to as the “Subject Property” and described further as Exhibit A.

Developer will make certain improvements to the Subject Property, which will result in economic benefits to Plymouth Township (the “Project”).

The BRA recommended and the Charter Township of Plymouth Board of Trustees (“Board of Trustees”) approved a Brownfield Plan (attached as Exhibit B) for the Subject Property on _____, 2022, (the “Brownfield Plan”).

For the purpose of confirming the rights and obligations of Developer in connection with the Project and other obligations to be undertaken by Developer in developing the Subject Property, the parties are entering into this Reimbursement Agreement.

The BRA intends that the Developer will act in accordance with the Brownfield Plan and avail itself of the financial incentives provided for in the Brownfield Plan.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. There are certain eligible costs which Developer will incur as a result of the Project consisting of certain Brownfield “Eligible Activities,” as defined in Section 2(o) of Act 381, as amended, and as described in detail in the Brownfield Plan. The cost of the Eligible Activities and the are referred to as “Costs” or “Eligible Costs”. The Costs and activities identified in the Brownfield Plan are estimates; the actual Costs may vary depending on the nature and extent of unknown conditions encountered on the Subject Property. However, the maximum reimbursement for Eligible Activity Costs is capped at the amount approved in the Brownfield Plan and further limited by the terms of this Agreement.

2. Developer understands and agrees that any reimbursement by or on behalf of the BRA of any expenses shall be only for "Eligible Activities" as defined in Act 381, as amended, and as further described in the Brownfield Plan. It is further understood and agreed that any reimbursement to or on behalf of Developer may only occur to the extent that Tax Increment Revenues attributable to the levies of Local Taxes are produced on the Subject Property.
3. The BRA may retain funds to pay Administrative Costs from the annual Tax Increment Revenues attributable to the Subject Property but only from Tax Increment Revenues attributable to the levies of Local Taxes as permitted by Act 381, as amended. The BRA shall retain the amount permitted by this Section 3 prior to making any reimbursement under Section 5 to the Developer. To the extent Tax Increment Revenues are not available from levies of Local Taxes for any year in an amount sufficient to make the reimbursement under this Section 3 for that year, the shortfall may be reimbursed from any subsequent years' Tax Increment Revenues.
4. No interest, penalty or other similar charge shall accrue or attach to any reimbursement due under this Agreement
5. Owner agrees that it will pay its property taxes and special assessments on a timely basis and shall not contest its ad valorem property tax assessments or any special assessments imposed against the Subject Property for a period of thirty (30) years after the date of execution of this Agreement.
6. The BRA will capture Tax Increment Revenues for the final three to five years of the Brownfield Plan for deposit into the Local Brownfield Revolving Fund (LBRF). Collection and use of the revenue in the LBRF will be in accordance with Act 381, as amended.
7. From time to time, but not more frequently than quarter-annually without approval of the BRA, Developer may submit to the BRA a statement of costs of Eligible Activities paid or incurred for reimbursement in accordance with this Reimbursement Agreement and the Brownfield Plan. Such statement shall include: (a) a narrative of the Eligible Activities performed, (b) an explanation of why such activities qualify for reimbursement under this Reimbursement Agreement or the Brownfield Plan, (c) a copy of all invoices for the work described in such statement, (d) proof that Developer paid all invoices included such statement, and (e) any other documentation reasonably requested by the BRA. Within sixty (60) days of its receipt of such statement and supporting invoices, the BRA shall review the submission to confirm that such activities qualify for reimbursement under this Reimbursement Agreement and the Brownfield Plan and advise Developer in writing if any activities do not so qualify including the specific reasons why the BRA believes that such activities do not so qualify. To the extent that such submission is approved, the BRA shall cause Developer to be paid the amounts approved, within sixty (60) days of the date of submission of the statement

by Developer, but only to the extent that Tax Increment Revenue is available (as provided in Section 2 above). Developer acknowledges that in any given year, Tax Increment Revenue is not considered available for distribution or reimbursement until Plymouth Township has completed its settlement period. If sufficient Tax Increment Revenue is not available at the time such submission is approved, the approved amount shall be paid from Tax Increment Revenues next received by the BRA, if any. To the extent that any portion of such submission is not approved within thirty (30) days, any authorized representative of the BRA and Developer shall, upon the request of either party, meet promptly to discuss the conditions pursuant to which Developer can obtain approval of such disallowed request. In the event an unresolved dispute with respect to such approval remains for thirty (30) days, the parties agree to submit the dispute to the BRA Board for review. If the BRA Board cannot resolve the dispute within an additional thirty (30) days each party may seek whatever remedies may be available to it.

8. Indemnification.

- a. Developer agrees to indemnify, defend and hold harmless the BRA and its officials, employees, agents and consultants (each an "Indemnified Party") from any and all losses, demands, claims, actions, causes of action, assessments, suits, judgments, damages, liabilities, penalties, costs and expenses (including reasonable attorney fees) which are asserted against, or are imposed upon or incurred by any Indemnified Party and which are resulting from, relating to, or arising out of any of the following:
 - i. Any order of the State, any agency thereof or a court of competent jurisdiction, under the process described in Section 8(a)(vi) below, requiring that the State of Michigan or any other taxing jurisdiction be repaid or refunded any levy captured as Tax Increment Revenues and paid to Developer as a reimbursement payment under this Agreement made in excess of the amount of Tax Increment Revenues the BRA is determined by the State, any agency thereof, or a court to be allowed by law to use for such reimbursement.
 - ii. Any act or omission of the Developer, after taking title to the Subject Property, with respect to the conduct of a baseline environmental assessment, due care activity or additional response or remedial activity for the Subject Property, including any failure by the Developer to take any affirmative action required by law to prevent the release of a hazardous substance or any other contaminant or the exacerbation of an existing environmental condition.
 - iii. Any release of a hazardous substance or any other contaminant on the Subject Property or an exacerbation of an existing environmental condition, any adverse effects on the environment, or any violation of any State or federal environmental law or regulation caused or due to an act or omission by the Developer,

except if caused by an act or omission of the BRA or any of its officials, employees, employees, agents and consultants.

- iv. The Eligible Activities for the Subject Property.
 - v. The Operation of the business of the Developer on the Subject Property.
 - vi. In the event any person challenges or otherwise asserts that the State of Michigan or any other taxing jurisdiction must be repaid or refunded any levy captured as Tax Increment Revenues and paid to Developer as a reimbursement payment under this Agreement, the Authority shall provide written notice of such challenge or assertion and provide the Developer with the opportunity to defend such challenge or assertion and Developer shall not be required to repay or reimburse any such funds until a State, agency, or court order addressing such issue has been issued and no right of appeal remains.
 - b. The BRA may, at its discretion and without consent of the Developer, set-off any amount owing to the Developer under this Agreement to satisfy any indemnification obligation of the Developer under this Section 8.
9. Developer and the BRA, with assistance of their respective legal counsel, have negotiated together to reach the terms of this Reimbursement Agreement, participated in the drafting of this Reimbursement Agreement and acknowledge that this Reimbursement Agreement is the product of the joint effort of both parties.
10. This Reimbursement Agreement shall run with the land constituting the Subject Property and shall be binding upon and inure to the benefit Developer and the BRA, and their respective heirs, successors, assigns and transferees. The rights of Developer to reimbursement described herein are assignable by written instrument, subject to approval of the BRA.
11. This Reimbursement Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to interpretation and enforcement only in the courts of the State of Michigan, County of Wayne.
12. The circumstances outlined in a – d below shall constitute an Event of Default by Developer. In an Event of Default, the BRA shall serve written notice to the Developer of the Event of Default. Unless otherwise agreed to in writing by Developer and BRA, Developer shall have thirty (30) days after the date of delivery of such notice to cure such Event of Default.
- a. Developer fails to act in good faith and/or make the required submissions in conformity with this Agreement.

- b. Developer does not obtain approvals of any plans, submittals, zoning or other approvals relating to the Project as required by applicable ordinance or law.
 - c. Developer does not obtain required building permits relating to the Project.
 - d. Developer fails to timely tender any and all taxes, assessments and fees which are assessed by any governmental entity against real or personal property comprising any portion of the Subject Property.
13. Developer shall have the option to terminate this Agreement upon twenty-one (21) days written notice to the BRA. Developer understands and agrees that upon its election to terminate this Agreement and absent further written agreement of the parties, the BRA will not be obligated to provide any funding, grants, loans, reimbursement or any economic incentives to Developer or for the benefit of Developer's successors or assigns, and the Brownfield Plan shall be terminated and have no further effect upon the Subject Property.
14. The obligations of the Township and BRA to reimburse Developer for Eligible costs pursuant to this Agreement shall terminate on the earlier to occur of: (a) thirty (30) years after the Effective Date; (b) the date on which there remain no outstanding Eligible Costs unreimbursed.
15. Reimbursement of costs of Eligible Activities shall be effectuated to the Developer as follows:
- AMI Group Holdings, LLC
Mr. George Stolzenfeld
2232 Wiggins Road
Fenton, Michigan 48430
(734) 455-7613
16. This Reimbursement Agreement may be signed in counterparts.

AMI Group Holdings, LLC

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The forgoing Reimbursement Agreement was acknowledged before me this
_____ day of _____, 2022, by _____
As _____ of AMI Group Holdings., LLC, a Michigan Limited
Liability Company.

Notary Public

_____ County, _____
My Commission Expires: _____

PLYMOUTH TOWNSHIP BROWNFIELD
REDEVELOPMENT AUTHORITY,
A Michigan municipal corporation

By: _____

Its: _____

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The forgoing Reimbursement Agreement was acknowledged before me this
_____ day of _____, 2022, by _____
_____, and _____, the
_____, respectively, of Plymouth Township Brownfield
Redevelopment Authority.

Notary Public

_____ County, _____

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
BROWNFIELD PLAN

PLYMOUTH TOWNSHIP BROWNFIELD REDEVELOPMENT

BROWNFIELD PLAN

9075 General Drive, Plymouth Township, Michigan 48170

PREPARED BY

Plymouth Twp. Brownfield Redevelopment Authority
9955 N. Hagerty Road
Plymouth Township, Michigan 48170
Contact Person: Kurt Heise & Laura Haw
Email: kheise@plymouthtpw.org / LHaw@mcka.com
Phone: 734-453-3840 / 248-596-0920

AKT Peerless
22725 Orchard Lake Road
Farmington, Michigan 48336
Contact Person: Samantha Seimer
Email: seimers@aktpeerless.com
Phone: 248-224-0305

PROJECT #

16340f2

REVISION DATE

June 28, 2022

**BRA APPROVAL
TOWNSHIP APPROVAL**

June 13, 2022

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ATTACHMENTS

Attachment A	Site Maps and Photographs
• Figure 1 – Scaled Property Location Map	
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• Table 3 – Reimbursement Allocation Schedule	

PROJECT SUMMARY

PROJECT NAME	Cygnnet Automated Cleaning/AMI Group Holdings, LLC - Redevelopment and Reuse of Property Located at 9075 General Drive, Plymouth Township, MI 48170
DEVELOPER	AMI Group Holdings, LLC 2232 Wiggins Rd Fenton, Michigan 48430 George Stolzenfeld 734-455-7631
ELIGIBLE PROPERTY LOCATION	The Eligible Property is located at 9075 General Drive, Plymouth Township, Michigan. Parcel ID Numbers 78-062-01-0009-000.
TYPE OF ELIGIBLE PROPERTY	Facility
SUBJECT PROJECT DESCRIPTION	<p>The Cygnnet Automated Cleaning Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 9075 General Drive in the Plymouth Township. The final plans for the redevelopment have not been completed. However, this Project will include the select demolition of the existing structures and construction and redevelopment of a 42,000 square-foot commercial industrial space to support the expansion of Cygnnet Automated Cleaning. This property suffered significant fire damage and currently sits vacant in one of the Township's largest industrial parks. Associated parking lots will be demolished and improved. This Project will ultimately put a dilapidated and underutilized property back to productive use and will radically improve this industrial district of Plymouth Township inviting other similar developments to follow.</p> <p>In addition to the economic benefits of this development to Plymouth Township, the environmental clean-up activities that are anticipated provide a safer and healthier environment to the public and future employees working within the community.</p> <p>The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in June of 2022.</p>

ELIGIBLE ACTIVITIES	Pre- Development Department Specific Activities, Due Care Compliance Activities, Demolition that is not a response activity, and Preparation and Implementation of a Brownfield Plan
DEVELOPER'S REIMBURSABLE COSTS	\$850,321 (Est. Eligible Activities & Contingency)
MAXIMUM DURATION OF CAPTURE	30 years
ESTIMATED TOTAL CAPITAL INVESTMENT	\$3,070,321
INITIAL TAXABLE VALUE	\$174,828

LIST OF ACRONYMS AND DEFINITIONS

BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
BFP OR PLAN	Brownfield Plan
BRA	Plymouth Township Brownfield Redevelopment Authority
DEVELOPER	AMI Group Holdings, LLC
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
ESA	Environmental Site Assessment
LBRF	Local Brownfield Revolving Fund
EGLE	Michigan Department of Environment, Great Lakes & Energy
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
RCC	Residential Cleanup Criteria
SUBJECT PROPERTY	The Eligible Property, located at 9075 General Drive, situated southwest along General Drive with major road intersections of Ann Arbor Road to the North, Joy Road to the South and Lilley Road to the West, in Plymouth Township, Michigan and is comprised of a single parcel.
TIF	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
TIR	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

BROWNFIELD PLAN

9075 General Drive, Plymouth Township, Michigan 48170

1.0 Introduction

The Charter Township of Plymouth, Michigan (the "Township"), established the Plymouth Township Brownfield Redevelopment Authority (the "Authority"), pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain "Brownfield" properties within the Township. Inclusion of subject property within Brownfield plans will facilitate financing of environmental response 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 redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

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

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

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

The Cygnet Automated Cleaning Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 9075 General Drive in the Plymouth Township. The final plans for the redevelopment have not been completed. However, this Project will include the select demolition of the existing structures and construction and redevelopment of a 42,000 square-foot commercial industrial space to support the expansion of Cygnet Automated Cleaning. This property suffered significant fire damage and currently sits vacant in one of the Township's largest industrial parks. Associated parking lots will be demolished and improved. This Project will ultimately put a dilapidated and underutilized property back to productive use and will radically improve this industrial district of Plymouth Township inviting other similar developments to follow.

In addition to the economic benefits of this development to Plymouth Township, the environmental clean-up activities that are anticipated provide a safer and healthier environment to the public and future employees working within the community.

The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in June of 2022.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (h))

The Eligible Property ("subject property") is located at 9075 General Drive, in Plymouth Township, MI. The subject property situated southwest along General Drive with major road intersections of Ann Arbor Road to the North, Joy Road to the South and Lilley Road to the West, in Plymouth Township, Michigan and is comprised of a single parcel approximately 2 acres in size. The subject property is located in the southeast ¼ of Section 35 in Plymouth Township (Township 1 South / Range 8 East) in Wayne County, Michigan. The subject property is located to the west of General Drive between Joy Road and Lilly Road. The subject property is currently zoned Industrial (IND) and is located in an area of Plymouth Township that is characterized by light industrial properties. Additionally, the subject property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

The following table describes each parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

Eligible Property Information

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
9075 General Drive	78-062-01-0009-000	Facility	2

The subject property is zoned industrial (IND). It currently consists of a vacant 40,226 square foot building that had recently been in a fire. The northernmost 25,000 square feet has been significantly damaged and has no roof. The subject property is not being used for any obvious or significant purpose.

Based on a review of available information, the subject property consisted of agricultural land used for the production of row crops from at least 1937 until the site was developed for light industrial use in 1973 with the construction of the original portion of the subject building. Additions were constructed in 1974 and 1976. The subject property was operated by National Set Screw/NSS Industries/Net Shaped Solutions and specialized in the production of metal parts using industrial cold forming and thread rolling equipment as well as various cuttings fluids and oils. A fire occurred at the subject building in September 2020 that damaged a significant portion of the structure. The subject property has remained vacant since that time.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcel included in the Eligible Property are presented in Attachment B.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the "subject property."

2.2 Basis of Eligibility (Section 13 (2)(h) , Section 2 (p))

The subject property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as an industrial property; (b) the subject property has been determined to be a "facility."

Historical use of the property consists of the following:

9075 General Drive, Plymouth Township, MI

- Agricultural land used for the production of row crops: 1937 - 1972
- Undeveloped land, agricultural activities ceased: 1972 - 1983
- Industrial building, subject property was operated by National Set Screw/NSS Industries/Net Shaped Solutions and specialized in the production of metal parts using industrial cold forming and thread rolling equipment as well as various cuttings fluids and oils: 1983 - 1987
- Addition of on the subject property external storage facilities : 1987 – 2020
- A fire occurred at the subject building in September 2020 that damaged a significant portion of the structure. The subject property has remained vacant since that time.

On September 30, 2021, AKT Peerless conducted a subsurface investigation of the subject property that included: (1) a targeted ground penetrating radar survey, (2) the advancement of 10 soil borings, (3) the installation of five temporary groundwater monitoring wells, (4) the installation of five temporary vapor pin® sampling devices, and (5) the collection and submittal of six soil, five groundwater, and five soil gas samples for laboratory analysis of various indicator parameters including VOCs, PNAs, Michigan Metals, and/or PCBs. AKT Peerless conducted soil, groundwater, and soil gas sampling in areas most likely to be impacted by contaminants based on the past use of the subject property. The results of the investigation indicate the following:

- AKT Peerless' targeted GPR survey did not identify anomalous areas consistent with abandoned or closed-in-place underground storage tanks.
- The VOC 1,2,3-trimethylbenzene was detected in a soil sample at a concentration that exceeds the residential volatilization to indoor air pathway (VIAP) screening levels but is below the EGLE Non-Residential VIAP Screening Levels.
- Lead was detected in the shallow groundwater at a concentration that exceeds EGLE Drinking Water Generic Residential and Non-Residential Cleanup Criteria, however, it is important to note that the subject property is serviced by the municipal water supply system and the ingestion of contaminated groundwater is unlikely based on current conditions.
- The metals including barium, chromium (total), copper, lead, and selenium, were detected in the shallow groundwater at concentrations that exceed EGLE Groundwater Surface water Interface Cleanup Criteria, however, it is important to note that there are no surface water bodies at or proximal to the subject property and the groundwater is not likely to vent to surface water bodies of the State at concentrations that exceed GSI cleanup criteria.
- Ethylbenzene, trichloroethylene, and xylenes were detected in the soil gas samples at concentrations that exceed EGLE Non-Residential Volatilization to Indoor Air Pathway and Media Specific Volatilization to Indoor Air Interim Action Screening Levels.

- Ethylbenzene and trichloroethylene were also detected in the soil gas samples at concentrations that exceed EGLE Media Specific Volatilization to Indoor Air Interim Action Screening Levels based on a 12-hour exposure.

Based on laboratory analytical results, the subject property meets the definition of a *facility*, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended. A BEA for the owner/operator has been filed with the State.

2.3 Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Pre-Development Department Specific Activities (Phase I ESA, Phase II ESAs, and BEA), due care activities, preparation of Brownfield and Act 381 work plans, demolition site preparation, (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property are shown in the table below

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity	Estimated Cost*
1. Predevelopment Activities	\$ 26,960
2. Due Care Compliance Activities	\$ 402,260
3. Demolition	\$ 303,103
Subtotal Eligible Activities	\$ 732,323
4. 15% Contingency on Eligible Activities*	\$ 92,998
5. Brownfield Plan & Act 381 WP Preparation Activities	\$ 25,000
Total Eligible Activities Cost with 15% Contingency**	\$ 850,231
6. Local Brownfield Revolving Fund (LBRF)***	\$ 140,583
Total Eligible Costs for Reimbursement	\$ 990,904

* The contingency is applied to the Subtotal, except activities, which have already been performed.

**Total Eligible Activities and Contingency is a maximum not-to-exceed reimbursement amount.

***LBRF deposits will be made in accordance with Act 381.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in Attachment C, Table 1.

It is currently anticipated that construction will begin in June 2022 and be completed by September 2023.

The Developer has begun performing demolition activities at the subject property. Due to the fire on the subject property, it was imperative that demolition work to begin to bring the property back to safety standards and secure the site. The Developer is seeking a look-back for demolition activities that have been conducted prior to approval of this Plan including partial building demolition, legal survey required for property boundaries to secure site prior to demolition, dumpster rental and disposal of materials.

Act 381 Section 125.2663b, Section 9 b provides, "For tax increment revenues attributable to local taxes, any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the brownfield plan, if those costs and the eligible property are subsequently included in a brownfield plan approved by the authority." Therefore, the BRA may provide reimbursement for activities conducted prior to Plan approval.

The 15% contingency has not been applied to activities that have already occurred.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. Developer reimbursement of the actual cost of the eligible activities identified in the table above including contingency is a maximum not-to-exceed amount of \$850,231. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority (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.

Tax increment revenues will first be used to pay or reimburse expenses described in the table above. The amount local-only tax increment revenues will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the Brownfield Redevelopment Authority.

2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))

This Brownfield Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2023.

The total estimated cost of the eligible activities and other costs (including contingency, and LBRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$990,904. The estimated effective initial taxable value for this Brownfield Plan is \$174,828 and is based on land and real property tax only. The initial taxable value of \$174,828 is set in 2022, the year in which the eligible property was included in this plan. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2023 with the first significant increase in taxable value of approximately \$1,095,924 beginning in 2023.

It is estimated that the Authority will capture the 2023 through 2052 tax increment revenues to reimburse the cost of the eligible activities, and make deposits into the LBRF. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

2.5 Plan of Financing (Section 13 (2)(d)); Maximum Amount of Indebtedness (Section 13 (2)(e))

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the subject property as available, and subject to the Reimbursement Agreement.

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

2.6 Duration of Brownfield Plan (Section 13 (2)(f))

Current tax capture projections indicate the tax increment capture will continue for 27 years. In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield 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 the resolution approving the Brownfield Plan.

2.7 Effective Date of Inclusion in Brownfield Plan

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the Plymouth Township Board of Trustees. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available—but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13 (2)(i-l))

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Brownfield Plan.

2.9 Local Brownfield Revolving Fund ("LBRF") (Section 8, Section 13(2)(m))

The Authority may establish a Local Brownfield Revolving Fund (LBRF). The Authority may capture incremental local and state school taxes to fund the LBRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LBRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LBRF funding, projected need for LBRF funds, and amount of school tax capture available in accordance with Act 381.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$140,583 to be paid after all developer eligible activities have been reimbursed.

2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 23.1146 non-homestead local mills available for capture. The requested tax capture for eligible activities breaks down as follows:

Tax Capture

State to Local Tax Capture	Eligible Activities, Interest, Contingency
Local-Only tax capture	\$850,321
Local Brownfield Revolving Fund (LBRF) capture	\$140,583
Total	\$990,904

Attachments

Attachment A
Site Maps and Photographs

WAYNE QUADRANGLE
MICHIGAN - WAYNE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.1 S.-R.8 E.



IMAGE TAKEN FROM 2016 U.S.G.S. TOPOGRAPHIC MAP
 PHOTOREVISED 2019



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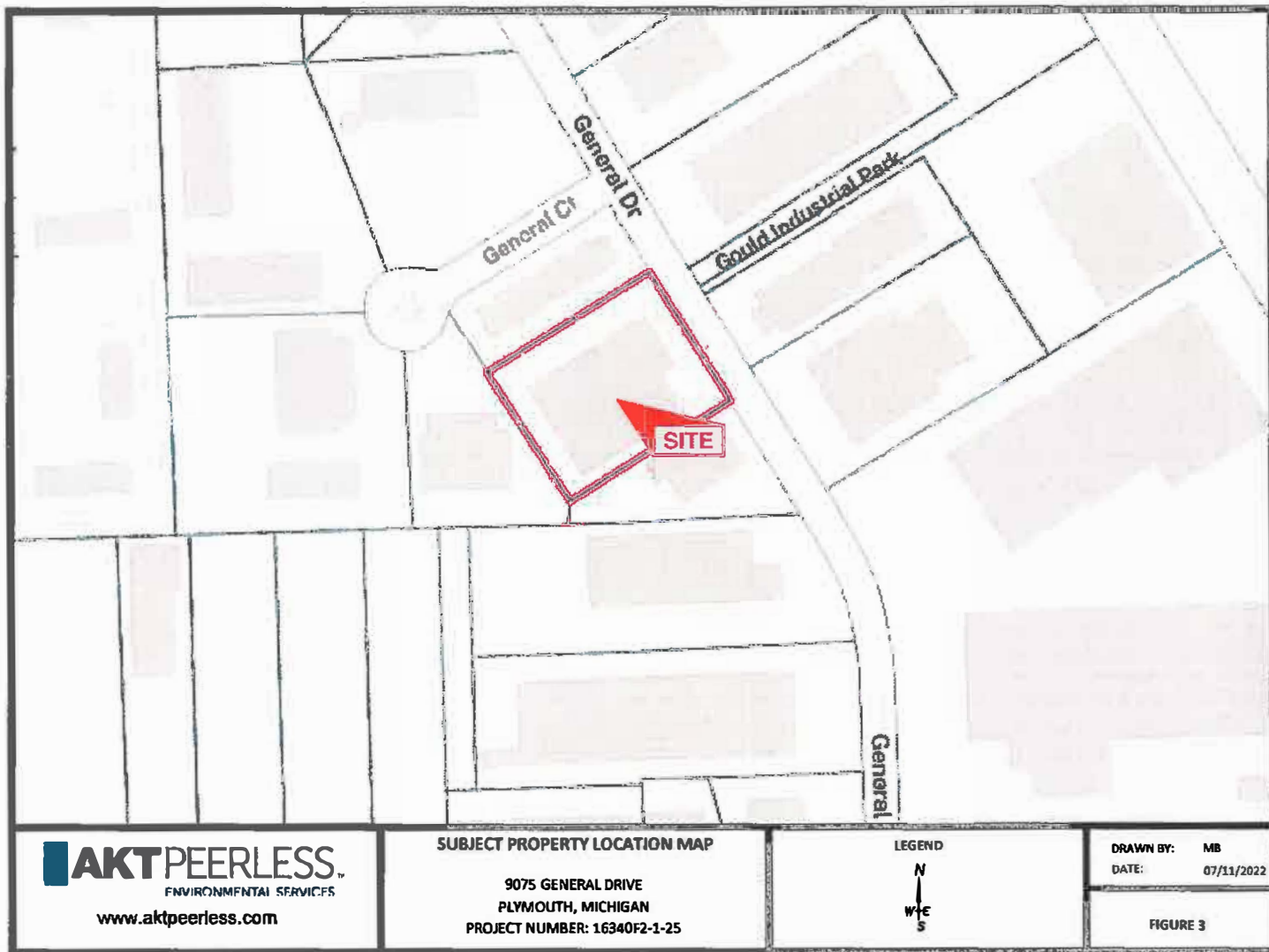
TOPOGRAPHIC LOCATION MAP

9075 GENERAL DRIVE
 PLYMOUTH, MICHIGAN
 PROJECT NUMBER: 16340F2-1-25

DRAWN BY: MB
 DATE: 07/11/2022

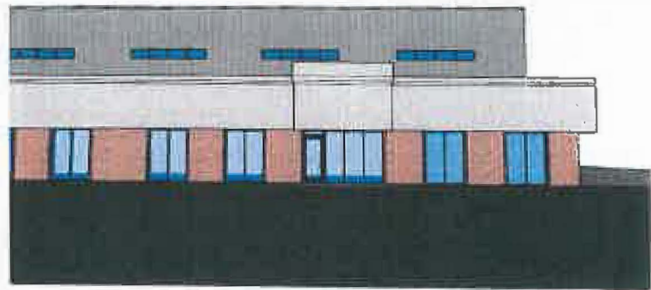
FIGURE 1







NORTH-EAST VIEW
SCALE: NTA



FRONT ENTRANCE
SCALE: NTA



SOUTH-EAST VIEW
SCALE: NTA



AERIAL VIEW
SCALE: NTA



Architect
JCSN AIA
No. 000018
State of Michigan

Project
2021-70
R-1

8076 GENERAL DRIVE
PLYMOUTH MI
PLANNED BY
PLANNED BY
PLANNED BY

Sheet Title:
**PROPOSED
SECTIONS
& DETAILS**



Date: 07/2021
Drawn by: JCH
Project Number:
2021-70
Sheet Number:
R-1

Attachment B
Legal Description(s)

9075 GENERAL DR PLYMOUTH, MI 48170 (Property Address)

Parcel Number: 78 062 01 0009 000 Account Number: 06685



Item 1 of 1 0 Images / 1 Sketch

Property Owner: AMI GROUP HOLDINGS, LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1973
 - Total Sq.Ft.: 40,226
 - # of Buildings: 1
- > 1 Special Assessment found
- > 7 Building Department records found

- > Assessed Value: \$298,500 | Taxable Value: \$174,828
- > Property Tax Information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	AMI GROUP HOLDINGS, LLC 2232 WIGGINS RD FENTON, MI 48430	Taxpayer	SEE OWNER INFORMATION
--------------	----------------------------------------------------------------	-----------------	-----------------------

General Information for Tax Year 2021

Property Class	301 INDUSTRIAL-IMPROVED	Unit	78 PLYMOUTH TOWNSHIP
School District	PLYMOUTH CANTON COMM SCHS W/SCC	Assessed Value	\$298,500
Map Number	No Data to Display	Taxable Value	\$174,828
USER NUMBER IDX	0	State Equalized Value	\$298,500
CERTIFICATE NO.	No Data to Display	Date of Last Name Change	12/14/2021
USER ALPHA 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
INPUT STATUS	X	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date	No Data to Display
-----------------------	--------------------

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$772,900	\$772,900	\$519,530
2019	\$773,510	\$773,510	\$509,850
2018	\$699,510	\$699,510	\$497,910
2017	\$699,210	\$699,210	\$487,670
2016	\$507,030	\$507,030	\$483,330
2015	\$481,890	\$481,890	\$481,890
2014	\$487,260	\$487,260	\$487,260
2013	\$499,310	\$499,310	\$499,310
2012	\$499,310	\$499,310	\$499,310
2011	\$551,730	\$551,730	\$551,730

Land Information

Zoning Code	IND	Total Acres	2.000
Land Value	Not Available	Land Improvements	\$32,225
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	INDUSTRIAL LIGHT MANUFACTURING	Mortgage Code	998
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)

Frontage

Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

35g9 10 LOTS 9 & 10 GOULD IND PARK T1S R8E L 90 P64 to 66 WCR K2.00

Building Information - 40226 sq ft Industrial - Light Manufacturing (Commercial)

Floor Area	40,226 sq ft	Estimated TCV	\$357,269
Occupancy	Industrial - Light Manufacturing	Class	C
Stories Above Ground	1	Average Story Height	24 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1973	Year Remodeled	No Data to Display
Percent Complete	25%	Heat	Package Heating & Cooling
Physical Percent Good	38%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	43 yrs

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Attachment C

Tables

Table 1. Eligible Activities
 AMI Group Holdings, LLC Redevelopment
 9075 General Drive
 Plymouth Twp, MI
 AKT Peerless Project No. 16340f2
 As of January 17, 2022

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
Predevelopment Activities				\$ 26,960
Due Care Compliance Activities				\$ 402,260
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 429,220
Demolition				\$ 303,103
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 303,103
Total Environmental and Non-Environmental Eligible Activities				\$ 732,323
15% Contingency on Eligible Activities				\$ 92,998
Brownfield Plan Preparation				\$ 10,000
Brownfield Plan Implementation				\$ 15,000
Total Eligible Activities Cost with 15% Contingency				\$ 850,321
Local Brownfield Revolving Fund (LBRF)				\$ 140,583
Total Eligible Costs for Reimbursement				\$ 990,904
ELIGIBLE ACTIVITIES COST DETAIL				
	# of Units	Unit Type	Cost/ Unit	Est. Total Cost
Predevelopment Activities				
Phase I ESA	1	LS	\$ 2,750	\$ 2,750
Phase II ESA	1	LS	\$ 19,210	\$ 19,210
Baseline Environmental Assessment	1	LS	\$ 2,250	\$ 2,250
Due Care Plan	1	LS	\$ 2,750	\$ 2,750
			Subtotal	\$ 26,960
Due Care Compliance Activities				
3" Cap for Vapor Concerns	40,226	LS	\$ 10	\$ 402,260
			Subtotal	\$ 402,260
Demolition				
Building Demolition	1	LS	\$ 72,000	\$ 72,000
Concrete Demolition	40,226	LS	\$ 1	\$ 40,226
Parking Lot Demolition	19,000	LS	\$ 1	\$ 19,000
Sheet Metal Demolition	1	LS	\$ 15,000	\$ 15,000
Block Wall Demolition	1	LS	\$ 10,000	\$ 10,000
Vertical Demolition	1	LS	\$ 20,000	\$ 20,000
Roof Panel Demolition	1	LS	\$ 50,000	\$ 50,000
Interior Wall Demolition	1	LS	\$ 12,500	\$ 12,500
North & West Exterior Demolition	2	Ea.	\$ 10,000	\$ 20,000
Legal Survey for Property Lines and Temporary Site Control during Demolition	1	LS	\$ 2,500	\$ 2,500
Temporary Site Control during Demolition	1	LS	\$ 3,000	\$ 3,000
Building Demolition Oversight	1	LS	\$ 3,000	\$ 3,000
Dumpster Rental	1	LS	\$ 5,000	\$ 5,000
Disposal - previously completed work	1	LS	\$ 2,877	\$ 2,877
Disposal - forthcoming work	1	LS	\$ 13,000	\$ 13,000
Remaining Demolition Oversight	1	LS	\$ 15,000	\$ 15,000
			Subtotal	\$ 303,103
Brownfield Plan & Act 381 Work Plan				
Brownfield Plan	1	LS	\$ 10,000	\$ 10,000
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 15,000	\$ 15,000
			Subtotal	\$ 25,000

Table 2. Tax Increment Revenue Estimates

AMI Group Holdings, LLC Redevelopment
9075 General Drive
Plymouth Twp, MI
AKT Peerless Project No. 16340f2
As of January 17, 2022

Estimated TV Increase rate: 1.025															
Plan Year:		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year:		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Initial Taxable Value		\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828
Estimated New TV		\$ 1,035,924	\$ 1,123,322	\$ 1,151,405	\$ 1,180,191	\$ 1,209,691	\$ 1,239,938	\$ 1,270,936	\$ 1,302,710	\$ 1,335,277	\$ 1,368,650	\$ 1,402,876	\$ 1,437,948	\$ 1,473,896	\$ 1,510,744
Incremental Difference (New TV - Initial TV)		\$ 921,096	\$ 948,494	\$ 976,577	\$ 1,005,363	\$ 1,034,863	\$ 1,065,110	\$ 1,096,108	\$ 1,127,882	\$ 1,160,449	\$ 1,193,831	\$ 1,228,048	\$ 1,263,120	\$ 1,299,068	\$ 1,335,916
Community College		2.2877	\$ 2,107	\$ 2,170	\$ 2,234	\$ 2,300	\$ 2,367	\$ 2,437	\$ 2,508	\$ 2,580	\$ 2,653	\$ 2,728	\$ 2,804	\$ 2,882	\$ 2,965
RESA - Spec Ed		3.3596	\$ 3,085	\$ 3,167	\$ 3,251	\$ 3,337	\$ 3,427	\$ 3,518	\$ 3,612	\$ 3,709	\$ 3,809	\$ 3,911	\$ 4,016	\$ 4,124	\$ 4,235
RESA - General Operating		0.0962	\$ 89	\$ 91	\$ 94	\$ 97	\$ 100	\$ 102	\$ 105	\$ 109	\$ 112	\$ 115	\$ 118	\$ 122	\$ 125
RESA - Enhance		1.9962	\$ 1,839	\$ 1,892	\$ 1,949	\$ 2,007	\$ 2,066	\$ 2,126	\$ 2,188	\$ 2,251	\$ 2,316	\$ 2,383	\$ 2,451	\$ 2,521	\$ 2,593
Wayne County		6.6244	\$ 6,102	\$ 6,283	\$ 6,469	\$ 6,660	\$ 6,855	\$ 7,056	\$ 7,261	\$ 7,472	\$ 7,687	\$ 7,908	\$ 8,135	\$ 8,367	\$ 8,600
Township		0.8103	\$ 746	\$ 769	\$ 791	\$ 815	\$ 839	\$ 863	\$ 888	\$ 914	\$ 940	\$ 967	\$ 995	\$ 1,024	\$ 1,053
Police-Fire (1-3)		4.1054	\$ 3,781	\$ 3,894	\$ 4,009	\$ 4,127	\$ 4,249	\$ 4,373	\$ 4,500	\$ 4,630	\$ 4,764	\$ 4,901	\$ 5,042	\$ 5,186	\$ 5,333
Fire		0.9866	\$ 909	\$ 936	\$ 963	\$ 992	\$ 1,021	\$ 1,051	\$ 1,081	\$ 1,113	\$ 1,145	\$ 1,178	\$ 1,212	\$ 1,246	\$ 1,282
WC Jail		0.9381	\$ 864	\$ 890	\$ 916	\$ 943	\$ 971	\$ 999	\$ 1,028	\$ 1,058	\$ 1,089	\$ 1,120	\$ 1,152	\$ 1,185	\$ 1,219
WC Parks		0.7549	\$ 235	\$ 242	\$ 249	\$ 256	\$ 264	\$ 271	\$ 279	\$ 287	\$ 296	\$ 304	\$ 313	\$ 322	\$ 331
HCMA		0.2104	\$ 194	\$ 200	\$ 205	\$ 212	\$ 218	\$ 224	\$ 231	\$ 237	\$ 244	\$ 251	\$ 258	\$ 265	\$ 273
Library		1.4448	\$ 1,381	\$ 1,570	\$ 1,611	\$ 1,659	\$ 1,708	\$ 1,759	\$ 1,810	\$ 1,863	\$ 1,917	\$ 1,972	\$ 2,028	\$ 2,085	\$ 2,143
Local Total		28.1246	\$ 21,291	\$ 21,924	\$ 22,573	\$ 23,239	\$ 23,921	\$ 24,620	\$ 25,336	\$ 26,071	\$ 26,823	\$ 27,595	\$ 28,386	\$ 29,197	\$ 30,027
Non-Capitable Taxes															
School Debt		4.0000	New TV \$ 4,384	\$ 4,493	\$ 4,606	\$ 4,721	\$ 4,838	\$ 4,960	\$ 5,084	\$ 5,211	\$ 5,341	\$ 5,475	\$ 5,612	\$ 5,752	\$ 5,896
Zoo Authority		0.1000	New TV \$ 110	\$ 112	\$ 115	\$ 118	\$ 121	\$ 124	\$ 127	\$ 130	\$ 134	\$ 137	\$ 140	\$ 144	\$ 147
Art Institute		0.7000	New TV \$ 219	\$ 225	\$ 230	\$ 236	\$ 242	\$ 248	\$ 254	\$ 261	\$ 267	\$ 274	\$ 281	\$ 288	\$ 295
Total Non-Capitable Taxes		4.8000													

Table 2. Tax Increment Revenue Estimates

AMI Group Holdings, LLC Redevelopment
9075 General Drive
Plymouth Twp, MI
AKT Peerless Project No. 16340/2
As of January 17, 2022

Estimated TV Increase rate:		Plan Year															
		15	16	17	18	19	20	21	22	23	24	25	26	27	28		
Calendar Year		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050		
Initial Taxable Value		\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828	\$ 174,828		
Estimated New TV		\$ 1,548,512	\$ 1,587,225	\$ 1,626,906	\$ 1,667,578	\$ 1,709,268	\$ 1,752,000	\$ 1,795,800	\$ 1,840,685	\$ 1,886,712	\$ 1,933,890	\$ 1,982,227	\$ 2,031,782	\$ 2,082,577	\$ 2,134,641		
Incremental Difference (New TV - Initial TV)		\$ 1,373,684	\$ 1,412,397	\$ 1,452,078	\$ 1,492,750	\$ 1,534,440	\$ 1,577,172	\$ 1,620,972	\$ 1,665,865	\$ 1,712,884	\$ 1,762,062	\$ 1,812,399	\$ 1,863,954	\$ 1,916,749	\$ 1,970,813		
Post-Dev TV (30% of Project Investment)																	
Community College		2.2877	\$ 3,189	\$ 3,231	\$ 3,272	\$ 3,315	\$ 3,358	\$ 3,401	\$ 3,444	\$ 3,488	\$ 3,531	\$ 3,574	\$ 3,617	\$ 3,660	\$ 3,703		
RESA - Spec Ed		3.3596	\$ 4,615	\$ 4,745	\$ 4,878	\$ 5,015	\$ 5,155	\$ 5,299	\$ 5,446	\$ 5,597	\$ 5,751	\$ 5,910	\$ 6,072	\$ 6,239	\$ 6,409		
RESA - General Operating		0.0962	\$ 132	\$ 136	\$ 140	\$ 144	\$ 148	\$ 152	\$ 156	\$ 160	\$ 165	\$ 169	\$ 174	\$ 179	\$ 184		
RESA - Enhance		1.9862	\$ 2,742	\$ 2,819	\$ 2,899	\$ 2,980	\$ 3,063	\$ 3,148	\$ 3,235	\$ 3,325	\$ 3,417	\$ 3,511	\$ 3,608	\$ 3,707	\$ 3,808		
Wayne County		6.6244	\$ 9,100	\$ 9,356	\$ 9,619	\$ 9,889	\$ 10,165	\$ 10,448	\$ 10,738	\$ 11,035	\$ 11,340	\$ 11,653	\$ 11,973	\$ 12,301	\$ 12,638		
Township		0.8109	\$ 1,113	\$ 1,144	\$ 1,177	\$ 1,210	\$ 1,243	\$ 1,278	\$ 1,313	\$ 1,350	\$ 1,387	\$ 1,425	\$ 1,465	\$ 1,505	\$ 1,546		
Police-Fire (1-3)		4.1034	\$ 5,640	\$ 5,798	\$ 5,961	\$ 6,128	\$ 6,299	\$ 6,475	\$ 6,655	\$ 6,839	\$ 7,028	\$ 7,222	\$ 7,420	\$ 7,624	\$ 7,833		
Fire		0.9866	\$ 1,355	\$ 1,399	\$ 1,433	\$ 1,473	\$ 1,514	\$ 1,556	\$ 1,599	\$ 1,644	\$ 1,689	\$ 1,735	\$ 1,783	\$ 1,832	\$ 1,882		
WC Jail		0.9381	\$ 1,289	\$ 1,325	\$ 1,362	\$ 1,400	\$ 1,439	\$ 1,480	\$ 1,521	\$ 1,563	\$ 1,606	\$ 1,650	\$ 1,696	\$ 1,742	\$ 1,790		
WC Parks		0.2549	\$ 350	\$ 360	\$ 370	\$ 381	\$ 391	\$ 402	\$ 413	\$ 425	\$ 436	\$ 448	\$ 461	\$ 473	\$ 486		
HCMA		0.2104	\$ 289	\$ 297	\$ 306	\$ 314	\$ 323	\$ 332	\$ 341	\$ 350	\$ 360	\$ 370	\$ 380	\$ 391	\$ 401		
Library		1.4448	\$ 2,085	\$ 2,141	\$ 2,198	\$ 2,257	\$ 2,317	\$ 2,379	\$ 2,443	\$ 2,509	\$ 2,577	\$ 2,646	\$ 2,716	\$ 2,788	\$ 2,861		
Local Total		23.1146	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660	\$ 41,777	\$ 42,923	\$ 44,097		
Non-Capturable Taxes																	
School Debt		4.0000	\$ 6,194	\$ 6,349	\$ 6,508	\$ 6,670	\$ 6,837	\$ 7,008	\$ 7,183	\$ 7,363	\$ 7,547	\$ 7,736	\$ 7,929	\$ 8,127	\$ 8,330		
Zoo Authority		0.1000	\$ 155	\$ 159	\$ 163	\$ 167	\$ 171	\$ 175	\$ 180	\$ 184	\$ 189	\$ 193	\$ 198	\$ 203	\$ 208		
Art Institute		0.2000	\$ 310	\$ 317	\$ 325	\$ 334	\$ 342	\$ 350	\$ 359	\$ 368	\$ 377	\$ 387	\$ 395	\$ 406	\$ 417		
Total Non-Capturable Taxes		4.3000															

Table 2. Tax Increment Revenue Estimates

AMB Group Holdings, LLC Redevelopment
9075 General Drive
Plymouth Twp, MI
AKT Peerless Project No. 1634012
As of January 17, 2022

Estimated TV Increase rate:				
		Plan Year:	29	30
		Calendar Year:	2051	2052
		Initial Taxable Value	\$ 174,828	\$ 174,828
Post-Dev TV (90% of Project Investment)	Estimated New TV	\$ 2,188,007	\$ 2,242,708	
Incremental Difference (New TV - Initial TV)		\$ 2,013,179	\$ 2,067,880	
Community College	2.2877	Incremental	\$ 4,008	\$ 4,808
RESA - Spec Ed	3.9396	Incremental	\$ 6,763	\$ 6,942
RESA - General Operating	0.0962	Incremental	\$ 194	\$ 199
RESA - Enfrance	1.9962	Incremental	\$ 4,019	\$ 4,128
Wayne County	6.6244	Incremental	\$ 13,336	\$ 13,698
Township	0.8103	Incremental	\$ 1,631	\$ 1,676
Police-Fire (1-3)	4.1054	Incremental	\$ 8,265	\$ 8,448
Fire	0.9866	Incremental	\$ 1,986	\$ 2,040
WC Jail	0.9381	Incremental	\$ 1,889	\$ 1,948
WC Parks	0.2549	Incremental	\$ 513	\$ 527
HCMA	0.2104	Incremental	\$ 424	\$ 436
Library	1.4448	Incremental	\$ 2,898	\$ 2,985
Local Total	28.1146		\$ 46,594	\$ 47,798
Post-Dev TV - Other				
School Debt	4.0000	New TV	\$ 8,752	\$ 8,971
Zoo Authority	0.1000	New TV	\$ 219	\$ 224
Art Institute	0.2000	New TV	\$ 438	\$ 448
Total Non-Capturable Taxes	4.3000			

Table 3. Reimbursement Allocation Schedule
AMI Group Holdings, LLC Redevelopment
 9075 General Drive
 Plymouth Twp., MI
 AKT Peerless Project No. 1634072
As of January 17, 2022

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 850,321	\$ 850,321
TOTAL		\$ -	\$ 850,321	\$ 850,321

Estimated Total Years of Plan: 27

Platform Calendar Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032
Total Local Incremental Revenue	\$ 21,291	\$ 21,924	\$ 22,578	\$ 23,239	\$ 23,921	\$ 24,620	\$ 25,336	\$ 26,071	\$ 26,823	\$ 27,595
Local TIR Available for Reimbursement	\$ 21,291	\$ 21,924	\$ 22,578	\$ 23,239	\$ 23,921	\$ 24,620	\$ 25,336	\$ 26,071	\$ 26,823	\$ 27,595
DEVELOPER	Beginning Balance									
AMT Group Holdings, LLC	\$ 850,321	\$ 829,030	\$ 807,106	\$ 784,533	\$ 761,294	\$ 737,374	\$ 712,754	\$ 687,418	\$ 661,348	\$ 634,524
LOCAL-ONLY Reimbursement Balance	\$ 850,321	\$ 829,030	\$ 807,106	\$ 784,533	\$ 761,294	\$ 737,374	\$ 712,754	\$ 687,418	\$ 661,348	\$ 634,524
Eligible Activities Reimbursement	\$ 21,291	\$ 21,924	\$ 22,578	\$ 23,239	\$ 23,921	\$ 24,620	\$ 25,336	\$ 26,071	\$ 26,823	\$ 27,595
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ 21,291	\$ 21,924	\$ 22,578	\$ 23,239	\$ 23,921	\$ 24,620	\$ 25,336	\$ 26,071	\$ 26,823	\$ 27,595
Total Annual Developer Reimbursement	\$ 21,291	\$ 21,924	\$ 22,578	\$ 23,239	\$ 23,921	\$ 24,620	\$ 25,336	\$ 26,071	\$ 26,823	\$ 27,595
LOCAL BROWNFIELD REVOLVING FUND	LSRRF Year									
LSRRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule
 AMI Group Holdings, LLC Redevelopment
 9075 General Drive
 Plymouth Twp., MI
 AKT Peerless Project No. 1634072
As of January 17, 2022

Estimated Capture	
Administrative Fees	\$ -
State Revolving Fund	\$ -
Local Revolving Fund	\$ 140,583

Plan Year	11	12	13	14
Calendar Year	2033	2034	2035	2036
Total Local Incremental Revenue	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879
Local TIR Available for Reimbursement	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879

Developer		Beginning Balance	11	12	13	14
DEVELOPER Reimbursement Balance	\$	680,321	\$ 578,543	\$ 549,347	\$ 519,320	\$ 488,440
LOCAL-ONLY Reimbursement Balance	\$	850,321	\$ 578,543	\$ 549,347	\$ 519,320	\$ 488,440
Eligible Activities Reimbursement	\$	850,321	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879
Interest Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$	-	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879
Total Available for Developer Reimbursement	\$	-	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879

LOCAL-ONLY Reimbursement Balance	\$	850,321	\$ 578,543	\$ 549,347	\$ 519,320	\$ 488,440
Eligible Activities Reimbursement	\$	850,321	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879
Total Local-Only TIR Reimbursement	\$	-	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879
Total Available for Developer Reimbursement	\$	-	\$ 28,386	\$ 29,197	\$ 30,027	\$ 30,879

LOCAL BROWNFIELD REVOLVING FUND		LSRAF Year	0	0	0	0
LBRAF Deposits	\$	-	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$	-	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule

AMI Group Holdings, LLC Redevelopment
9075 General Drive
Plymouth Twp., MI
AKT Peerless Project No. 1634012
As of January 17, 2022

Plan Year	15	16	17	18	19	20	21	22	23	24
Calendar Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total Local Incremental Revenue	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660
Local TIR Available for Reimbursement	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660
DEVELOPER										
Beginning Balance	\$ 850,321	\$ 456,688	\$ 424,041	\$ 390,477	\$ 355,973	\$ 320,505	\$ 284,049	\$ 246,581	\$ 208,075	\$ 168,506
LOCAL-ONLY Reimbursement Balance	\$ 850,321	\$ 456,688	\$ 424,041	\$ 390,477	\$ 355,973	\$ 320,505	\$ 284,049	\$ 246,581	\$ 208,075	\$ 168,506
Eligible Activities Reimbursement	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660
Interest Reimbursement	-	-	-	-	-	-	-	-	-	-
Total Local-Only TIR Reimbursement	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660
End Annual Development Reimbursement	\$ 882,073	\$ 489,335	\$ 457,605	\$ 424,981	\$ 390,441	\$ 355,961	\$ 320,515	\$ 284,087	\$ 246,645	\$ 208,166
LOCAL-ONLY Reimbursement Balance	\$ 882,073	\$ 489,335	\$ 457,605	\$ 424,981	\$ 390,441	\$ 355,961	\$ 320,515	\$ 284,087	\$ 246,645	\$ 208,166
Eligible Activities Reimbursement	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660
Total Local-Only TIR Reimbursement	\$ 31,752	\$ 32,647	\$ 33,564	\$ 34,504	\$ 35,468	\$ 36,456	\$ 37,468	\$ 38,506	\$ 39,570	\$ 40,660
End Annual Development Reimbursement	\$ 913,825	\$ 521,982	\$ 491,169	\$ 459,485	\$ 425,909	\$ 391,417	\$ 356,983	\$ 322,593	\$ 287,215	\$ 248,826
LOCAL BROWNFIELD REVOLVING FUND										
LSRRF Year	0	0	0	0	0	0	0	0	0	0
LSRRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	-	-	-	-	-	-	-	-	-

Table 3. Reimbursement Allocation Schedule

AMI Group Holdings, LLC Redevelopment
9075 General Drive
Plymouth Twp, MI
AKT Peerless Project No. 1634012
As of January 17, 2022

	Plan Year		End Plan					Total
	25	26	27	28	29	30		
Calendar Year	2043	2044	2045	2050	2051	2052		
Total Local Incremental Revenue	\$ 41,777	\$ 42,923	\$ 44,097	\$ 45,300	\$ 46,534	\$ 47,798		
Local TIR Available for Reimbursement	\$ 41,777	\$ 42,923	\$ 44,097	\$ 45,300	\$ 46,534	\$ 47,798		
DEVELOPER	Beginning Balance							
DEVELOPER Reimbursement Balance	\$ 850,321	\$ 86,068	\$ 43,146	\$ (0)	\$ (0)	\$ (0)	(0)	
LOCAL-ONLY Reimbursement Balance	\$ 850,321	\$ 86,068	\$ 43,146	\$ (0)	\$ (0)	\$ (0)	(0)	
Eligible Activities Reimbursement	\$ 850,321	\$ 41,777	\$ 42,923	\$ 43,145	\$ -	\$ -	\$ 850,321	
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local-Only TIR Reimbursement	\$ -	\$ 41,777	\$ 42,923	\$ 43,146	\$ -	\$ -	\$ 850,321	
Total Local-Only Reimbursement								



**CHARTER TOWNSHIP OF PLYMOUTH
REQUEST FOR BOARD ACTION**

MEETING DATE: July 26, 2022

ITEM: Public Hearing on Brownfield Plan Amendment #1 of the Charter Township of Plymouth Brownfield Redevelopment Authority for 41661 Plymouth Road

PRESENTER: Clerk Jerry Vorva

BACKGROUND:

Pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended, notice of a public hearing on Brownfield Plan Amendment #1 for 41661 Plymouth Road was published in a newspaper of general circulation on July 14, 2022. The notice was published in accordance with the law, which requires notice to be published at least seven days prior to the public hearing.

ACTION REQUESTED:

Hold Public Hearing.

PROPOSED MOTION: N/A

Public Hearing opened at _____ Moved by: _____

Seconded by: _____

Public Hearing closed at _____ Moved by: _____

Seconded by: _____

CHARTER TOWNSHIP OF PLYMOUTH
COUNTY OF WAYNE, STATE OF MICHIGAN

PUBLIC HEARING ON BROWNFIELD PLAN AMENDMENT #1 OF THE
CHARTER TOWNSHIP OF PLYMOUTH BROWNFIELD REDEVELOPMENT AUTHORITY
FOR 41661 PLYMOUTH ROAD

TO ALL INTERESTED PERSONS IN THE CHARTER TOWNSHIP OF PLYMOUTH:

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Plymouth, Michigan, will hold a public hearing on Tuesday, the 26th day of July, 2022, at 7:00 p.m., Eastern Daylight Time in the Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan, to consider the adoption of a resolution approving the Brownfield Plan Amendment #1 for the Charter Township of Plymouth Brownfield Redevelopment Authority pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended.

The property to which the proposed Brownfield Plan applies is the property located at 41661 Plymouth Road, Plymouth Township, Wayne County, Michigan.

The proposed Brownfield Plan would allow the Charter Township of Plymouth Brownfield Redevelopment Authority to capture tax increment revenues to be used to reimburse for eligible costs and eligible activities incurred to prepare the brownfield property for redevelopment and to fund the Local Brownfield Revolving Fund. Eligible costs may include environmental and/or site preparation costs and administrative costs. The property description, maps, and the proposed Brownfield Plan are on file at the office of the Township Clerk for inspection during regular business hours.

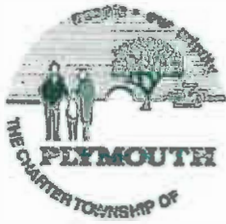
At the public hearing, all interested persons desiring to address the Township Board shall be afforded an opportunity to be heard in regard to the approval of the Brownfield Plan for the Charter Township of Plymouth Brownfield Redevelopment Authority. All aspects of the Brownfield Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Township Clerk.

This notice is given by order of the Township Board of the Charter Township of Plymouth, Michigan.

Jerry Vorva
Plymouth Township Clerk

Publish: July 14, 2022



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: June 26, 2022

ITEM: Request to Recommend an Amendment to the Brownfield Plan for the Courthouse Grille Redevelopment Project (41661 Plymouth Road)

PRESENTERS: Brownfield Attorney Steven Mann, Supervisor Heise

BACKGROUND: In 2020, the Township granted approval of a Brownfield Plan for the proposed Hillside Residences redevelopment project at 41661 Plymouth Road. The subject site (R-78-029-99-0002-000) consists of a ±3-acre, commercially zoned parcel in the Township and contains the former Courthouse Grille restaurant and associated parking lot.

At that time, the proposed redevelopment project was a Planned Unit Development (PUD) with two, five-story residential structures and covered parking located on the first floor of each structure. Final approval for the original PUD was never granted since the original applicant did not complete the PUD process due to internal financial and legal constraints.

The property is now under contract with a new developer and a similar, two-building residential PUD is proposed. This project is currently in the development review process at the Township and final approval consideration is anticipated for this fall / winter. Due to the remaining environmental contamination on the property (i.e., the identification of fill materials in the soil that render it unsuitable for the proposed building foundations, among other factors), the applicant is requesting an amendment to the existing Brownfield Plan (approved on July 14, 2020 by the Board of Trustees, resolution #2020-07-14-63).

Pending any further discussion by the public at the meeting, and/or concerns raised by the Township's legal counsel or engineer, it is recommended that the Board of Trustees approve the amended Brownfield Plan pursuant to the attached Resolution.

PROPOSED MOTION: I move to approve Resolution 2022-07-26-47 approving the Brownfield Plan for 41661 Plymouth Road.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi,___ Buckley,___ Monaghan,___ Doroshewitz,___ Stewart,___ Heise



MEMORANDUM

TO: Charter Township of Plymouth Board of Trustees
FROM: Steven D. Mann
RE: 41661 Plymouth Road (Hillside Overlook Apartments Brownfield Plan)
DATE: July 20, 2022

We have reviewed the Brownfield Plan Amendment #1 submitted for 41661 Plymouth Road (the "Plan") by 41661 Plymouth Rd, LLC, a Michigan Limited Liability Company properly licensed to conduct business in the state. We have also reviewed the related Reimbursement Agreement (the "Reimbursement Agreement") submitted with the Plan.

The Plan contains the elements required under the Brownfield Redevelopment Financing Act, 381, Public Acts of Michigan, 1996, as amended.

The Plan estimates Eligible Activities to cost \$4,088,583 and projects a 12-year payback to the developer with simple interest at the fixed rate of 5%. The Plan anticipates a potential \$2 million loan or grant from EGLE to assist in paying Eligible Activities at an interest rate of approximately 1.5%. The proposed \$400,000 loan from the Local Brownfield Revolving Fund (LBRF) to the developer appearing in prior versions has been removed from the Plan.

The Plan estimates capture in the amount of \$313,135 to cover BRA administrative and operating costs. The Plan also provides for capture by the LBRF of an estimated \$1,455,634 in the final five years.

The applicant has addressed our comments in the current form of the Plan.

The Plan and the Reimbursement Agreement are in proper form for approval by the Board of Trustees after the public hearing. Adoption of the enclosed resolution will grant approval of the Plan and Reimbursement Agreement.

CHARTER TOWNSHIP OF PLYMOUTH

RESOLUTION NO. 2022-07-26-47

**RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT #1
AND REIMBURSEMENT AGREEMENT
FOR 41661 PLYMOUTH ROAD
(HILLSIDE OVERLOOK APARTMENTS)**

Minutes of a regular meeting of the Township Board of the Charter Township of Plymouth, County of Wayne, Michigan (the “Township”), held in the Township Hall on the 26th day of July, 2022, at 7:00 p.m., Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____
and supported by Member _____.

WHEREAS, in accordance with the provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”), the Charter Township of Plymouth Brownfield Redevelopment Authority (the “Authority”) has previously prepared and approved a Brownfield Plan for the property located at 41661 Plymouth Road (the “Brownfield Plan”); and

WHEREAS, it is necessary to amend the Brownfield Plan; and

WHEREAS, the Authority has prepared and approved Brownfield Plan Amendment #1 for said property (the “Amended Brownfield Plan”) along with a Reimbursement Agreement (the “Reimbursement Agreement”); and

WHEREAS, the Authority has forwarded the Amended Brownfield Plan and Reimbursement Agreement to the Township Board requesting its approval of the both

documents; and

WHEREAS, after due and legal notice, the Township Board held a public hearing on the proposed Amended Brownfield Plan on July 26, 2022.

WHEREAS, the Township Board desires to approve the Amended Brownfield Plan and Reimbursement Agreement.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Amended Brownfield Plan” means the Brownfield Plan Amendment #1 for the property located at 41661 Plymouth Road prepared by the Authority, as transmitted to the Township Board by the Authority for approval, copies of which Amended Brownfield Plan are on file in the office of the Township Clerk.

“Reimbursement Agreement” means the Reimbursement Agreement for the property located at 41661 Plymouth Road.

2. Public Purpose. The Township Board hereby determines that the Amended Brownfield Plan constitutes a public purpose.

3. Best Interest of the Public. The Township Board hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the Township to proceed with the Amended Brownfield Plan.

4. Review Considerations. As required by Act 381, the Township Board has in reviewing the Amended Brownfield Plan taken into account the following considerations:

(a) The Amended Brownfield Plan meets the requirements set forth in sections 13 and

13b of Act 381.

(b) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(c) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(d) The amount of captured taxable value estimated to result from adoption of the Amended Brownfield Plan is reasonable.

5. Approval and Adoption of Amended Brownfield Plan. The Amended Brownfield Plan is hereby approved and adopted. A copy of the Amended Brownfield Plan and all amendments thereto shall be maintained on file in the Township Clerk's office.

6. Approval of Reimbursement Agreement. The Reimbursement Agreement is hereby approved and the Township Supervisor and Township Clerk are authorized to execute same.

7. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Jerry Vorva, J.D.
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Plymouth, County of Wayne, State of Michigan, at a regular meeting held on July 26, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Jerry Vorva, J.D.
Township Clerk

39373848.1/117165.00010

CHARTER TOWNSHIP OF PLYMOUTH
BROWNFIELD REDEVELOPMENT
AUTHORITY

BROWNFIELD PLAN AMENDMENT #1
FOR THE HILLSIDE RESIDENCES
(AKA HILLSIDE OVERLOOK APARTMENTS)
REDEVELOPMENT PROJECT

Prepared by:

41661 Plymouth Rd, LLC
Contact Person: Kevin Kovachevich
Phone: 313-241-9200

and

Jamieson Development Consulting
4495 Lynne Lane
Commerce Township, MI 48382
Contact Person: Anne Jamieson-Urena
Phone: 248-762-8701

As adopted by the Plymouth Township Brownfield Redevelopment Authority: June 13, 2022

And

As adopted by the Plymouth Township Board of Trustees: July , 2022

July 20, 2022

**Brownfield Plan Amendment #1 for the
Hillside Residences (AKA Hillside
Overlook Apartments) Redevelopment
Project)**

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I. INTRODUCTION

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

The primary purpose of this Brownfield Plan ("Plan") Amendment #1 to the Hillside Residences (AKA Hillside Overlook) Redevelopment Project is to promote the redevelopment of and private investment in certain "brownfield" properties within the Township and to Amend the Plan to meet the specific requirements of the new development known as the Hillside Outlook as it relates to Act 381, as amended. Inclusion of property within this Plan will facilitate financing of environmental department specific activities including baseline environmental site assessment activities, demolition and hazardous building material surveys and abatement, due care activities and response 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 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.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

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

This Plan describes the project to be completed and contains information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The property comprising the eligible property consists of one (1) parcel totaling 3.06 acres located at 41661 Plymouth Road, Plymouth (mailing address), Charter Township of Plymouth, Wayne County, MI (see Attachment A). The eligible property is currently developed with a 16,391 square foot vacant restaurant building. Asphalt paved parking areas are located south, east, and west of the structure. Surrounding properties include commercial and residential properties and Hines Park. The parcel qualifies as a “facility”.

Existing grades at the east side of the property slope downward to the southwest, ranging between 713 to 705 feet. A concrete slope is present south of the building which divides the site in two separate elevations. The west side of the property slopes downward to the west with elevations ranging from approximately 702 to 694 feet. A densely wooded steep downward slope is present along the south and east sides of the property. A sewer line extends through the west parking lot and overhead power lines extend through the east parking lot. Extensive land fill material has been identified across the property.

The parcel and all real estate property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Parcel information is outlined below.

Address	41661 Plymouth Road, Plymouth, MI 48170
Parcel ID	R-78-029-99-0002-000
Owner	41661 Plymouth RD, LLC
Legal Description	26B1 THAT PART OF THE NE 1/4 OF SEC 26 DESC AS BEGINNING AT A PTE ON TH CL OF PLYMOUTH RD DIST N 73D 17M 40S W 262.43FT AND N 72D 29M 20S W 277.48FT FROM THE INTERSECTION OF SAID CL WITH THE E LINE OF SEC 26 AND PROCEEDING TH N 72D 29M 20S W ALONG SAID CL 479.85FT TH S 22D 19M 30S W 159.71FT TH S 49D 27M 20S E 558.64FT TH N 14D 30M 10S E 298.26FT TH N 72D 29M 20S W 1.0FT TH N 14D 30M 10S E 80.0 FT TO THE POB 3.06 AC K2.70.

The project will consist of a single state of the art multi-family building with four levels of units above 2 levels of secure garage parking. The design approach for the building was a 21st century design image with a contemporary vernacular; we used 4 key materials to reinforce the design which creates a rhythm of vertical and horizontal interest across the façade; starting with a base of limestone colored stone which transitions to a tan brick in the middle of the building which is then capped by dark blue panels on the front and sides of the building with white horizontal accent siding on the rear (see Attachment A for renderings).

The end result is a “state of the art 21st century facade” that will set the standard for high quality multifamily architecture in the township and any future development along the Plymouth road corridor. The redevelopment of the site will further enhance the Plymouth Road corridor, strengthening the existing multi-family project streetscape currently developing along Plymouth Road.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by BRA in its sole discretion, to the project description are subject to the approval of the BRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial and industrial purpose; and (b) the Property is determined to be a facility.

The primary reason for the Amendment #1 to this Brownfield Plan is described as follows:

On May 20th, 2020, the Charter Township of Plymouth Brownfield Redevelopment Authority (PBRA) Adopted a Brownfield Plan (Plan) for the Hillside Residence Redevelopment. Following the adoption of the Plan it was discovered that additional environmental challenges may be present on the property based on the identification of widespread historic landfilling operations across the majority of the Property.

The Department of Environment, Great Lakes, and Energy (EGLE) and Applied Environmental determined that it would be necessary for additional sampling and analysis of soil and groundwater to be conducted at the Property, if the proposed project at the time, Hillside Residences was to be constructed. Based on a number of factors the former development team bowed out of the development project at the end of the Summer 2020.

In January 2021, Applied Environmental was engaged by 41661 Plymouth RD, LLC to complete a supplemental Phase II ESA to identify additional areas of contamination at the property that would present an environmental challenge to the development. A total of 28 soil samples and 2 groundwater samples were collected for laboratory analysis. Soil and groundwater samples were analyzed for Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), and Michigan 10 Metals.

Based on the results of the Phase II ESA, concentrations of several VOCs including: n-Butylbenzene, 2-Methylnaphthalene, and Naphthalene were detected on the southcentral portion of the subject property. Concentrations of PNAs including: Acenaphthene, Acenaphthylene, Anthracene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo (g, h, i) perylene, Benzo(a)pyrene, Chrysene, Dibenzo (a, h) anthracene, Fluoranthene, Fluorene, Indeno(1,2,3-cd) pyrene, 2-Methylnaphthalene, Naphthalene, Phenanthrene, and Pyrene were detected in soil samples throughout the Property. As well as metals, including Arsenic, Barium, Cadmium, Total Chromium, Copper, Lead, Mercury, Total, Selenium, Silver, and Zinc were detected throughout Property. All exceed Generic Residential Cleanup Criteria, and the site is considered a “facility”. The applicable pathways are described below.

In addition, extensive fill material was identified during a geotechnical investigation and during the supplemental Phase II ESA across the entire 3 acres, based on this discovery additional environmental testing of soils and groundwater identified soils that exceed EGLE Part 201 GRCC, for the following pathways including:

- DC = Direct Contact
- DWP = Drinking Water Protection Criteria (this can be eliminated as a viable pathway due to the availability of municipal water supply)
- GSIP = Groundwater Surface Water Interface Protection Criteria
- SVIAI = Soil Volatilization to Indoor Air Inhalation

Additionally, a comparison was made of the analytical results to the EGLE Volatilization to Indoor Air (VIAP) Screening Levels (September 2020). This comparison revealed that detected concentrations of Naphthalene, Mercury, Phenanthrene, Benzene, Ethylbenzene, n-Propylbenzene, 1,2,4 Trimethylbenzene, and 1,3,5 Trimethylbenzene exceed the soil screening levels and that the volatilization to indoor air pathway needs to be considered as part of the overall due care evaluation.

Based on these findings it was determined that the Brownfield Plan should be Amended and a EGLE Grant and Loan be sought to address the additional cost to accommodate the new proposed development structural and environmental challenges.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include: Baseline Environmental Site Assessment Activities, Demolition that is not a response activity and Hazardous Building Material Surveys and Abatement, Due Care Activities, and Response Activities and preparation and implementation of a Brownfield Plan and an Act 381 Work Plan.

The current grade, fill material and contaminated soil present a significant challenge for any type of redevelopment to occur.

A EGLE Loan and a potential EGLE Grant is being sought to offset the cost necessary to complete a hazardous building material survey, hazardous building material abatement, demolition of the building, and surrounding impervious surfaces and utilities, manage and dispose of soils at a Type II Landfill, install a vapor mitigation system under a portion of the building that has slab on grade operations, lobby, recreation area, residential units, elevator shafts and stairwells, and installation of stormwater engineering controls and installation of special utility features will also be necessary. Further, due to the geotechnical results and extensive land filling across the property, specialized foundations to support the building foundations will be necessary to offset the cost of disposal of all the contaminated fill material.

Based on lengthy discussions with the Department of Environment, Great Lakes, and Energy (EGLE) and the updated environmental, geotechnical, and civil engineering studies conducted over the last year, it has been determined that the cost of the Eligible Activities within the Brownfield Plan have increased by \$2,215,842.00.

- Brownfield Plan Adopted in May 2020 total costs of Eligible Activities: \$1,840,178.00
- Proposed Amendment to Brownfield Plan June 2022 total cost of Eligible Activities: \$4,056,020

The primary reason for the increase in cost as it relates to the Brownfield conditions is reflective of the Environmental and further Civil Engineering studies performed (reports available upon request).

A detailed summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in Table 1 attached hereto as Attachment C. The eligible activities described in Attachment C are not exhaustive. Subject to the approval of BRA staff in writing, 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 Attachment C.

Unless otherwise agreed to in writing by the BRA, all eligible activities shall commence within twenty four (24) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") Loan, Grant and Act 381 Work Plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed by the property owner in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer and the BRA desire 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 the Reimbursement Agreement (Attachment E) to be executed by the BRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381.

In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that BRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local

Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approval by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), as may be required pursuant to Act 381, or (ii) the Developer providing the BRA with evidence, satisfactory to BRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment C 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 of the BRA 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 or reimbursement, 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 Attachment C. 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, to the extent the adjustments do not violate the terms of the approved EGLE work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan provides for the capture of tax increment revenues (TIF) to reimburse the Developer commencing in the 2025 property tax year and continuing through the 2041 property tax year for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement (see Attachment E). A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment D.

The following assumptions have been considered when creating the Tax Increment Financing tables and available revenue (TIR):

1. 2020 is the base year of the Brownfield Plan Amendment #1, which is based on the year the Brownfield Plan for the Hillside Residence was adopted by the Township Board of Trustees.
2. The first year of capture under the Brownfield Plan #1 will be in year 2025, to allow for if needed the maximum 30 years of tax capture.
3. It is anticipated that the Brownfield Plan will only capture up to 17 years of tax increment revenues
4. Interest is being sought on the principal construction loan that is being secured to address the eligible activities is 5% fixed simple, non-compounding interest. If the EGLE Loan is approved, then we will have the ability to attribute up to \$2M of the eligible activities at a rate of 1.5%, if applicable
5. Department Specific Eligible Activities total \$4,088,583, plus allowable interest to cover the cost of the cleanup.
6. Capture of TIR by the BRA for Administration and Local Brownfield Revolving Funds (LBRF) and capture by the State of Michigan MEDC/EGLE of TIR for State Brownfield Revolving Funds (SBRF).

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of BRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the BRA's Local Brownfield Revolving Fund, as follows:

12 -Years for the Developer Estimated Total with a Remaining 5 - Years to Years of Plan: LBRF

Developer Total Estimated Tax Reimbursement	\$	4,088,583
BRA Admin Fee Tax Reimbursement	\$	313,135
State Brownfield Redevelopment Fund Reimbursement	\$	405,342
Local Brownfield Revolving Loan Fund	\$	1,455,634
TOTAL		\$ 6,262,693

Brownfield Plan
Amendment #1 Hillside
Residence Redevelopment

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	51.18%	\$ 2,092,435		\$ 2,092,435
Local	48.82%	\$ 1,996,148	\$ -	\$ 1,996,148
TOTAL				
EGLE	100%	\$ 4,088,583		\$ 4,088,583
Local only	0%		\$ -	\$ -

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (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 (5) years after the date of the governing body's resolution approving this Plan.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer with the exception of those eligible activities financed by the EGLE Grant and Loans, if awarded. The BRA will reimburse the Developer for the cost of approved eligible activities, but only from 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.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement (Attachment E). The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the BRA to fund such reimbursements and does not obligate the BRA or the Township to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan.

The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the BRA, and the State of Michigan, the BRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that EGLE does not approve the payment of interest on an

eligible activity with school taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity.

Notwithstanding the assumptions described above with respect to the Tax Increment Financing tables, interest shall accrue at the rate of the lesser of 1% over prime rate or five percent (5%) per annum and as otherwise provided and limited in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan with the exception of the accrued interest.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

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

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or

relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

The BRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the BRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at **\$1,455,634.00**. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The BRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the BRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

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 and shall use the Property in accordance with this Plan.

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 and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II 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.*), has been performed on the Property ("Environmental Documents").

Except as otherwise agreed to by the BRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Maps




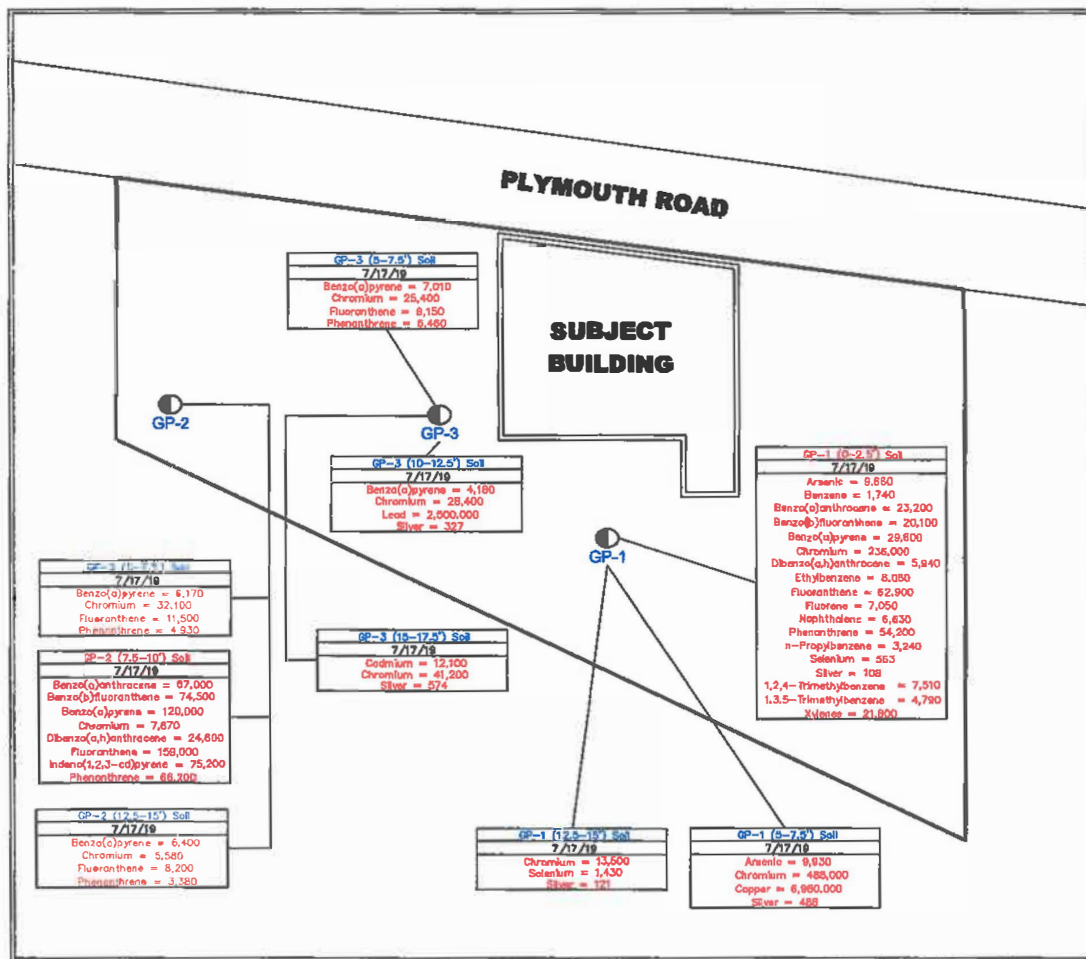
Figure 1
Site Location Map

 <p>APPLIED ENVIRONMENTAL</p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p>Commercial Property 41661 Plymouth Road Plymouth, Michigan 48170</p> <p>AE Project No. 19-3210BEA</p>	 <p>North Unknown</p> <p>Source: Bing Maps</p>
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Figure 2
Scaled Area Map

 <p>APPLIED ENVIRONMENTAL</p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p>Commercial Property 41661 Plymouth Road Plymouth, Michigan 48170</p> <p>AE Project No. 19-3210BEA</p>	 <p>North Unknown</p> <p>Source: Wayne County GIS</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------



Legend

— Approximate Subject Property Border

All results reported in ug/kg (soil)

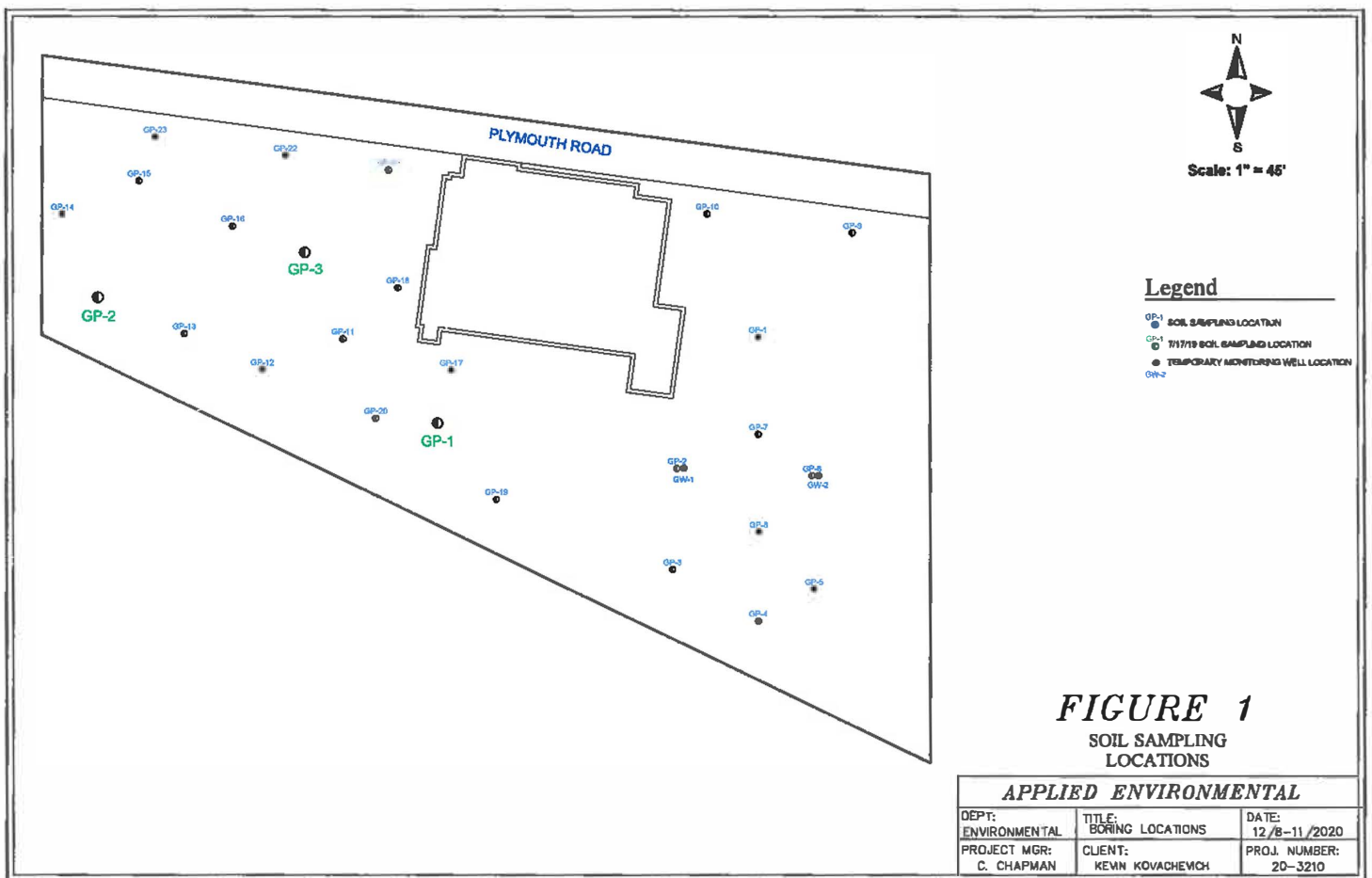
Only results that exceed EGLE Part 201 GRCC included on the map

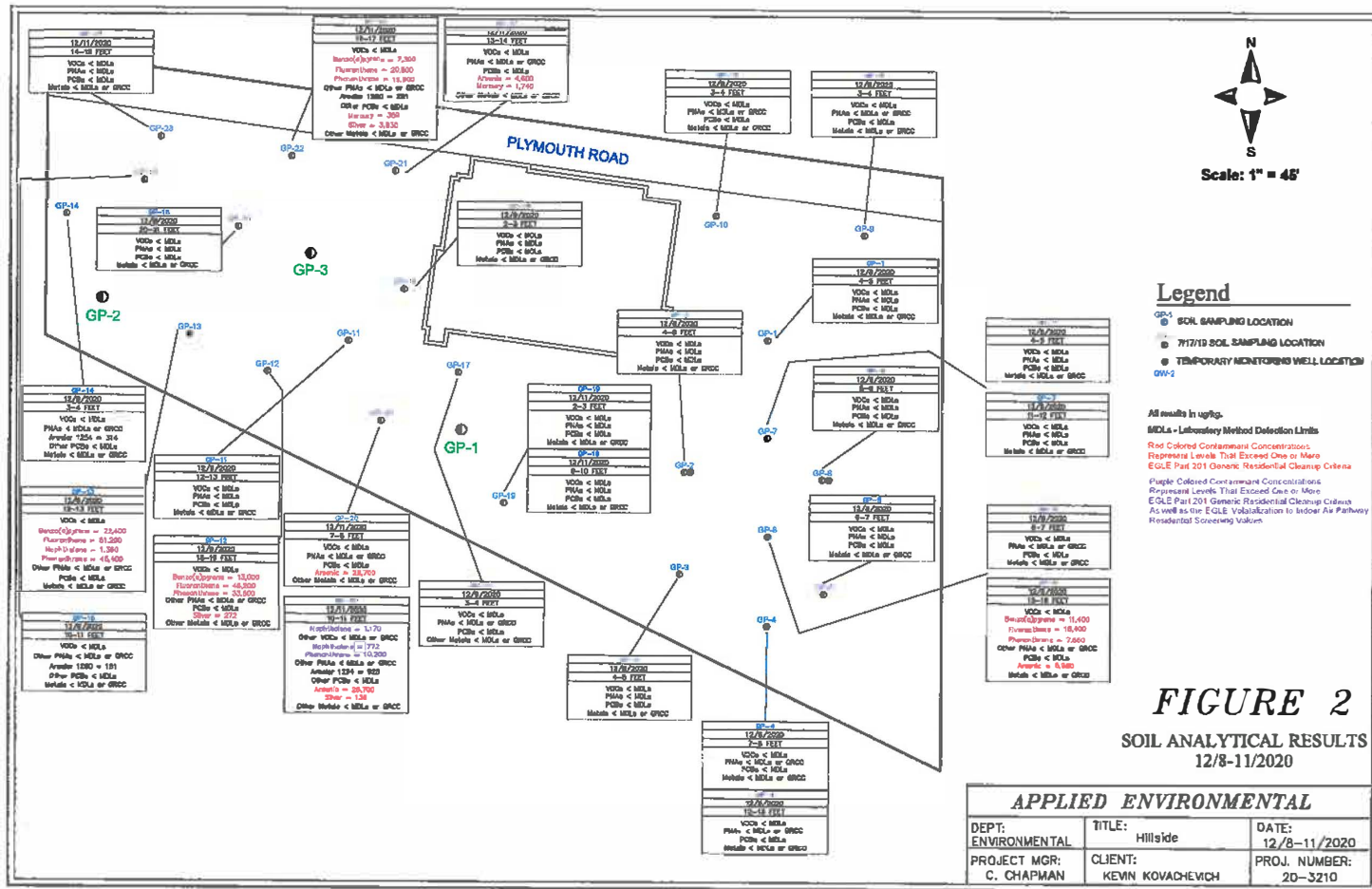
**FIGURE 3
SOIL BORING LOCATIONS MAP
AND ANALYTICAL RESULTS
7/17/2019**

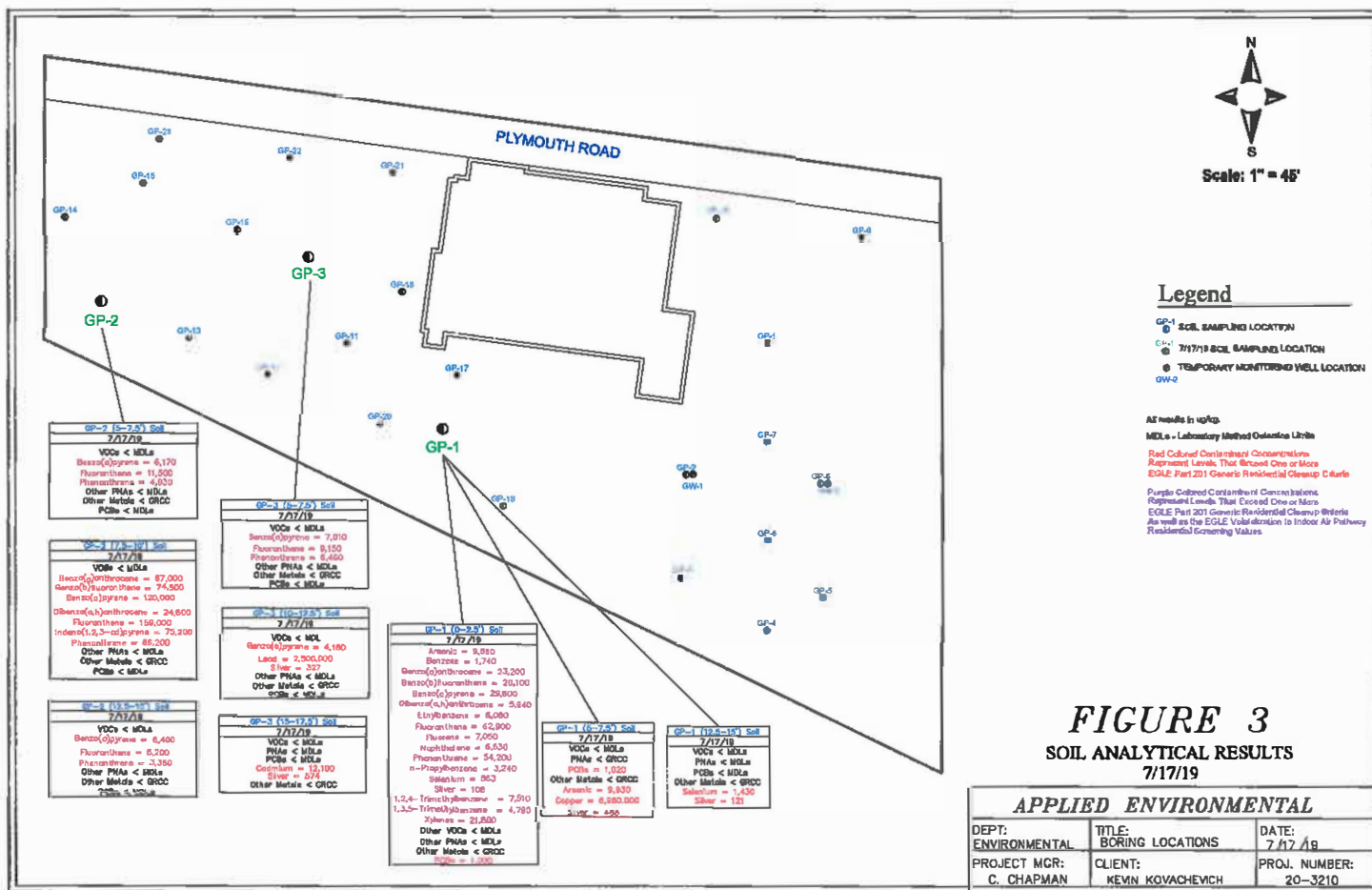
**COMMERCIAL PROPERTY
41661 PLYMOUTH ROAD
PLYMOUTH, MI 48170**



19-3210P11 - SOIL BORING LOCATIONS MAP AND ANALYTICAL RESULTS









WEST END OF THE BUILDING

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

Packet Page 137 of 170

<input type="checkbox"/> Individual Name: <u>WILLIAM J. AUSTIN</u>	
<input type="checkbox"/> Organization Name: <u>Sample City</u>	
<input type="checkbox"/> State <u>MD</u>	<input type="checkbox"/> City <u>MD 20719</u>
<input type="checkbox"/> Telephone No: <u>202-775-1234</u>	<input type="checkbox"/> Address <u>1234 Main St</u> <u>MD 20719</u>
<input type="checkbox"/> Other <u>1234 Main St</u> <u>MD 20719</u>	



- 1. EGRESS WALKWAY
- 2. WEST RECREATIONAL AREA
(OVERLOOKING THE RIVER)
- 3. MAIN OUTDOOR RECREATIONAL AREA

ATTACHMENT B

Legal Description

Legal Descriptions of Eligible Property to which the Plan Applies

26B1 THAT PART OF THE NE 1/4 OF SEC 26 DESC AS BEGINNING AT A PTE ON TH CL OF PLYMOUTH RD DIST N 73D 17M 40S W 262.43FT AND N 72D 29M 20S W 277.48FT FROM THE INTERSECTION OF SAID CL WITH THE E LINE OF SEC 26 AND PROCEEDING TH N 72D 29M 20S W ALONG SAID CL 479.85FT TH S 22D 19M 30S W 159.71FT TH S 49D 27M 20S E 558.64FT TH N 14D 30M 10S E 298.26FT TH N 72D 29M 20S W 1.0FT TH N 14D 30M 10S E 80.0 FT TO THE POB 3.06 AC K2.70.

The following described premises situated in the Township of Plymouth, County of Wayne, and State of Michigan, to-wit:

That part of the Northeast 1/4 of Section 26, Town 1 South, Range 8 East, described as: Beginning at a point on the centerline of Plymouth Road distant North 73 degrees 17 minutes 40 seconds West 262.43 feet and North 72 degrees 29 minutes 20 seconds West 276.48 feet from the intersection of said centerline with the East line of Section 26 and proceeding thence North 72 degrees 29 minutes 20 seconds West along said centerline 480.85 feet; thence South 22 degrees 19 minutes 30 seconds West 159.71 feet; thence South 49 degrees 27 minutes 20 seconds East 558.64 feet; thence North 14 degrees 30 minutes 10 seconds East 378.26 feet to the point of beginning, EXCEPTING that part deeded to the City of Plymouth, said excepted part being described as: That part of the Northeast 1/4 of Section 26, Town 1 South, Range 8 East described as: Beginning at a point on the centerline of Plymouth Road, distant North 73 degrees 17 minutes 40 seconds West, 262.43 feet and North 72 degrees 29 minutes 20 seconds West 276.48 feet from the intersection of said centerline with the East line of Section 26 and proceeding thence North 72 degrees 29 minutes 20 seconds West along said centerline 1 foot; thence South 14 degrees 30 minutes 10 seconds West 80.00 feet; thence South 72 degrees 29 minutes 20 seconds East 1 foot; thence North 14 degrees 30 minutes 10 seconds East 80.00 feet to the Point of Beginning.

ATTACHMENT C

Estimated Cost of Eligible Activities Table

Table 1 - Brownfield Eligible Activities -41661 Plymouth Road, Plymouth Township, MI

Department Specific Eligible Activity	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Total Cost of BRL and RRL ELGE Loan TIF Reimbursable Activities	Estimated Total Developer PAYGO TIF Reimbursable Activities	Completion/Season/Year
Pre- Approved Activities-				Winter 2020-2022
Phase I Environmental Site Assessment (ESA)	\$ 2,200.00		\$ 2,200.00	
Phase II Environmental Site Assessment	\$ 37,500.00		\$ 37,500.00	
Pre-rehab/demo. Hazardous Building Materials Survey - Asbestos Containing Material (ACM)	\$ 5,200.00		\$ 5,200.00	
Baseline Environmental Assessment (BEA)	\$ 3,000.00		\$ 3,000.00	
Site Investigation to evaluate and prepare for compliance with Due Care				
Development of a plan for response activities to meet due care obligations	\$ 14,000.00		\$ 14,000.00	
Design for engineering controls including vapor mitigation systems may be considered part of preparing a plan for compliance with due care	\$ 17,500.00		\$ 17,500.00	
Due Care Plan - Pre-Development - prior to construction	\$ 5,000.00		\$ 5,000.00	
Total - BEA Activities *no contingency already completed	\$ 84,400.00		\$ 84,400.00	
Demolition and Hazardous Building Material Abatement - considered a response activity under Act 381 - to protect public health, safety and welfare				Fall 2022
Building Demolition (whole building including basement and foundations)	\$ 89,310.00	\$ 89,310.00		
Site Demolition				
Abandoned utilities, parking lots (asphalt/concrete), abandoned foundations, curbs and gutters, brick pavers, septic, signage *estimates from GC/CM/DB	\$ 98,134.00	\$ 98,134.00		
Temporary traffic control, signage, fencing, dust control, mobilization, and management of accumulated water due to runoff *property handling of perched groundwater may be necessary to comply with due care activities during demolition activities	\$ 12,500.00	\$ 12,500.00		
Backfill, compaction, and rough grading where structures or improvements were located	\$ 17,520.00	\$ 17,520.00		
Demolition - Project Management - Field and Oversight and associated bid specs and reporting requirements to BRA	\$ 30,400.00	\$ 30,400.00		
Lead & Asbestos Abatement - considered a response activity under Act 381 - to protect public health, safety and welfare				
Abatement of ACM, LBP, Mold and Universal Waste Disposal, may include transformers etc.	\$ 73,000.00	\$ 73,000.00		
On-Site Asbestos and LBP air monitoring during removal activities	\$ 12,500.00	\$ 12,500.00		
Reporting and associated notifications to state for demolition clearance	\$ 4,500.00	\$ 4,500.00		
ACM Project Management Field and Oversight and associated BRA reporting	\$ 9,962.00	\$ 9,962.00		
Sub Total - Demolition and Abatement as allowable under Act 381	\$ 347,826.00	\$ 347,826.00		
Contingency 15%	\$ 52,173.90	\$ 52,173.90		
Total - Demolition and Abatement Activities as allowable under Act 381	\$ 400,000	\$ 400,000		
Due Care Activities				
Health and Safety Plan(s) - specific to Due Care Activities	\$ 2,500.00	\$ 2,500.00		
Due Care Planning - Evaluation	\$ 8,750.00	\$ 8,750.00		
Due Care Plan(s) - on site construction management due care plan	\$ 5,500.00	\$ 5,500.00		
Due Care Plan-Post Construction - following remediation - O&M	\$ 7,500.00	\$ 7,500.00		
Supplemental Phase II - Investigation - soil/groundwater				
Characterization of wastes for landfill disposal	\$ 9,480.00	\$ 9,480.00		
Soil/Gas Vapor Mitigation System (GVMS)				
GVMS-Passive Venting System	\$ 102,615.00		\$ 102,615.00	

Table 1 - Brownfield Eligible Activities -41661 Plymouth Road, Plymouth Township, MI

Department Specific Eligible Activity	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Total Cost of BRL and RRL ELGE Loan TIF Reimbursable Activities	Estimated Total Developer PAYGO TIF Reimbursable Activities	Completion/Season/Year
GVMS-Vapor Mitigation Design (incl. EGLE approval)	\$ 34,205.00	\$ 8,550.00	\$ 25,655.00	Spring 2023- Fall 2024
GVMS-Vapor Barrier Installation - materials and install	\$ 171,025.00		\$ 171,025.00	
GVMS-System Pre and Post-Installation Testing	\$ 34,205.00		\$ 34,205.00	
GVMS-Vapor Barrier Installation Oversight	\$ 14,000.00		\$ 14,000.00	
Engineering evaluation compaction testing/certification/design and certification of VI system	\$ 52,500.00		\$ 52,500.00	
Pumping, treatment, transportation, and/or disposal of contaminated groundwater (dewatering) *the lowest-cost feasible option must be provided to EGLE				
Pumping of accumulated water due to runoff or rain	\$ 10,000.00	\$ 10,000.00		
Transportation and disposal of contaminated water (eg. Frac tank transportation and disposal at a licensed disposal facility)	\$ 50,000.00	\$ 50,000.00		
Proper handling of contaminated Soil for export offsite Disposal				
Soil Management-Transportation	\$ 155,064.00	\$ 155,064.00		
Soil Management-Disposal	\$ 646,100.00	\$ 646,100.00		
Silt fencing to prevent exacerbation	\$ 20,000.00	\$ 20,000.00		
Temporary Truck Wash Facility	\$ 7,700.00	\$ 7,700.00		
Due Care - Bid Specifications	\$ 14,000.00	\$ 14,000.00		
Engineering controls				
Direct Contact/Demarcation Barrier under landscape areas and on and/or around utility trenches	\$ 27,225.00	\$ 27,225.00		
Environmental Field Activity & Field Oversight During Due Care Activities	\$ 141,044.00	\$ 141,044.00		
Sub-Total Due Care Activities	\$ 1,513,413.00	\$ 1,113,413.00	\$ 400,000.00	
Contingency - 15%	\$ 227,012	\$ 227,012		
Total - Due Care Activities	\$ 1,740,424.95	\$ 1,340,424.95	\$ 400,000.00	
Environmental Response Activities				Spring 2023- Fall 2024
Special Utility features - Underground detention - Hydraulic Liners	\$ 28,290.00	\$ 28,290.00		
Utility - Seals & Gaskets due to contamination	\$ 7,900.00	\$ 7,900.00		
On site Management				
Temporary Site Control - related to Brownfield Conditions - Fencing	\$ 14,688.00	\$ 14,688.00		
Temporary Access and/or Roads - Installed to access contamination	\$ 22,200.00	\$ 22,200.00		
Temporary Erosion Control - Street cleaning -decon following transport of contaminated soils	\$ 22,500.00	\$ 22,500.00		
Dust Control	\$ 5,500.00	\$ 5,500.00		
Unanticipated Response Activities such as USTs, etc. -				
Specialized Foundations - Construction of specialized foundations on contaminated land may be an EGLE eligible activity when a cost-benefit analysis provided by a licensed PE demonstrates that the cost of specialized foundations would be less than the cost for transportation and disposal of contaminated material. Only the cost above and beyond the cost of traditional foundations will be considered. Caissons - and associated backfill	\$ 510,000.00		\$ 510,000.00	
Caissons	\$ 610,000.00		\$ 610,000.00	
Retaining Walls to prevent exacerbation of contamination ***	\$ 230,454.00	\$ 100,000.00	\$ 130,454.00	

Table 1 - Brownfield Eligible Activities -41661 Plymouth Road, Plymouth Township, MI

Department Specific Eligible Activity	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Total Cost of BRL and RRL ELGE Loan TIF Reimbursable Activities	Estimated Total Developer PAYGO TIF Reimbursable Activities	Completion/Season/Year
Soft Costs (engineering, design, legal services, oversight, project management, reporting)	\$ 145,153.20	\$ 20,107.80	\$ 125,045.40	
Total -Environmental Response Activities	\$ 1,596,685.20	\$ 221,185.80	\$ 1,375,499.40	
Brownfield Plan and Work Plan preparation				
EGLE (Loan) Mini - Project Work Plan(s) and ELGE Loan Closeout Reports and associated Signage	\$ 25,000.00	\$ 25,000.00		Spring/Summer 2023 - Fall 2024
Brownfield Plan/Act 381 Work Plan Preparation / Project Management	\$ 30,000.00		\$ 30,000.00	
Act 381 Work Plan Implementation / Reimbursement Agreement and associated Project Management and Legal review	\$ 43,389	\$ 13,389.25	\$ 30,000.00	
Sub-Total Brownfield Plan & Act 381 Work Plan Preparation	\$ 98,389	\$ 38,389	\$ 60,000.00	
Interest 1.5% to cover EGLE Loan	\$ 168,684		\$	
Total Estimated Brownfield Activities	\$ 4,088,583	\$ 2,000,000	\$ 1,919,899	

ATTACHMENT D
Tax Increment Finance Tables

**Tax Increment Revenue Capture Estimates
Hillside Overlook Apartments
41661 Plymouth Road
Plymouth Township, Wayne County, Michigan
July 2022**

Estimated Taxable Value (TV) Increase Rate 1% 1% per year		Plan Year											
		0	1	2	3	4	5	6	7	8	9	10	11
Base Year set in 2020	Base Taxable Value	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Estimated New TV	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670
	Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,692,670	\$ 7,776,667	\$ 7,854,433	\$ 7,932,928	\$ 8,012,307	\$ 8,092,433	\$ 8,173,355
							\$ 7,300,000	\$ 7,375,907	\$ 7,454,763	\$ 7,533,306	\$ 7,612,637	\$ 7,692,761	\$ 7,773,085
													\$ 7,855,418
													\$ 7,937,969

State Education Tax (SET)	6.0000		\$ 2,398	\$ 2,398	\$ 2,398	\$ 43,000	\$ 44,262	\$ 44,739	\$ 45,200	\$ 45,616	\$ 46,157	\$ 46,641	\$ 47,133	\$ 47,628
School Operating Tax	18.0000		\$ 7,194	\$ 7,194	\$ 7,194	\$ 131,400	\$ 132,786	\$ 134,185	\$ 135,590	\$ 137,017	\$ 138,470	\$ 139,926	\$ 141,389	\$ 142,843
School Total	24.0000		\$ 9,592	\$ 9,592	\$ 9,592	\$ 175,300	\$ 177,046	\$ 178,924	\$ 180,790	\$ 182,633	\$ 184,627	\$ 186,567	\$ 188,522	\$ 190,513

Township Operating	0.8071		\$ 323	\$ 323	\$ 323	\$ 5,592	\$ 5,654	\$ 5,717	\$ 5,780	\$ 5,844	\$ 5,909	\$ 5,974	\$ 6,040	\$ 6,107
Township Police/Fire 1 (expires 2035)	1.5470		\$ 658	\$ 658	\$ 658	\$ 12,093	\$ 12,150	\$ 12,207	\$ 12,267	\$ 12,328	\$ 12,389	\$ 12,451	\$ 12,513	\$ 12,576
Township Police/Fire 2 (expires 2035)	0.5581		\$ 222	\$ 222	\$ 222	\$ 4,060	\$ 4,101	\$ 4,145	\$ 4,188	\$ 4,233	\$ 4,278	\$ 4,323	\$ 4,368	\$ 4,414
Township Police/Fire 3 (expires 2035)	1.1879		\$ 475	\$ 475	\$ 475	\$ 8,672	\$ 8,763	\$ 8,856	\$ 8,949	\$ 9,043	\$ 9,138	\$ 9,234	\$ 9,331	\$ 9,433
Township Fire (expires 2030)	0.9837		\$ 393	\$ 393	\$ 393	\$ 7,174	\$ 7,240	\$ 7,306	\$ 7,373	\$ 7,441	\$ 7,509	\$ 7,578	\$ 7,647	\$ 7,717
Plymouth District Library	1.4364		\$ 574	\$ 574	\$ 574	\$ 10,486	\$ 10,595	\$ 10,708	\$ 10,821	\$ 10,935	\$ 11,050	\$ 11,166	\$ 11,284	\$ 11,403
Wayne County Parks	0.2453		\$ 98	\$ 98	\$ 98	\$ 1,791	\$ 1,810	\$ 1,829	\$ 1,848	\$ 1,867	\$ 1,887	\$ 1,907	\$ 1,927	\$ 1,947
School Craft Community College	2.2700		\$ 907	\$ 907	\$ 907	\$ 16,571	\$ 16,746	\$ 16,922	\$ 17,101	\$ 17,281	\$ 17,463	\$ 17,646	\$ 17,831	\$ 18,019
Public Ed/Op/Enhance	5.4520		\$ 2,179	\$ 2,179	\$ 2,179	\$ 39,800	\$ 40,219	\$ 40,643	\$ 41,072	\$ 41,504	\$ 41,941	\$ 42,382	\$ 42,828	\$ 43,278
Wayne County Operating	6.6220		\$ 2,647	\$ 2,647	\$ 2,647	\$ 48,341	\$ 48,660	\$ 48,985	\$ 49,315	\$ 49,649	\$ 50,000	\$ 50,357	\$ 50,719	\$ 51,085
Wayne County Jail	0.9358		\$ 374	\$ 374	\$ 374	\$ 6,933	\$ 6,983	\$ 7,033	\$ 7,083	\$ 7,134	\$ 7,189	\$ 7,245	\$ 7,301	\$ 7,358
Huron Clinton Metro Parks	0.1089		\$ 83	\$ 83	\$ 83	\$ 1,585	\$ 1,591	\$ 1,597	\$ 1,604	\$ 1,611	\$ 1,618	\$ 1,625	\$ 1,632	\$ 1,639
Local Total	22.5512		\$ 8,939	\$ 8,993	\$ 9,033	\$ 162,104	\$ 164,625	\$ 167,132	\$ 169,628	\$ 172,112	\$ 174,582	\$ 177,035	\$ 179,470	\$ 181,893

Plymouth Canton School Debt	0.0000		\$ 1,599	\$ 1,599	\$ 1,599	\$ 29,200	\$ 29,508	\$ 29,816	\$ 30,133	\$ 30,451	\$ 30,771	\$ 31,095	\$ 31,422	\$ 31,752
Zoo	0.0997		\$ 40	\$ 40	\$ 40	\$ 728	\$ 735	\$ 743	\$ 751	\$ 759	\$ 767	\$ 775	\$ 783	\$ 791
D&T	0.1395		\$ 80	\$ 80	\$ 80	\$ 1,456	\$ 1,472	\$ 1,487	\$ 1,503	\$ 1,519	\$ 1,535	\$ 1,551	\$ 1,567	\$ 1,584
Total Non-Captureable Taxes	0.2392		\$ 1,719	\$ 1,719	\$ 1,719	\$ 31,384	\$ 31,715	\$ 32,046	\$ 32,387	\$ 32,730	\$ 33,075	\$ 33,423	\$ 33,772	\$ 34,123

Total Millages	50.6504													
		Total Tax Increment Revenue (TIR)												
	46.3312	Available for Capture												
			\$ -	\$ -	\$ -	\$ 338,364	\$ 341,833	\$ 345,537	\$ 349,178	\$ 352,855	\$ 356,569	\$ 360,320	\$ 364,108	\$ 367,934

Tax Increment Revenue Capture Estimates
Hillside Overlook Apartments
41661 Plymouth Road
Plymouth Township, Wayne County, Michigan
July 2022

Estimated Taxable Value (TV) Increase Rate 1%:		Plan Year										TOTAL
		10	11	12	13	14	15	16	17			
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032		
Base Year set in 2020	*Base Taxable Value	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670	\$ 399,670		
	Estimated New TV	\$ 8,421,016	\$ 8,505,226	\$ 8,589,436	\$ 8,673,646	\$ 8,757,856	\$ 8,842,066	\$ 8,926,276	\$ 9,010,486	\$ 9,094,696		
	Incremental Difference (New TV - Base TV)	\$ 8,021,346	\$ 8,105,556	\$ 8,189,766	\$ 8,273,976	\$ 8,358,186	\$ 8,442,396	\$ 8,526,606	\$ 8,610,816	\$ 8,695,026		
Township Operating												
State Education Tax (SEI)	6.0000	\$ 48,128	\$ 48,633	\$ 49,144	\$ 49,659	\$ 50,180	\$ 50,705	\$ 51,236	\$ 51,773	\$ 52,314	\$ 817,878	
School Operating Tax	18.0000	\$ 144,384	\$ 145,900	\$ 147,431	\$ 148,977	\$ 150,539	\$ 152,116	\$ 153,709	\$ 155,318	\$ 156,939	\$ 2,453,633	
School Total	24.0000	\$ 192,512	\$ 194,533	\$ 196,575	\$ 198,636	\$ 200,719	\$ 202,822	\$ 204,945	\$ 207,091	\$ 209,253		
Township Police/Fire												
Township Operating	0.8071	\$ 6,474	\$ 6,542	\$ 6,611	\$ 6,680	\$ 6,750	\$ 6,821	\$ 6,892	\$ 6,964	\$ 7,037	\$ 110,018	
Township Police/Fire 1 (expires 2035)	1.8470	\$ 19,211	\$ 19,350	\$ 19,490	\$ 19,631	\$ 19,774	\$ 19,919	\$ 20,066	\$ 20,215	\$ 20,366	\$ 224,597	
Township Police/Fire 2 (expires 2035)	0.5561	\$ 4,461	\$ 4,507	\$ 4,555	\$ 4,605	\$ 4,651	\$ 4,700	\$ 4,749	\$ 4,799	\$ 4,849	\$ 75,804	
Township Police/Fire 3 (expires 2035)	1.1879	\$ 9,529	\$ 9,679	\$ 9,730	\$ 9,832	\$ 9,935	\$ 10,039	\$ 10,144	\$ 10,250	\$ 10,357	\$ 161,926	
Township Fire (expires 2040)	0.9827	\$ 7,883	\$ 7,965	\$ 8,049	\$ 8,133	\$ 8,219	\$ 8,305	\$ 8,392	\$ 8,480	\$ 8,569	\$ 133,955	
Plymouth District Library	1.4864	\$ 11,622	\$ 11,643	\$ 11,765	\$ 11,888	\$ 12,013	\$ 12,139	\$ 12,266	\$ 12,394	\$ 12,523	\$ 135,800	
Wayne County Parks	0.2453	\$ 1,968	\$ 1,988	\$ 2,009	\$ 2,030	\$ 2,052	\$ 2,073	\$ 2,095	\$ 2,117	\$ 2,139	\$ 33,438	
School Craft Community College	2.2700	\$ 18,208	\$ 18,400	\$ 18,593	\$ 18,788	\$ 18,985	\$ 19,184	\$ 19,384	\$ 19,587	\$ 19,791	\$ 309,430	
RESA Sp Ed/Opt/Enhance	5.4520	\$ 43,732	\$ 44,191	\$ 44,655	\$ 45,124	\$ 45,597	\$ 46,074	\$ 46,557	\$ 47,044	\$ 47,537	\$ 743,178	
Wayne County Operating	6.6120	\$ 53,117	\$ 53,675	\$ 54,238	\$ 54,807	\$ 55,382	\$ 55,963	\$ 56,548	\$ 57,140	\$ 57,739	\$ 901,664	
Wayne County Jail	0.8358	\$ 7,505	\$ 7,585	\$ 7,665	\$ 7,745	\$ 7,826	\$ 7,908	\$ 7,991	\$ 8,075	\$ 8,159	\$ 127,562	
Huron Clinton Metro Parks	0.2089	\$ 1,676	\$ 1,693	\$ 1,711	\$ 1,729	\$ 1,747	\$ 1,765	\$ 1,784	\$ 1,803	\$ 1,822	\$ 28,476	
Local Total	22.3332	\$ 178,287	\$ 181,359	\$ 184,479	\$ 187,640	\$ 190,829	\$ 194,068	\$ 197,319	\$ 200,584	\$ 203,864		
Milages												
Plymouth Canton School Debt	4.0000	\$ 32,085	\$ 32,422	\$ 32,762	\$ 33,106	\$ 33,453	\$ 33,804	\$ 34,158	\$ 34,515	\$ 34,875	\$ 545,252	
Zoo	0.0997	\$ 800	\$ 808	\$ 817	\$ 825	\$ 834	\$ 843	\$ 851	\$ 860	\$ 869	\$ 13,590	
DIA	0.1995	\$ 1,600	\$ 1,617	\$ 1,634	\$ 1,651	\$ 1,668	\$ 1,686	\$ 1,704	\$ 1,721	\$ 1,739	\$ 27,194	
Total Non-Captable Taxes	4.2992	\$ 34,485	\$ 34,947	\$ 35,413	\$ 35,882	\$ 36,355	\$ 36,832	\$ 37,313	\$ 37,799	\$ 38,289	\$ 584,017	
Total Milages	50.6504											
Total Tax Increment Revenue (TIR)												
Available for Capture		\$ 371,799	\$ 375,702	\$ 379,645	\$ 383,626	\$ 387,648	\$ 391,709	\$ 395,812	\$ 399,955	\$ 404,139	\$ 6,622,698	

Tax Incremental Reversion Fund Reimbursement Allocation Table
Hillside Overlook Apartments
41501 Plymouth Road
Plymouth Township, Wayne County, MI
July 2012

Developer / Municipality	Project Name	School & Local Taxes	Local-Only Taxes	Total
State	2,882,433			2,882,433
Local	3,996,348			3,996,348
TOTAL				
State	2,882,433			2,882,433
Local	3,996,348			3,996,348

12 - Years for the Developer
Estimated Total with a Remaining 5 - Years
Years of Plac to LRRF

Developer Total Estimated Tax Reimbursement	\$ 4,088,585
State Admin Fee Tax Reimbursement	\$ 535,335
State Brownfield Redevelopment Fund Reimbursement	\$ 402,362
Local Brownfield Revolving Loan Fund	\$ 3,455,894
TOTAL	\$ 6,292,093

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Total State Transmittal Revenue	\$ 299,111	\$ 208	\$ 1,081	\$ 628	\$ 2,222	\$ 2,777	\$ 3,046	\$ 3,277	\$ 3,481	\$ 3,658	\$ 3,809	\$ 3,936	\$ 4,039	\$ 4,119	\$ 4,176	\$ 4,211	\$ 4,226	\$ 4,231	\$ 4,226	\$ 4,211	\$ 4,176
State Tax Reimbursement Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ 25,200	\$ 27,046	\$ 28,514	\$ 29,708	\$ 30,665	\$ 31,425	\$ 32,018	\$ 32,481	\$ 32,821	\$ 33,056	\$ 33,196	\$ 33,241	\$ 33,196	\$ 33,056	\$ 32,821	\$ 32,481	\$ 32,018
State TIR Available For Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 25,200	\$ 27,046	\$ 28,514	\$ 29,708	\$ 30,665	\$ 31,425	\$ 32,018	\$ 32,481	\$ 32,821	\$ 33,056	\$ 33,196	\$ 33,241	\$ 33,196	\$ 33,056	\$ 32,821	\$ 32,481	\$ 32,018
TOTAL Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 25,200	\$ 27,046	\$ 28,514	\$ 29,708	\$ 30,665	\$ 31,425	\$ 32,018	\$ 32,481	\$ 32,821	\$ 33,056	\$ 33,196	\$ 33,241	\$ 33,196	\$ 33,056	\$ 32,821	\$ 32,481	\$ 32,018
State Admin Fee Tax (5%)	\$ -	\$ -	\$ -	\$ -	\$ 1,260	\$ 1,352	\$ 1,426	\$ 1,485	\$ 1,533	\$ 1,571	\$ 1,601	\$ 1,624	\$ 1,641	\$ 1,653	\$ 1,660	\$ 1,664	\$ 1,666	\$ 1,666	\$ 1,664	\$ 1,660	\$ 1,653
Local TIR Available For Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 23,940	\$ 25,694	\$ 27,088	\$ 28,223	\$ 29,132	\$ 29,950	\$ 30,683	\$ 31,357	\$ 31,982	\$ 32,563	\$ 33,101	\$ 33,585	\$ 34,016	\$ 34,390	\$ 34,708	\$ 34,971	\$ 35,180
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ 25,200	\$ 27,046	\$ 28,514	\$ 29,708	\$ 30,665	\$ 31,425	\$ 32,018	\$ 32,481	\$ 32,821	\$ 33,056	\$ 33,196	\$ 33,241	\$ 33,196	\$ 33,056	\$ 32,821	\$ 32,481	\$ 32,018

DEVELOPER	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Developer Total Estimated Tax Reimbursement	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585	\$ 4,088,585
State Admin Fee Tax Reimbursement	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335	\$ 535,335
State Brownfield Redevelopment Fund Reimbursement	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362	\$ 402,362
Local Brownfield Revolving Loan Fund	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894	\$ 3,455,894
TOTAL	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093	\$ 6,292,093

LOCAL BROWNFIELD REVOLVING FUND	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available For Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capital for LRRF Developer after eight years are reimbursed. May be taken from STATE & LOCAL TIR OFF.

1

* Up to five years of capture for L&F Deposit

ATTACHMENT E
Reimbursement Agreement

PLYMOUTH TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY

REIMBURSEMENT AGREEMENT

This Brownfield Reimbursement Agreement ("Agreement") for the BROWNFIELD PLAN AMENDMENT #1 FOR THE HILLSIDE RESIDENCES REDEVELOPMENT PROJECT (AKA HILLSIDE OVERLOOK APARTMENTS) is made on _____, ("Effective Date") between **41661 Plymouth Rd LLC**, (the "Owner") and the **Plymouth Township Brownfield Redevelopment Authority** (the "BRA"), a Michigan public body corporate.

PREMISES

- A. The Owner is engaged in the development of 41661 Plymouth Road commonly known as the Hillside Overlook Apartments (the "Project" or "Development"), as described on attached **Exhibit A**, to be located on the property described on the attached **Exhibit B** (the "Property").
- B. The BRA has been formed pursuant to Act 381, Public Acts of Michigan, 1996, MCL 125.2651 et seq. ("Act 381"), to promote the revitalization of contaminated, blighted, or functionally obsolete properties. The BRA has approved a Brownfield Plan (the "Brownfield Plan", attached as **Exhibit C**) that includes the Development, the Eligible Property, and the Eligible Activities.
- C. The BRA has determined in furtherance of its purposes and to accomplish its goals and Brownfield Plan to reimburse the cost of certain "Eligible Activities" as defined by Sec. 2(o) of Act 381, Public Acts of 1996, MCL 125.2652(o) within Eligible Property on the site and as described in the Brownfield Plan and Act 381 Work Plan as the same may be amended or supplemented.
- D. Pursuant to the Brownfield Plan and the Act 381 Work Plan, the BRA will capture 100% of the Tax Increment Revenues authorized by law to be captured from the levies imposed by taxing jurisdictions upon taxable property for the Eligible Property consistent with Act 381, as amended, and the Brownfield Plan approved by the BRA (the "Tax Increments"). Upon satisfaction of the conditions expressed in this Agreement, the BRA will use the Tax Increment Revenues as provided by law and as described in this Agreement.

In consideration of the premises and the mutual covenants contained in this Agreement, the Owner and the BRA hereby enter into this Agreement and covenant and agree as follows:

ARTICLE 1.

Section 1.1 Definitions. The following capitalized terms used in this Agreement shall have the following meanings, except to the extent the context in which they are used requires otherwise:

(a) “Act 381” means the Brownfield Redevelopment Financing Act (“BRA”), Act 381 of Michigan Public Acts of 1996, as amended, MCL 125.2651 et seq.

(b) “Act 381 Work Plan” means the Work Plan approved by the Michigan Department of Environment, Great Lakes and Energy (EGLE), as subsequently amended or supplemented.

(c) “Agreement” means this Reimbursement Agreement entered into between the BRA and the Owner.

(d) “Brownfield Plan” means the Brownfield Plan, as defined under Act 381, and originally adopted _____, as amended, and attached as **Exhibit C**.

(e) “Contractor” means any general or environmental contractor or subcontractor with whom the Owners contracts to complete work at the Eligible Property and/or Site.

(f) “Township” means the Charter Township of Plymouth, Michigan.

(g) “Development” means the site work, building construction, utilities, and equipment relating to the eligible property as described on attached **Exhibit A**.

(h) “Eligible Activities” means those response activities as defined by Sec. 2(o) of Act 381, Public Acts of 1996, as amended, MCL 125.2652(o), or approved by the Michigan Department of Environment, Great Lakes and Energy (EGLE) or the Michigan Strategic Fund (MSF) as part of the approved Act 381 Work Plan or MSF Work Plan.

(i) “Eligible Property” means the property as defined by Sec. 2(p) of Act 381, MCL 125.2652(p) upon which the Eligible Activities will be conducted.

(j) “Environmental Consultant” means any environmental consulting firm retained or hired by the Owner to fulfill all or part of its obligations under this Agreement, including the Eligible Activities set forth in the Act 381 Work Plan.

(k) “Event of Default” means the failure of performance or breach by a party to carry out its obligations under this Agreement or, with respect to a party, if any representation or warranty of such party was materially not accurate when made, and such obligation has not been performed or such representation or warranty corrected within 28 days after written notice thereof has been given by the other party. It also means any filing of bankruptcy or bankruptcy reorganization by the Owner.

(l) “BRA” means the Plymouth Township Brownfield Redevelopment Authority, established by the Township Board of Trustees on September 24, 1997, or its successors.

(m) “Indemnified Persons” means the Township, the BRA, and their members, officers, agents and employees.

(n) “Maximum Cost of Eligible Activities” means the BRA’s maximum obligation to pay for the Eligible Activities and not to exceed the amounts set forth in the approved Act 381 Work Plan, as amended or supplemented.

(o) “MSF Work Plan” means the site-specific Work Plan covering non-environmental Eligible Activities approved subsequent to this agreement by the MSF or BRA, as subsequently amended or supplemented.

(p) “Owner” means, 41661 Plymouth Rd LLC.

(q) “Property” means the real property located in the Charter Township of Plymouth, Wayne Township and State of Michigan, as described in attached **Exhibit B**, if applicable, and made a part hereof.

(r) “Tax Increment Revenues or TIR” means tax increment revenues, as defined by Act 381, from all taxable real and personal property located on the Project Site during the life of the Brownfield Plan.

(s) “Transaction Costs” means BRA’s costs, expenses, and liabilities related to the authorization, execution, administration, oversight, fulfillment of the BRA’s obligations under this the Agreement, which such items shall include, but not be limited to, direct or indirect fees and expenses incurred as a result of the application; amendments to the Brownfield Plan; approvals of the Development, Brownfield Plan, Act 381 Work Plan and this Agreement, and any subsequent amendments; printing costs; costs of reproducing documents; filing and recording fees; counsel fees; financial expenses; insurance fees and expenses; administration and accounting for the loan proceeds and tax increments revenues; oversight and review; and all other costs, liabilities, or expenses, related to preparation and carrying out or enforcing the Brownfield Plan, the Act 381 Work Plan and this Agreement, or other related agreements with Owner, if any, and any other costs, charges, expenses, and professional and attorney fees in connection with the foregoing.

(t) “State Brownfield Redevelopment Fund” The state brownfield redevelopment fund captures 50% of the state education tax and is created as a revolving fund within the department of treasury to be administered as provided in this section. The state treasurer shall direct the investment of the state brownfield redevelopment fund. Money in the state brownfield redevelopment fund at the close of the fiscal year shall remain in the state brownfield redevelopment fund and shall not lapse to the general fund.

Section 1.2 Number and Gender. The definitions of terms herein shall apply equally to the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine, and neuter forms.

ARTICLE 2.

COVENANTS OF THE OWNER

Section 2.1 Construction of Development. The Owner shall proceed with the development and the obligations under this Agreement at its discretion in accordance with the approved site plan. If it decides to do so, it shall proceed with due care and diligence and commence and complete the Eligible Activities and the Development in accordance with this Agreement, and in accordance with any applicable law, regulation, code and ordinance.

Section 2.2 Covenant to pay Financial Obligations. The Development will utilize the EGLE Loan funds and the Owner's own funds to pay for the eligible activities under the Brownfield Plan and receive reimbursement from the BRA (also referred to as the "Debt Obligation") to the extent of available Tax Increment Revenues for payment of the Eligible Activities including interest in accordance with the terms of this Agreement the Brownfield Plan, and the Act 381 Work Plan. The property Tax Increment Revenues captured bi-annually from the Property by the BRA shall then be reimbursed in the following order of priority:

- (a) First, the Tax Increment Revenues (TIR) will be applied to the BRAs administrative and the BRAs Transaction Costs, and to the State Brownfield Redevelopment Fund;
- (b) Second, the TIR will be paid by the BRA to repay any EGLE Loan incurred for Eligible Activities expenses as provided in a separate EGLE Loan Sub-Agreement as provided for in **Exhibit D**, as available;
- (c) Third, the TIR will be paid by the BRA to reimburse the Owner on a yearly basis for those approved Eligible Activities remaining following the requirements set forth in subsections (a), (b) and (c), above, with the Owner receiving the balance remaining of TIR reimbursement on a yearly basis after all other Debt obligations are met.
- (d) Fourth, once the Owners dept obligations are met, the remaining TIR capture shall fund the LBRF.

It is anticipated that there will be sufficient available Tax Increment Revenues to meet the obligations under this Agreement. However, if for any reason the Development does not result in sufficient revenues to satisfy such obligations, the Owner agrees and understands that it will have no claim or further recourse of any kind or nature against the BRA except from available captured Tax Increment Revenues, and if for any reason the Tax Increment Revenues are insufficient or there are none, then Owner assumes full responsibility for any such loss or cost.

It is expressly understood and agreed that the reimbursement by BRA is subject to the following conditions:

- (a) Approval by the EGLE and the BRA of (1) the Act 381 Work Plan, as amended or supplemented, or (2) of the Eligible Activity as qualifying for school tax capture; however, to the extent an Eligible Activity falls outside (1) or (2) of this subparagraph, then the Eligible Activity must be identified in the Work Plan, as

amended, and approved by the BRA for local tax recapture to the extent authorized by Act 381.

- (b) The Owner shall provide proof of ownership of the Site if applicable, and shall provide the BRA with a list of any known potentially responsible party (PRP) for the contamination on the property, and shall have performed all of the covenants, obligations, terms and conditions to be performed by it pursuant to this Agreement and any Financing Agreement or other agreement with BRA, and all preconditions to the performance of the Owner shall have been satisfied.
- (c) Owner shall provide written proof of waivers of liens by any Environmental Consultant or any Contractor providing services as described in this Agreement.
- (d) Owner shall pay all real estate tax obligations when due, and will not challenge property assessments, special assessment, utility rates and fees, should the Owner wish to receive reimbursement under this Brownfield Plan.
- (e) BRA shall only be obligated to reimburse the Debt Obligation that has been reviewed and approved by the BRA. Approval of the application and subsequent approvals of brownfield plans, work plans, or any other determination of eligibility in no way guarantees or establishes a right to reimbursement of expenditures through tax increment financing prior to review or approval of invoices. Expenditures must be documented to be reasonable for Eligible Activities by submission of invoices and other appropriate documentation. Reimbursement shall only occur pursuant to the terms and conditions of this Agreement, as well as the policies and procedures of the BRA for review and approval of invoices. All invoices for any Eligible Activities on the Site must be submitted to the BRA for its review within twenty-four months from the date of the invoice, with the exception of the pre-approved activities as defined under the Act 381 Work Plan guidance document, amended as of August 2021, these can go back up to 4 years prior to the adoption of the Brownfield Plan. While the BRA may waive this requirement in its discretion for good cause shown, the BRA shall be under no obligation to reimburse any invoice for an Eligible Activity that is not submitted within such twenty-four-month period.
- (f) Interest shall be calculated on the balance of unreimbursed Eligible Activities costs that are not funded with proceeds of the Renew Michigan Loan applying simple (not compounding) interest at the per annum rate of one percent (1.0%) in excess of the "prime rate", but not greater than five percent (5%) per annum. The term "prime rate" means a variable rate of interest per annum equal to the "U.S. prime rate" as reported on such day in the Money Rates Section of the Eastern Edition of *The Wall Street Journal*, or if the Eastern Edition of *The Wall Street Journal* is not published on such day, such rate as last published in the Eastern Edition of *The Wall Street Journal*. In the event the Eastern Edition of *The Wall Street Journal* ceases to publish such rate or an equivalent on a regular basis, the MBRA shall designate a substitute regularly published average prime rate to be used to determine the "prime rate". The prime rate shall be determined as of the first business day of each calendar quarter for the duration of the calendar quarter.

Interest shall accrue with respect to a particular Eligible Activity cost commencing on the first day of the calendar year after the Eligible Activity cost is paid by the Developer and continue with respect to such cost until it is reimbursed, but not beyond the term of the Brownfield Plan.

Section 2.3 Indemnification of Indemnified Persons.

- (a) The Owner shall defend, indemnify and hold the Indemnified Persons harmless from any loss, damages, costs, expense (including reasonable counsel fees) or liability of any nature due to any and all suits, actions, legal or administrative proceedings, demands or claims arising or resulting from the following:
 - (1) Any activity undertaken pursuant to this Agreement or from injuries to persons or property as a result of the construction, environmental remediation, ownership or operation, use or maintenance of the Development or Property.
 - (2) Any material acts or omissions, negligent or otherwise, of the Environmental Consultant and/or Contractors (as defined in Sec. 6.1) or their employees or agents in the performance of the work on the Property.
- (b) If any suit, action or proceeding is brought against any Indemnified Person, the Indemnified Person promptly shall give notice to the Owner and the Owner shall defend such Indemnified Person. In any such proceeding, the Indemnified Person shall cooperate with the Owner and the Owner shall have the right to settle, compromise, pay or defend against any such claim on behalf of such Indemnified Person, except that the Owner may not settle or compromise any claim if the effect of doing so would be to subject the Indemnified Person to criminal penalties, unless such Indemnified Person gives its consent. The Owner shall not be liable for payment or settlement of any such claim or proceeding made without its consent.
- (c) The Owner also shall indemnify the Indemnified Persons for all reasonable costs and expenses, including reasonable counsel fees, incurred in successfully enforcing or pursuing any obligation of or claim against the Owner or Owner's Environmental Consultant or Contractors under this Agreement or any related agreement. To the extent that the enforcement of such obligation or claim involves a claim against an Environmental Consultant or Contractor who performs work or services under the terms or within the scope of this Agreement, the Environmental Consultant's or Contractor's agreement with the Owner shall be deemed to be a third-party beneficiary contract in favor of the BRA or any Indemnified Persons.
- (d) The Owner shall assure that to the extent an Environmental Consultant or Contractor provides services toward completion of any Eligible Activities, at a minimum, the Environmental Consultant or Contractor shall provide to the BRA and the Township proof of insurance set forth in Sec. 6.12 of this Agreement.

- (e) The Owner shall obtain written acknowledgment that the Environmental Consultant or any Contractor could be liable to BRA for all damage, loss, injury or expense to the extent such person or entity's acts or omissions arising out of the performance of activities on the Property are actionable negligence or gross negligence, or constitute intentional misconduct; the Consultant or any Contractor shall be liable for contribution to BRA for any such damage, loss, injury or expense of a third party arising out of such activities, notwithstanding Sec. 20128 of the NREPA, MCL 324.20128, for releases aggravated or proximately caused by the Environmental Consultant or Contractor. This paragraph shall not affect any other liabilities or remedies of the BRA.
- (f) Notwithstanding any other provision of this Agreement, the Owner shall obtain their Environmental Consultant's and other Contractors' written agreements to defend, indemnify and hold harmless the Indemnified Persons against and from all liabilities, losses, damages, costs, expenses (including attorney fees), causes of action, suits, claims and demands for judgment, to the same extent as the Owner's indemnification provisions under this Section. This indemnity shall only apply to the Environmental Consultant's or Contractor's actions, and the Consultant or Contractor shall have no obligation to indemnify, defend or hold harmless the Indemnified Persons for any loss, liability, claim, damage, cost or expense arising out of, related to or resulting from any activities performed by other Environmental Consultants or Contractors on the Property.
- (g) The indemnity provisions shall survive the term of this Agreement.
- (h) Proof of insurance required in subparagraph (d), the written acknowledgment in subparagraph (e) and the written agreement(s) in subparagraph (f) shall be filed with the BRA before any work begins or before any reimbursement under the terms of this agreement.
- (i) A breach of the foregoing provisions of Sec. 2.3 at the option of BRA constitutes, or will result in, a breach of the Development Agreement.

Section 2.4 Site Access. The Owner shall grant the BRA and EGLE, or their designated agents, access to the Site to exercise their respective rights related to the purposes and pursuant to the terms of this Agreement. Site access shall include the right to perform any eligible activities by the BRA, as provided in the Brownfield Plan and Work Plan, in the BRA's discretion. The BRA shall give the Owner 24 hours written notice of its intent to access the site whenever possible. If notice cannot be given due to an emergency or any other unforeseen circumstance, the BRA shall give notice as is reasonable and practicable under the circumstances.

ARTICLE 3.

CONDITIONS PRECEDENT TO OWNER'S OBLIGATION

Section 3.1 Conditions Precedent to Owner's Obligations to Construct the Development. The obligations of Owner to complete Eligible Activities and construct the Development, as

contemplated herein, are subject to the following conditions precedent which must be satisfied by the BRA as required herein, except as expressly provided in this Agreement or otherwise waived by the Owner:

- (a) No action, suit, proceeding or investigation shall be pending before any court, public board or body to which the Owner, the Township or the BRA is a party, or threatened against the Owner, the Township or the BRA contesting the validity or binding effect of this Agreement or the validity of the Brownfield Plan or Act 381 Work Plan, which could result in an adverse decision which would have one or more of the following effects:
 - (1) A material adverse effect upon the ability of the BRA to collect and use Tax Increment Revenues to repay its obligations under this Agreement and the Financing Agreement.
 - (2) A material adverse effect on the Owner's or the BRA's ability to comply with the obligations and terms of this Agreement, the Brownfield Plan, or the Act 381 Work Plan.
- (b) There shall have been no Event of Default by the BRA and no action or inaction by the BRA eventually which with the passage of time could become an Event of Default.
- (c) The BRA shall have performed all of the terms and conditions to be performed by it pursuant to this Agreement.

ARTICLE 4.

COVENANTS OF THE BRA

Section 4.1 Adoption of Plan. The BRA will prepare and submit the Act 381 Work Plan (and amendments as necessary) in accordance with Act 381 which will provide for the payment of transaction costs and reimbursement to the Owner of the Owner's Eligible Activity expenses that have been conducted, completed and approved in accordance with the scope and terms of this Agreement, Act 381, the Brownfield Plan, and any applicable Act 381 Work Plan, and approved by the BRA pursuant to its policies and procedures. These policies and procedures include, but are not limited to, the BRA's standards for local tax incremental financing eligibility.

Section 4.2 Completion of Eligible Activities. Upon the Owner's satisfactory completion of the Eligible Activities described in **Exhibit C**, as amended or supplemented, pursuant to this Agreement, and approved by EGLE and where applicable approved by the BRA, the BRA shall reimburse the Owner subject to and in accordance with the terms set forth in this Agreement. The Owner shall have sole responsibility to pay the Owner's Environmental Consultant and/or Contractors for completion of such Eligible Activities and provide written waiver of any liens. If the Owner incurs any expenses or costs for any activities other than the Eligible Activities or the costs exceed the Maximum Cost of Eligible Activities as set forth in the Brownfield Plan, the Act 381 Work Plan, or approval of the BRA, the Owner shall bear such costs without any obligation

on the part of BRA. If the costs of Eligible Activities set forth in **Exhibit C**, as amended or supplemented, are less than such Maximum Cost, then the Owner shall have no further right of reimbursement beyond its actual costs.

Section 4.3 BRA or Contract Manager Oversight. The BRA may retain the services of a qualified contract manager to exercise oversight of the Owner and its Environmental Consultant and/or Contractors for purposes of assuring that the activities, invoices and accounting by the Owner are fair, reasonable, and constitute Eligible Activities within the meaning and scope of this Agreement, the Brownfield Plan, the Act 381 Work Plan, and Act 381. The Owner shall provide to the BRA Chairperson and the BRA's contract manager access to data, reports, sampling results, invoices, and related documents reasonably necessary to fulfill the exercise of such oversight. It is expressly understood that BRA has no right to control or to exercise any control over the actual services or performance by the Owner of the Eligible Activities, except as to assure that the Owner has met the conditions and requirements of this Agreement.

ARTICLE 5.

CONDITIONS PRECEDENT TO BRA'S OBLIGATIONS

Section 5.1 Conditions Precedent to BRA's obligation to reimburse Eligible Activities expenses for the Owner's Development

The obligations of the BRA to reimbursement of costs to the Owner for completion of Eligible Activities expenses as contemplated herein shall be subject to the following conditions precedent which must be satisfied by the Owner as required herein, except as expressly provided in this Agreement or otherwise waived in writing by the BRA. It is expressly agreed that the BRA makes or gives no assurance of payment to the Owner by the mere fact that an Eligible Activity or a dollar amount for such activity is identified in the Work Plan, or as hereafter supplemented or amended, and that its designated contract manager shall have the right to review and approve all written summaries of and invoices for Eligible Activities for the reasonableness of services performed by any Environmental Consultant under this Agreement. However, so long as an Eligible Activity by the Owner has been approved and is authorized by Act 381 and has been completed and approved in accordance with the following procedure and this Agreement, Owner shall be entitled to reimbursement of its Eligible Activities expenses.

- (a) Before commencing work on each stage of Eligible Activities and pursuant to the policies adopted by the BRA, the Owner or their designee will present a project budget for each stage to the BRA Chairperson at least two weeks prior to the next regular meeting of the BRA. The project budget will be submitted at each such stage of the Eligible Activities: BEA activities; due care 7(a) obligations; and additional response activities and, if applicable, lead and asbestos abatement, demolition, site preparation and infrastructure; and will contain detailed line item cost estimates.
- (b) The Owner shall submit invoices of its expenses and a written statement demonstrating a factual basis that it has completed any Eligible Activities to the

BRA Chairperson, for preliminary review and approval, within 180 days of Owner's payment of invoice. Pursuant to Section 2.2, above, the BRA shall not have any obligation to reimburse any invoice that is submitted to the Authority later than one year after the original invoice date, unless this is a preapproved exempt activity, regardless of when payment on the invoice was made. The Owner shall submit invoices 30 days before the next regularly scheduled meeting of the BRA. Within 30 days of receipt of the invoice, the BRA Chairperson shall review the invoice to determine the reasonableness of the invoice and activity as eligible, and recommend approval or denial of the invoice, in part or in full, at a meeting of the BRA. In the event of an objection to the invoice, the BRA Chairperson will notify the Owner, and the Owner shall meet with the BRA Chairperson and resolve or cure the objection. If the BRA does not authorize payment on an invoice, then there shall be no obligation on the part of the BRA to pay the invoice.

- (c) No action, suit, proceeding or investigation shall be pending before any court, public board or body to which the Owner, the Township or the BRA is a party, or threatened against the Owner, the Township or the BRA contesting the validity or binding effect of this Agreement or the validity of the Brownfield Plan or which could result in an adverse decision which would have one or more of the following effects:
 - (1) A material adverse effect upon the ability of the BRA to collect and use Tax Increments to pay the obligations.
 - (2) A material adverse effect upon the ability of the Owner to conduct Eligible Activities.
 - (3) Any other material adverse effect on the Owner's or the BRA's ability to comply with the obligations and terms of this Agreement, or the Brownfield Plan.
- (e) There shall have been no Event of Default by the Developer and no action or inaction by the Developer eventually which with the passage of time would likely become an Event of Default.
- (f) The Developer shows it is owner of the Site or the Site is under land contract, and the Developer is not in default on any contract or other agreement relating to its ownership, development, or use of the Site.
- (g) Proper approvals required under applicable federal and state laws or regulations, and local ordinances, codes or regulations for land uses and Development have been secured.
- (h) The Developer has consent of any affected utility for relocation, burial or the activity to accomplish the Eligible Activities.

- (i) The Developer retains an Environmental Consultant or Contractor to advise, conduct, or complete the Eligible Activities related to the Pay-As-You-Go obligations as set forth in this Agreement.
- (j) There is no change in law which would have one or more of the effects described above.
- (k) Any Tax Increment Revenues owed to a prior owner of the Site for Eligible Activities undertaken on the Site shall be paid to the prior owner of the Site pursuant to the policies and procedures of the BRA unless otherwise directed by written agreement between the prior owner and the Developer. The Developer has no right to any Tax Increment Revenues for any Eligible Activity undertaken on the Site prior to its purchase of the Site and approval of the Brownfield Plan.
- (l) If for any reason the Developer is unable to obtain title to the site, the BRA is not obligated to perform any of the terms of this Agreement.
- (m) During the term reimbursement, the Owners shall provide to the BRA an annual report of investment made; number of residential units; the amount, by square foot of new or rehabilitated residential, retail, commercial, or industrial space; and the number of new jobs created. The report for the preceding year shall be delivered to the BRA Chairperson no later than March 1 of each year.

ARTICLE 6.

OWNER'S ENVIRONMENTAL CONSULTANT OR THEIR CONTRACTOR RESPONSIBILITIES

Section 6.1 Eligible Activities and Due Care Obligation. The Owner covenants that it will contract with a competent and qualified Environmental Consultant(s) ("Environmental Consultant") and/or other competent and qualified contractors or subcontractors ("Contractors") to conduct and complete the Eligible Activities set forth in this Agreement and as set forth in the Act 381 Work Plan, as amended or supplemented, or the Brownfield Plan, as amended or supplemented, and to meet any due care obligation under Sec. 20107a, NREPA, MCL 324.20107a, in accordance with any EGLE requirements and approval. Each Environmental Consultant or Contractor hired by Owner shall be responsible for the activities that they perform on the Property, but the Environmental Consultant or Contractor shall not be liable for the actions of any persons performing work on the Property that are not performing work directly or indirectly for the Environmental Consultant or Contractor.

Section 6.2 Permits. The Environmental Consultant or Contractors shall examine all permits and licenses pertaining to the Site or Development to determine whether all permits and licenses required to be issued by any governmental authority on account of any or all of the activities on the Site or the Development have been obtained or issued and are in full force and effect, and whether the Site or the Development and the activities there are in compliance with the terms and conditions of such permits and licenses, but limited to only those Eligible Activities performed by Owner's Environmental Consultant or Contractors, and specifically excludes all other activities

performed by other Environmental Consultants or Contractors performing activities retained by another third party.

Section 6.3 ASTM and Industry Standards. The Owner, Environmental Consultant, or Contractors shall perform all services and Eligible Activities under this Agreement in accordance with any applicable *ASTM* or other industry standards.

Section 6.4 Other Services Performed for Owner. It is expressly understood that BRA is not responsible for payment or reimbursement of any services for or expenses incurred by the Environmental Consultant and/or Owner that are not within the scope of or in accordance with all of the terms, conditions and provisions of this Agreement. This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise in the Environmental Consultant or Contractors, or any third parties; specifically, this Agreement shall not be construed to create any third-party beneficiary contract or claim.

Section 6.5 Regulatory Liaison and Data and Reports. If applicable, the Environmental Consultant or Contractors will provide communication services and attend meetings with the EGLE and MSF as it relates to those Eligible Activities performed by Owners Environmental Consultant or Contractors. Environmental Consultant or Contractor shall:

- (a) Submit reports and test results first to the Owner, and shall submit documents to BRA Chairperson within 5 days thereafter.
- (b) Make known the provisions of this subparagraph to all Environmental Consultants and Contractors, who shall be bound by the confidentiality provisions of this Agreement.
- (c) Submit any such written reports marked "DRAFT FOR DISCUSSION PURPOSES ONLY." To the extent BRA or its designated agent reviews or receives a document marked "confidential," it shall be kept confidential except as prohibited by the Freedom of Information Act or other law or regulation.
- (d) Disclose on request to BRA Chairperson all data, reports and test results generated by the Environmental Consultant or Contractors within the scope of this Development and Reimbursement Agreement, or in connection with the Development.

Section 6.6 Other Agreements. The Owner covenants that it will obtain a warranty from the Environmental Consultant or Contractor that it is not a party to any other existing or previous agreement which would adversely affect the Environmental Consultant's or Contractor's ability to perform the services with respect to the Eligible Activities.

Section 6.7 Contractors. If the Owner hires any Environmental Consultant or Contractor, or retains any person, firm or corporation to perform services related to Eligible Activities under this Agreement, the Owner shall first secure the written acknowledgment from such party that such party is not and shall not be or act as an agent or employee of the BRA, nor assume or create any duty, commitment or obligation on behalf of nor bind the BRA in any respect whatsoever. A copy of such written acknowledgment shall be provided to BRA.

Section 6.8 Non-Discrimination Clause. Neither the Owner, Environmental Consultant nor Contractor shall discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this provision may be regarded as a material breach of this Agreement.

Section 6.9 Independent Contractor. The Environmental Consultant and Contractors shall perform their services under this Agreement entirely as independent contractors, and shall not be deemed an agent, employee or legal representative of the BRA or the Township. The BRA, Township, Owner, Environmental Consultant and Contractors shall each have and maintain complete control over all their respective employees, agents and operators. Facts or knowledge of which the Environmental Consultant or Contractors become aware shall not be imputed to BRA without communication to and receipt by managerial officials or employees of BRA. The Environmental Consultant or Contractors have no authority to assume or create, and will not assume or create, any commitment or obligation on behalf of the BRA in any respect whatsoever. Further, the Environmental Consultant or Contractors shall exercise their independent judgment for the services provided in this Agreement.

Section 6.10 Disposal of Hazardous Waste. In the event that samples or other materials contain substances classified as "hazardous waste" under state or federal law, the Owner shall, under a manifest signed by the Owner or its agent, as the generator, have such samples transported for final disposal to a location selected by the Owner or its Environmental Consultant or Contractors. It is expressly understood that the BRA has no oversight or other control or authority over the Owner's obligation to properly dispose of Hazardous Waste under the terms of this Section.

Section 6.11 Compliance With Laws. While on the Site or Development, the Owner, the Environmental Consultant, and the Contractors shall impose work orders on their employees, agents and subcontractors which are designed to assure that they comply with all applicable federal, state and local laws and regulations (including occupational safety and environmental protection statutes and regulations) in performing services under this Agreement, and shall comply with any directions of governmental agencies relating to site safety, security, traffic or other like matters.

Section 6.12 Environmental Consultant or Contractor Insurance. The Owner shall assure that the Environmental Consultant and Contractors performing any part of the Eligible Activities covered by this Agreement shall obtain and maintain the following policies of insurance:

- (a) Worker's Compensation Insurance in the amounts required under the laws of the State of Michigan;
- (b) Comprehensive General Liability and Automobile Insurance for bodily injury, death or loss or damage to property or third persons in the minimum amount of at least \$1 million per occurrence, which policy shall name the BRA and the Township as additional insured to the extent of the indemnity provided in Section 2.3.

- (c) Pollution or Environmental Impairment Insurance in the amount of at least \$ 1 million per occurrence.
- (d) As to the Environmental Consultant only, Professional Liability Insurance in the minimum amount of \$1 million per occurrence.
- (e) The Owner shall furnish to BRA a certified copy of such policies of insurance within 30 days of the date of the commencement of the Eligible Activities by such Environmental Consultant or Contractor, and the period of coverage shall commence with the date of performance of the first Eligible Activity by such insured person or entity. The limits of insurance shall not be construed as a limitation on the Environmental Consultant's or Contractor's liability for damages, costs or expenses under this Agreement.
- (f) Upon showing of no or minimal environmental impairment risk with respect to the activities to be performed by any specific contractor or sub-contractor, the Owner may request in writing a reduction of the amount of coverage in Section 6.12(b) to \$500,000; upon the same showing, the Owner may also request as to a specific Environmental Consultant or Contractor a waiver of the Environmental Impairment Insurance required by Section 6.12(c). The BRA will provide written documentation in the event it approves of such a request, which shall be treated as an amendment to this Agreement effective on the date of such written approval.

ARTICLE 7.

REPRESENTATIONS AND WARRANTIES

Section 7.1 Representations and Warranties of BRA. BRA represents and warrants to the Owner that:

- (a) BRA is a public body corporate, established pursuant to Act 381, with all necessary corporate powers pursuant to that Act to enter into and perform this Agreement.
- (b) The execution and delivery of this Agreement has been duly authorized by all requisite action on the part of the BRA, and this Agreement constitutes a valid and binding agreement of the BRA enforceable in accordance with its terms, except as enforce ability may be limited by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or thereafter enacted, and by the application of general principles of equity, including those relating to equitable subordination.

Section 7.2 Representations and Warranties of the Owner. The Owner represents and warrants to the BRA that:

- (a) The Owner is a Michigan limited liability company with power under the laws of such state to carry on its business as now being conducted and has the power and

authority to consummate the transactions contemplated under this agreement by the Owner.

- (b) The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by all requisite action on the part of the Owner, and this Agreement constitutes a valid and binding agreement of the Owner in accordance with its terms, except as enforce ability may be limited by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or hereafter enacted, and by the application of general principles of equity, including those relating to equitable subordination.
- (c) Except as part of the performance and completion of Eligible Activities under the terms of this Agreement, the Owner or its Contractors shall not use the Site for the storage, treatment or disposal of hazardous or toxic wastes of unaffiliated third parties and shall comply with all applicable federal, state and local laws, regulations, rules, ordinances, codes, decrees and orders in connection with any use of the Site, and shall obtain all necessary permits in connection therewith.
- (d) Owner warrants that it will comply with all obligations, covenants and conditions required of it or its agents or Contractors under the terms of this Agreement.
- (c) Owner shall comply with all due care obligations under Sec. 7a of Part 201 of the NREPA.
- (f) Owner has not made any misrepresentation of fact in the inducement or in the performance or administration of this Agreement.

ARTICLE 8.

OWNER FINANCIAL ASSURANCES

Section 8.1 Insurance. The Owner shall obtain and provide proof of the following current in-force insurance:

- (a) If applicable, Worker's Compensation in the amounts required under the laws of the State of Michigan;
- (b) Comprehensive General Liability, including Umbrella Liability Insurance for any such underlying liability, and Automobile Insurance for bodily injury, death or loss or damage to property of third persons in the minimum amount of \$2 million per occurrence.

The Owner shall furnish to BRA a certified copy of such policies within 14 days of the date of this Agreement and the period of coverage shall commence with the date of performance of the first Eligible Activity. BRA will review the certified policies within 14 days of their receipt to determine if the insurance requirements have been satisfied. If the policies do not fully cover the

Owner's liability, including indemnity obligations, under this Agreement, then the BRA reserves its right to increase the amount of other financial assurances under Article 8 of this Agreement. The limits of insurance shall not be construed as a limitation on the Owner's liability for damages, costs or expenses under this Agreement.

Section 8.2 Deduction from Owner's Right to Reimbursement. The Owner grants the BRA the right to deduct or set off from any reimbursement obligation to Owner any Transaction Costs incurred by the BRA as a result of the successful enforcement of the terms of this agreement upon the occurrence of a breach of this Agreement or Event of Default by the Owner.

ARTICLE 9.

DEFAULT, REMEDIES, AND TERMINATION

Section 9.1 Remedies Upon Default. Upon the occurrence of an Event of Default, the non-defaulting party may terminate this agreement by giving written notice to the defaulting party, and the defaulting party shall have 28 days to cure the default. If the default is not cured within this time period, then the non-defaulting party shall have the right to terminate this Agreement or, at the election of such non-defaulting party, may obtain any form of relief permitted under this Agreement, and any applicable laws and court rules of the State of Michigan, including the right to seek a decree of specific performance of a court of competent jurisdiction. Any right or remedy provided by a specific provision of this Agreement shall be deemed cumulative to, and not conditioned on, any other remedies upon default. The prevailing party shall be entitled to an award of reasonable costs and attorney fees.

Section 9.2 Tax Valuation and Payment of Tax Increment Revenue Shortfall. Owner and BRA have entered into this Agreement in reliance on certain assumptions about the increase in tax value of the Property that will be created by the Development, as contained in the Brownfield Plan approved on _____, attached as **Exhibit C**. Owner waives, to the full extent authorized by law, any right to appeal the tax valuation of the Property during the time that Tax Increment Revenues are being captured by the BRA to pay back any obligation pursuant to this Agreement. Owner further agrees that if there is a tax appeal of the valuation of all or any part of the Property during the time of TIR capture provided for in the Brownfield Plan and this Agreement, whether by Owner, a future tenant or any other future owner, Owner shall be responsible for paying BRA the difference between the anticipated TIR capture in **Exhibit C** and the actual TIR capture as a result of any reduction in the assessed value of all or part of the Property. This obligation may be assigned by written agreement between Owner and any future tenant or owner of the Property but only with prior approval by the BRA. A copy of such assignment shall be provided to the BRA.

ARTICLE 10.

MISCELLANEOUS

Section 10.1 Term. The term of this Agreement shall commence on the date first written above and shall expire upon payment in full of BRA's obligations under the Debt Obligation and shall not exceed the term of the Brownfield Plan.

Section 10.2 Sale or Transfer of Eligible Property or Site within the Brownfield Plan. Up until the Owner has satisfactorily completed its Eligible Activities and performed its obligations under the terms of this Agreement, the Owner shall not sell, convey, or transfer ownership of any portion of the eligible property to another owner to carry out the purposes and goals of the Brownfield Plan, or any existing Act 381 Work Plan, as described in this Agreement without the written approval of the BRA. The BRA, in its sole discretion, will determine whether an amendment to the Brownfield Plan is necessary. The proceeding does not prohibit the Owner from selling property or units within structures to third parties for the land uses as contemplated by the Development. This section shall not apply to: (a) assignments between governmental entities (b) assignments for financing required for the development; (c) the establishment of another entity which shall operate the premises for the infrastructure purposes.

The Owner waives the right to reimbursement for outstanding pay-as-you-go obligations, or any other reimbursement obligation of the BRA, to be paid through Tax Increment Revenues captured from the portion of the eligible property that is sold, conveyed, or transferred unless the Owner complies with the following:

- (a) The Owner provides the prospective transferee with written notice of the Act 381 Work Plan, the nature and extent of Eligible Activities performed by the Owner pursuant to the Brownfield Plan, and the extent of any outstanding obligation for reimbursement for pay-as-you-go expenses from taxes to be captured from the property.
- (b) The Owner and the transferee enter into an Agreement subject to the approval by the BRA which shall not be unreasonably withheld, covering how the Tax Increment Revenues collected on the property shall be distributed between the Owner and the prospective purchaser for any outstanding obligations or future obligations for Eligible Activities on the property.
- (c) The Owner provides the BRA with copies of the written notice and the allocation agreement between the Owner and the transferee of the property prior to transfer of the property.

Section 10.3 Assignment. Neither this Agreement nor any of the rights or obligations contained within it may be assigned or otherwise transferred by the Owner, nor shall the benefits of this Agreement inure to the benefit of any trustee in bankruptcy, receiver or creditor of the Owner, whether by operation of law or otherwise, without the prior written consent of the BRA which will not be unreasonably withheld. Any attempt to assign or transfer this Agreement or any of its rights without such written consent shall be null and void and of no force or effect, and a breach of this Agreement.

Section 10.4 Notices. All notices, certificates or communications required by this Agreement to be given shall be in writing and shall be sufficiently given and shall be deemed delivered when personally served, or when received if mailed by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows:

If to BRA:

PLYMOUTH TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY, a
Michigan public authority and body corporate
Add Address:
Add Authorized Agent

By: _____
Print Name: _____
Its: _____

With copies to:

Township Council:
Steven D. Mann, Esq.
Miller Canfield
150 W Jefferson Ave., Suite 2500
Detroit, MI 48226

If to the Owner:

41661 Plymouth Rd LLC
42 Watson Street, Suite D
Detroit, MI 48201
Attn: Authorized Agent

With copies to:

Paesano Akkashian Apkarian, PC
7457 Franklin Road, Suite 200
Bloomfield Hills, MI 48301
Attn: Anthony R. Paesano

or to such other address as such party may specify by appropriate notice.

Section 10.5 Amendment and Waiver. No amendment or modification to or of this Agreement shall be binding upon any party hereto until such amendment or modification is reduced to writing and executed by all parties hereto. No waiver of any term of this Agreement shall be binding upon

any party until such waiver is reduced to writing, executed by the party to be charged with such waiver, and delivered to the other parties hereto.

Section 10.6 Entire Agreement. This Agreement contains all agreements between the parties. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the parties, except to the extent reference is made thereto in this Agreement.

Section 10.7 Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.

Section 10.8 Captions. The captions and headings in this Agreement are for convenience only and in no way limit, define or describe the scope or intent of any provision of this Agreement.

Section 10.9 Applicable Law. This Agreement shall be governed in all respects, whether as to validity, construction, performance and otherwise, by the laws of the State of Michigan.

Section 10.10 Mutual Cooperation. Each party to this Agreement shall take all actions required of it by the terms of this Agreement as expeditiously as possible and shall cooperate to the fullest extent possible with the other parties to this Agreement and with any individual, entity or governmental agency involved in or with jurisdiction regarding the purposes of this Agreement. Each party to this Agreement shall execute and deliver all documents necessary to accomplish the purposes and intent of this Agreement, including, but not limited to, such documents or agreements as may be required by the Owner's lenders with respect to the Project to secure the Owner's financing from such lenders.

Section 10.11 Binding Effect. This Agreement shall be binding upon the parties hereto, and in the event of assignment under Sec. 10.3 upon their respective successors, transferees, and assigns. Owner shall provide written notice prior to transfer or assignment of Owner's interest to any subsequent purchaser and assign of the existence of this Agreement.

Section 10.12 No Waiver. No waiver by either party of any default by the other party in the performance of any portion of this Agreement shall operate or be construed as a waiver of any future default, whether like or different in character.

Section 10.13 Survival of Covenants. Except for the financial obligations, the covenants and provisions shall survive the term of this Agreement.

Section 10.14 No Third-Party Beneficiaries. This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise in the Environmental Consultant, Contractors, or any third parties. This Agreement shall not be construed to create any third party beneficiary contract or claim, and the parties intend there to be no third party beneficiaries.

Section 10.15 Disputes. The parties acknowledge and agree that any disputes arising under this Agreement shall be resolved by a court of competent jurisdiction sitting in Plymouth Township, Michigan.

Section 10.16 Digital Signatures. The Parties acknowledge and agree under the Uniform Electronic Transactions Act, MCL 450.832, et seq. that this Agreement may be executed with the electronic signature of any person authorized and required to sign on behalf of the Parties to this Agreement.

IN WITNESS WHEREOF, the BRA and the Owner have caused this Agreement to be duly executed and delivered as of the date first written above.

Owner: **41661 Plymouth Rd LLC**

Add Address:

Add Authorized Agent

By:

Its:

PLYMOUTH TOWNSHIP BROWNFIELD
REDEVELOPMENT AUTHORITY

By:

Its: Chairman

Approved as to form:

By: Authorized agent

Its: Attorney