

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

Tuesday, January 23, 2024

6:00 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, January 23, 2024

D. CLOSED SESSION

At _____ p.m., _____ moved that a Closed Session be called for the purpose of consultation on an Attorney Opinion Letter in accordance with the Michigan Open Meetings Act, Section MCL 15.268(8)(h). Seconded by _____

RETURN TO OPEN SESSION

At p.m., _____ moved that the Board return to Open Session. Seconded by _____

REQUEST FOR BOARD ACTION

1. Northville Downs, LL.C Planned Unit Development and Community Benefits Agreement, *Township Supervisor Kurt Heise*

E. APPROVAL OF CONSENT AGENDA

1. **Consent Agenda – New Business**

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

Tuesday, January 23, 2024

6:00 PM



- a. Second Reading of Ordinance Providing for Supermajority Vote for Entry of New Customer into WTUA System, **Resolution # 2024-01-23-03**, *Supervisor Kurt Heise*

E.2 Consent Agenda - Acceptance of Communications, Correspondence, and Reports

a. Reports:

- Building Department Monthly Report - December 2023
- Fire Department Monthly Report - December 2023
- Planning Department Monthly Report - December 2023
- Police Department Monthly Report - December 2023
- FOIA Monthly Report - Clerk's Office - December 2023
- FOIA Monthly Report - Police Department - December 2023

E.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	440,053.40	125,798.80	565,852.20
Drug Forfeiture Federal	262	.00	139,833.00	139,833.00
Drug Forfeiture State	265	.00	3,495.00	3,495.00
Drug Forfeiture IRS	266	.00	.00	.00
ARPA	285	.00	.00	.00

CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES REGULAR MEETING

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Improv. Rev.	446	.00	.00	.00
Senior Transportation	588	2919.98	1720.860	4,640.84
Water/Sewer Fund	592	220,509.05	35,714.36	256,223.41
Solid Waste Fund	596	3,149.85	117,598.42	120,748.27
Tax Pool	703	14,046.71	.00	14,046.71
Police Bond Fund	710	.00	.00	.00
Special Assessment Capital	805	.00	151,423.44	151,423.44
TOTALS:		680,678.99	575,583.88	1,256,262.87

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

G. NEW BUSINESS

1. Public Hearing regarding Brownfield Plan Amendment #4 for Properties within the Michigan International Technology Center Redevelopment Authority (MITC),
Township Clerk Jerry Vorva
2. MITC Brownfield Redevelopment Plan Amendment #4, **Resolution # 2024-01-23-04**, *Township Supervisor Kurt Heise and MITC Consultant James Harless*

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3. Resolution to Oppose "Water Affordability" Legislation, **Resolution # 2024-01-23-05**, *Township Supervisor Kurt Heise*
4. Public Hearing for the 2024-2028 Parks and Recreation Master Plan, *Township Planner Laura Haw*
5. Request for Adoption: 2024-2028 Parks and Recreation Master Plan, **Resolution # 2024-01-23-06**, *Township Planner Laura Haw*
6. Collective Bargaining Agreement with the Police Officers Association of Michigan (Police Officers), *Township Supervisor Kurt Heise and Police Chief James H. Knittel, Jr.*

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

I. BOARD COMMENTS

J. 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

D.1



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: January 23, 2023

ITEM: Northville Downs, LL.C Planned Unit Development and Community Benefits Agreement

PRESENTER: Supervisor Heise

BACKGROUND: It is my professional opinion that negotiations between Plymouth Township and Northville Downs, LL.C. are at an impasse and that Northville Downs, individually and through their attorney, are engaging in bad faith negotiations. Therefore, I am requesting that the Board rescind Motion #2023-02-28-14 authorizing negotiations of a Planned Unit Development for Northville Downs, LL.C., which also mandates a Community Benefits Agreement.

Further, that the Plymouth Township Planning Commission be directed to deny any requests for a time extension, and that the Township Attorney respond to Northville Downs' attorney with the basis for our Motion rescission and the legal and factual information supporting the Township's decision.

PROPOSED MOTION: I move that the Board of Trustees rescind Motion #2023-02-28-14 authorizing negotiations of a Planned Unit Development for Northville Downs, LL.C., which also mandates a Community Benefits Agreement. Further, that the Plymouth Township Planning Commission deny any requests for a time extension on this matter, and that the Township Attorney respond to Northville Downs' attorney with the legal and factual information supporting the Township's decision.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___ Monagan, ___Buckley, ___Doroshewitz, ___Stewart, ___Heise



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: January 23, 2024

ITEM: Second Reading of Ordinance Resolution 2024-01-23-03 Providing for Supermajority Vote for Entry of New Customer into WTUA System

PRESENTERS: Supervisor Heise

BACKGROUND: The Western Townships Utilities Authority (WTUA) was created by Plymouth, Northville, and Canton Townships in the 1980's with a goal of providing sewer transportation and treatment services for the three communities. WTUA was paid for by ratepayers of the three townships over that time. Some 35 years later, WTUA formally removed itself from the Wayne County and Detroit sewer systems, saving ratepayers millions of dollars.

Today, WTUA's facilities, pipes, pumps, and infrastructure are valued at roughly \$225 million; this does not include annual budgeted Operation and Maintenance (O&M) costs of \$10 million, all of which is paid by the ratepayers of the three townships. WTUA is a valuable public asset – we own it, we maintain it, and we pay for it.

Against this backdrop, it is well-known that the developers of the so-called "Salem Springs" project (comprised of 3,000 homes, businesses, and retail) have long sought to add their sewerage service in Salem Township to the WTUA system. Recent court decisions adversely impacting the developers have renewed interest in connecting to the WTUA sewer system. Other communities, or portions of communities, may similarly wish to be serviced by WTUA in the future to avoid the higher costs associated with the County and DWSD (e.g., Plymouth City, Northville City, Novi, Salem Landfill).

Pursuant to the WTUA Bylaws (Article VIII-Meetings, Section 3), the only way a new member community can be serviced by WTUA (assuming such entry is technologically feasible) is by a unanimous vote of the three members of the WTUA Board of Directors – the Township Supervisors for Plymouth, Canton, and Northville.

While this arrangement may have been suitable in the 1980's when WTUA was in its infancy, I believe that having three people make significant decisions on a quarter-billion-dollar public asset runs contrary to public policy, transparency, and accountability in the 2020's

and beyond. With this in mind, Kevin Bennett and I have developed the following ordinance for when another community, or a public or private entity outside of the WTUA member communities seeks to enter the WTUA system:

1. That a formal, written application be made to Plymouth Township.
2. Following receipt of such request, a 60-day public comment period be initiated by the Township.
3. That following the public comment period a formal Public Hearing be held at a regularly scheduled meeting of the Township Board.
4. That at this meeting or subsequent meeting, the Board of Trustees, by a supermajority (5 person) vote, shall direct the Supervisor to accept or reject the application at the relevant WTUA Board meeting when the application would be considered.

To reiterate, WTUA is a \$225.5 million public asset. Adding a new community or entity into this system is a significant public concern and can no longer be allowed to rest solely in the hands of three elected officials. The residents of Plymouth Township - indeed all the communities - should be aware of and have an opportunity to be heard. We need to bring transparency and sunshine to such a critical decision, especially where health and safety of our citizens is involved - not to mention environmental protection and fiscal responsibility.

I'm not saying we should never allow a new community into the system, but now that WTUA is essentially 'paid for' and fully independent, the time is right for this prudent action. I can cite numerous other examples of where public notice and comment is required for planning, zoning, brownfield redevelopment and other areas of public interest, taxation, or investment; WTUA deserves to be treated to a much higher standard of transparency than currently exists.

PROPOSED MOTION: I move that Resolution 2024-01-23-03 providing for a supermajority vote of the Board of Trustees for the entry of a new customer into the WTUA sewer system be considered read for the second time.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___ Monagan, ___Buckley, ___Doroshewitz, ___Stewart, ___Heise

RESOLUTION # 2024-01-23-03

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

AMENDMENT TO WATER AND SEWER ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR ADDITION OF NEW SECTION 54.201 TO THE CODE OF ORDINANCES; TO PROVIDE FOR PENALTY; TO PROVIDE FOR REPEAL; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR SAVINGS CLAUSE; AND TO PROVIDE FOR PUBLICATION AND EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:

Ordinance No. _____, the Water and Sewer Ordinance, is hereby amended to add new section 54.201, which shall read as follows:

SECTION I. ADDITION OF NEW SECTION 54.201

Chapter 54 of the Code of Ordinances is hereby amended to add new section 54.201, which shall read as follows:

§ 54.001 **RESOLUTION OF SUPERMAJORITY OF BOARD OF TRUSTEES
REQUIRED TO AUTHORIZE SUPERVISOR TO VOTE TO PERMIT
NON-CONSTITUENT MUNICIPALITY TO BECOME MEMBER OF
WESTERN TOWNSHIP UTILITIES AUTHORITY (WTUA)**

In 1986, the Western Townships Utilities Authority (WTUA) was formed by the Charter Townships of Canton, Northville, and Plymouth. It was established to identify an alternate means of providing sanitary sewer services and wastewater treatment for the townships other than that provided by the Rouge Valley Sewage Disposal System and the Detroit Water and Sewer Department. The Authority was incorporated by the townships to acquire, construct, finance, purchase, own, improve, enlarge, extend, and operate a sewage disposal system to meet the existing and future needs of these communities. WTUA is governed by a Board of Commissioners consisting of the Supervisor of each of the three townships.

Article VII, Section 3 of the WTUA Bylaws provides in pertinent part: "For the passage of any resolution or ordinance providing for services to non-constituent municipalities . . . there shall be required a favorable vote of three Commissioners."

The Supervisor of the Charter Township of Plymouth, as a Commissioner for WTUA, may vote to approve a resolution or ordinance providing for services to non-constituent municipalities only if the Charter Township of Plymouth Board of Trustees authorizes by a supermajority of five Trustees of the entire Board of Trustees (not a quorum) approves a resolution to authorize the Supervisor to so vote. If the Board does not, by affirmative vote of at least five Trustees, formally resolve to grant the Supervisor such authority, then any such vote by the Supervisor shall be deemed *ultra vires* and ineffective.

In addition, prior to such resolution, the applicant or entity seeking to enter the WTUA System shall provide a formal, written application to the Township. Following receipt of such written application, a 60-day public comment period shall be initiated by the Township. Following the public comment period, the Township Board shall hold a formal Public Hearing on the written application at a regularly scheduled meeting of the Township Board. After such Public Hearing, the Township Board shall vote on the resolution to authorize the Supervisor to vote to approve or deny the written application.

SECTION II. PENALTY

Any person, corporation, partnership or other legal entity who shall violate or fail to comply with any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof may be fined not more than Five Hundred (\$500.00) Dollars or imprisoned not more than Ninety (90) days, or both, in the discretion of the court.

SECTION III. REPEAL

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION IV. SEVERABILITY

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

SECTION V. SAVINGS CLAUSE

The repeal or amendment herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending litigation or prosecution of any right established or occurring prior to the effective date of this Ordinance.

SECTION VI. PUBLICATION

The Clerk for the Charter Township of Plymouth shall cause this Ordinance to be published in the manner required by law.

SECTION VII. EFFECTIVE DATE

This Ordinance shall take full force and effect upon publication.

CERTIFICATION

The foregoing Ordinance was duly adopted by the Township Board Trustees of the Charter Township of Plymouth at its regular meeting called and held on the ____ day of _____, 2024, and was ordered to be given publication in the manner required by law.

Jerry Vorva, Clerk

Introduced: _____
Published: _____
Adopted: _____
Effective upon Publication: _____

CHARTER TOWNSHIP OF PLYMOUTH
DEPARTMENT OF BUILDING & CODE ENFORCEMENT



MONTHLY REPORT

**December
2023**

New Commerical Building for 2023

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Undercover Storage	40855 Schoolcraft	New Building	210,000	Issued	June
Halyard Ridge Business Park	15000 Ridge Rd.	New Building (Shell/Foundation)	12,500,000	Issued	June
Home for Mom & Dad	39625 Plymouth Rd.	New Building	1,800,000	Issued	July
Halyard Ridge Business Park	15000 Ridge Rd.	10 acre Storage Lot	1,400,000	Issued	October
Total Construction Value			15,910,000		

New Commercial Additions/Alterations for 2023

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Jubilant Radiopharma	44099 Plymouth Oaks Blvd 110	Tenant Finish	\$405,000	Issued	Jan
Consolidated Properties Ent.	46029 & 46043 Five Mile Rd.	Splitting into (2) White Boxes	18,000	Issued	Feb
Burroughs	41100 Plymouth Rd B1 130	Tenant Finish	22,000	Issued	Feb
Heritage Park Apartments	12811 Heritage	Wall Braces	14,234	Issued	Mar
Magna	46600 Port St.	Steel Mezzanine	16,977	Issued	Mar
Delta Electronics	47659 Halyard Dr.	Interior Demo	20,000	Issued	Mar
IICC	40600 Plymouth Rd.	Interior Demo	61,000	Issued	Mar
Waste Management	41100 Plymouth Rd. B1 170	Tenant Finish	1,180,000	Issued	Mar
Cygnat	9075 General Dr.	Fire Damage Repair	1,200,000	Issued	Mar
HotworxStudios	15083 Sheldon	Tenant Finish	50,000	Issued	Apr
Webasto	14200 Haggerty	(4) New Roof Top HVAC units	237,000	Issued	Apr
Mobis	46501 Commerce Center Dr.	Interior Renovation (Lab Space)	348,700	Issued	Apr
Bob's Big Boy	40835 Ann Arbor Rd.	Tenant Finish	95,000	Issued	Apr
Versatrans	14777 Keel St.	New Generator Pad	2,200	Issued	Apr
Solid Ground Counseling	41100 Plymouth Rd. B1 110	Remove Dropped Ceiling	75,000	Issued	Apr
Webasto	14200 Haggerty Rd.	Enclosing Office Spaces	205,000	Issued	Apr
Plymouth House Apartments	42560 Postiff	Building Repairs #6 & #7	300,000	Issued	May
40600 Plymouth Road LLC.	40600 Plymouth Rd.	Enlarge Existing Overhead Doors	40,000	Issued	May
Catholic Vantage Credit Union	8817 Sheldon Rd.	Interior Remodel	202,000	Issued	May
Advics North America	45300 Polaris Ct.	Interior Remodel	86,340	Issued	May
Plymouth Technology Park	46029 5 Mile Rd. (Main)	Repave West Parking Lot	144,200	Issued	May
St. Johns Inn Monarch Ballroom	44045 Five Mile Rd.	Ballroom Addition & Reno. "Y" Buildir	9,056,226	Issued	May
Webasto	14200 Haggerty Rd.	Equipment Mezzanine & Tower	4,000	Issued	June
Amazon	9075 Haggerty	Conveyor System	5,817,583	Issued	June
Mother's Pizza	44675 5 Mile Rd.	Interior renovation (expansion)	87,000	Issued	June
White Box (Manno)	1025 Ann Arbor Rd.	Tenant Finish	28,000	Issued	June
St. Johns Inn Monastery	44045 Five Mile Rd.	Grotto Kitchen & Wine Bar	225,000	Issued	June

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Kroger	44525 Ann Arbor Rd.	Interior Remodel	950,000	Issued	June
St. Johns Inn Monastery	44045 Five Mile Rd.	Addition to Boiler Room	500,000	Issued	June
Los Tres Amigos	39500 Ann Arbor Rd.	Water Damage Repair	381,312	Issued	July
Bosch Corp.	15000 Haggerty	Interior Renovations	198,788	Issued	July
Plymouth Township	9955 Haggerty Rd.	Concrete Entrance Way	N/A	Issued	July
Delta Electronics	47659 Halyard Dr.	Interior Remodel	402,500	Issued	July
Mobis	46501 Commerce Center Dr.	Interior Remodel/Showroom	101,450	Issued	July
Tenneco	47001 Port St.	Underground Storage Tanks	25,000	Issued	July
Blackwell Ford	41001 Plymouth Rd.	Roof Drain System	10,000	Issued	July
Progressive Insurance Office	46333 5 Mile Rd	Dividing office into (2) Offices	83,600	Issued	August
Intertek	45000 Helm	Testing Room	125,000	Issued	August
Tim Hortons	39601 Ann Arbor Rd	Tenant Finish	650,000	Issued	August
Plymouth Mental Health	40600 Ann Arbor Rd. 175	Tenant Finish	20,000	Issued	August
AVL North America	47519 Halyard	Tenant Finish	925,000	Issued	September
Amazon	9075 Haggerty	Conveyor System, Bulky Parts	357,229	Issued	September
AAR RV Storage	42280 Ann Arbor Rd.	Site Improvements	240,000	Issued	September
Dunkin Donuts	39600 Ann Arbor Rd.	Interior Remodel	170,000	Issued	September
Sparr's Greenhouse	42510 Joy Rd.	New Greenhouse	118,680	Issued	September
La Fresh	44645 5 Mile Rd.	Interior Remodel	15,000	Issued	September
Perfection Bakeries	45789 Port St.	Exterior Concrete Improvements	34,590	Issued	September
Manno Clothing	1009 Ann Arbor Rd.	Tenant Finish	300,000	Issued	September
Brembo	47765 Halyard	Interior Remodel	300,000	Issued	October
Mobis	46501 Commerce Center Dr.	Parking Lot	320,000	Issued	October
IICC	40600 Plymouth Rd.	Interior demo/remodel	70,813	Issued	October
Taco Bell	205 Ann Arbor Rd	Parking Lot	27,600	Issued	October
Periodontal office	41017 Ann Arbor Rd	Interior Demolition	5,000	Issued	October
Troy Design & Manufacturing	14425 Sheldon	Parking Lot	35,000	Issued	November
Halyard Ridge/Choctaw Kaul	15000 Ridge Rd	Tenant Finish	1,000,000	Issued	November
Plymouth Plaza	47591 5 Mile Rd	Tenant Finish	50,000	Issued	November
Sheldon Place/Don Juans	44763 5 Mile Rd	Tenant Finish	40,000	Issued	November
NW Development	46085 5 Mile RD	Interior remodel	19,000	Issued	December
Rebo	47047 5 Mile RD	Tenant Finish	42,000	Issued	December
Periodontal Office	41017 Ann Arbor Rd	Tenant Finish	373,000	Issued	December
Doyle's Irish Pub (ST John's)	44045 5 Mile RD	Interior remodel	2,200,000	Issued	December
Chipotle	47135 5 Mile RD	Facade changes	175,000	Issued	December

Total Construction Value

30,206,022

Grand Total Construction Value

46,116,022

Building Department 2023

<u>Classification</u>	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	2023 Totals
Total Building Permits	65	50	97	125	117	116	92	135	130	98	74	51	1150
<u>Trade Permits</u>													
Electrical	43	25	38	36	41	50	44	54	56	67	57	35	546
Mechanical	64	47	45	54	67	71	80	87	64	85	69	55	788
Plumbing	24	13	18	28	24	39	29	34	25	28	22	21	305
Sewer & Water	8	4	7	10	9	11	9	10	4	4	5	3	84
Total Trade Permits	204	139	205	253	258	287	254	320	279	282	227	165	2873
<u>Miscellaneous</u>													
Special Inspections	1	0	0	0	0	0	0	0	1	0	0	0	2
Temp Certificate of Occupancy	1	2	4	0	5	0	1	0	2	0	0	2	17
Re-Occupancy	3	1	2	1	2	1	0	5	1	3	1	0	20
Plan Review	13	10	23	6	17	10	14	6	10	14	10	6	139
ZBA	1	0	2	3	1	1	0	1	1	0	0	0	10
Re-inspection fees	2	4	4	7	0	8	5	14	9	15	11	12	91
Vacant Land Resigtration	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Miscellaneous	21	17	35	17	25	20	20	26	24	32	22	20	279
<u>Application Fee's</u>													
Building	54	44	85	130	104	104	85	119	119	98	64	44	1050
Electrical	48	33	47	53	46	57	48	61	60	62	67	41	623
Mechanical	66	45	46	72	71	75	91	89	61	78	76	59	829
Plumbing	31	13	18	34	28	38	34	35	23	28	37	15	334
Total Misc/License/Application	220	152	231	306	274	294	278	330	287	298	266	159	3115
Grand Total	424	291	436	559	532	581	532	650	566	580	493	324	6267
<u>Staffing Levels</u>													
Chief Building Official	1	1	1	1	1	1	1	1	1	1	1	1	
Full Time Building Inspector	1	1	1	1	1	1	1	1	1	1	1	1	
Full Time Building Coordinator	1	1	1	2	2	2	2	2	2	2	2	1	
Full Time Building Administrator	1	1	1	1	1	1	1	1	1	0	0	0	
Part-time Time Ordinance Officer	1	1	1	1	1	1	1	1	1	1	1	1	

Residential Housing 2023

Single Family Detached

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	1	0	279,732	2,102
February	2	0	538,014	3,713
March	2	0	569,410	4,990
April	2	0	635,153	4,782
May	3	0	822,398	6,117
June	5	0	2,050,051	17,366
July	3	0	1,158,525	6,200
August	3	0	984,750	7,137
September	0	0	-	-
October	5	0	1,815,621	6,517
November	0	0	-	-
December	0	0	-	-
Totals	26	0	\$ 8,853,654	58,924

Single Family Attached (Townhouses/ Row Houses)

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	0			
February	0			
March	0			
April	0			
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	0	0	\$ -	-

Two-Family Buildings (Duplex)

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	0			
February	0			
March	0			
April	0			
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	0	0	\$ -	-

Three-or-more Family Building (Apartments/Stacked Condos)

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	0			
February	0			
March	0			
April	0			
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	0	0	\$ -	-

	<u>Total #</u>	<u>Total #</u>	<u>Value</u>	<u>Square</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Construction</u>	<u>Feet</u>
Totals all categories	26	0	\$ 8,853,654	58,924



Revenue Breakdown Report

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01/05/2024

Filter: All Records, Transaction.DateToPostOn in <Previous month> [12/01/23 - 12/31/23] AND
Transaction.TransactionNumber Not = 67,079 AND
Transaction.TransactionNumber Not = 67,078

Unit Totals		
Unit Name	Records	Revenue
	165	125,064.83
TOTAL	165	125,064.83

Record Type Totals		
Unit:	Records	Revenue
Permit	165	125,064.83
UNIT TOTAL:	165	125,064.83

Record Type Breakdowns		
Unit:		
Record Type: Permit	Records	Revenue
Bldg Roof/Siding/Window	23	4,140.00
Building	28	49,774.00
Electrical	26	3,688.00
Electrical - Generator	7	615.00
Fire Alarm	2	1,259.50
Fire Suppression	1	940.00
Mechanical	46	7,286.00
Mechanical - Generator	8	980.00
Plumbing	21	3,349.00
Sewer & Water	3	53,033.33
TOTAL:	165	125,064.83

53,033.33

Record Categories By Type		
Unit:		
Permit	Type: Bldg Roof/Siding/Window	
Roofing	7	1,260.00
Window Replacement	16	2,880.00
TOTAL:	23	4,140.00

Permit	Type: Building	
Basement Finish	1	385.00
Deck	5	2,015.00
Fence	1	145.00
Grading	1	120.00
Ind/Comm-alt/add	4	37,284.00
Ind/Comm-new	2	3,210.00
Residential-alt/add	7	5,395.00
Residential-new	1	500.00
Roof	2	240.00
Siding	2	240.00
Windows	2	240.00
TOTAL:	28	49,774.00

Permit	Type: Electrical	
Electrical	22	3,328.00
Fire Alarm	1	135.00
Generator	3	225.00
TOTAL:	26	3,688.00

01/05/24

**Certificates of Occupancy
Issued for the Month of December 2023**

Date Issued	Address	Owner Name	Permit #
Dec/04/2023	13640 APPLE CREST CT	ZAHKA, JOHNIE -	PB23-0271
Dec/11/2023	9084 General DR	Rigero	PB23-1025
Dec/14/2023	14795 Eckles	CETNAR, BRENT- ALYSSA C	PB22-0283
Dec/15/2023	9223 Tulip	Margate	PB23-0255
Dec/20/2023	44675 5 Mile RD	Sheldon Place Shopping Center	PB23-0451
Dec/21/2023	47519 HALYARD	AVL NORTH AMERICA INC	PB23-0709

Occupancies Found: 6



Plymouth Township Fire Department

Monthly Report

December 2023

Response Information:

The Plymouth Township Fire Department responded to **305** emergencies this month.

There was an average of **9.83** runs per day this month.

PTFD's average response time was **5 min 46 sec** to the scene. This includes all responses including non-emergency.

Mutual Aid:

Plymouth Township Fire Department is a member of the Western Wayne County Mutual Aid Association.

	Mutual Aid Received	Mutual Aid Given
Canton Township FD	3	11
Huron Valley Ambulance	1	0
Northville City FD	3	0
Northville Township FD	1	5
Westland FD	0	1

Fire Loss:

There were **5** fires this month that accounted for **627,100.00** worth of damage to possessions and property. We prevented the destruction of **12,155,500.000** in property.

EMS Information:

HVA transported **95** patients to the hospital.

Plymouth Township Fire transported **59** patients to the hospital.

Plymouth transport billed out **40,151.29** this month, received **18,758.45** and have **27,681.64** in outstanding bills over 180 days.

Fire Prevention:

Plymouth Township Fire Department provided **32** comprehensive fire inspections to businesses within Plymouth Township. This month, the department conducted **1** Special Event, **2** CPR and **1** PALS classes with a total of **76** participants.

In January run a 12 month/yearend report of previous year.

Reports Included:

CLEMIS Reports

Incidents Section

- Incident Summary by Incident type
 - Incident Type
 - Type Count
 - Property Loss
 - Property Value
- Mutual Aid by Department
 - Mutual Aid Received
 - Mutual Aid Given

Local Section

- Fire Department Response Times
 - Turnout Time
 - Response Time

Health EMS

Agency Productivity

- Agency Activity Summary
 - Patients Transported by HVA
 - Patients Transported by PTFD

Billing Summary

Inspection Report

Total count for Public Education – Review Target Solutions Calendar

Yearend – include total training hours

Incident Type Count - Monthly

For Dates 12/1/23 - 12/31/23



Incident Type and Description	Incident Count	% Type / % Total
December		
111 - Building fire	1	20.00 %
113 - Cooking fire, confined to container	1	20.00 %
114 - Chimney or flue fire, confined to chimney or flue	1	20.00 %
117 - Commercial Compactor fire, confined to rubbish	1	20.00 %
131 - Passenger vehicle fire	1	20.00 %
Total - Fires	5	1.64 %
30 - Rescue, emergency medical call (EMS), other	1	0.48 %
321 - EMS call, excluding vehicle accident with injury	185	88.94 %
321C - EMS call, possible COVID-19	2	0.96 %
322 - Vehicle accident with injuries	17	8.17 %
324 - Motor vehicle accident with no injuries	3	1.44 %
Total - Rescue & Emergency Medical Service Incidents	208	68.20 %
412 - Gas leak (natural gas or LPG)	3	50.00 %
424 - Carbon monoxide incident	1	16.67 %
442 - Overheated motor	1	16.67 %
463 - Vehicle accident, general cleanup	1	16.67 %
Total - Hazardous Conditions (No fire)	6	1.97 %
500 - Service Call, other	6	13.64 %
531 - Smoke or odor removal	1	2.27 %
550 - Public service assistance, other	1	2.27 %
552 - Police matter	1	2.27 %
554 - Assist invalid	34	77.27 %
561 - Unauthorized burning	1	2.27 %
Total - Service Call	44	14.43 %
600 - Good intent call, other	2	10.00 %
611 - Dispatched & cancelled en route	12	60.00 %
6111 - Hospice Death	1	5.00 %
611E - EMS: Dispatched & cancelled en route	3	15.00 %
651 - Smoke scare, odor of smoke	2	10.00 %
Total - Good Intent Call	20	6.56 %
700 - False alarm or false call, other	16	84.21 %
736 - CO detector activation due to malfunction	2	10.53 %
740 - Unintentional transmission of alarm, other	1	5.26 %
Total - False Alarm & False Call	19	6.23 %

Incident Type Count - Monthly

Incident Type and Description	Incident Count	% Type / % Total
9 - Special incident type	2	66.67 %
900 - Special type of incident, other	1	33.33 %
Total - Special Incident Type	3	0.98 %
	305	

Incidents for Time Frame: 305

Municipal Response Times Report

For Dates Beginning 12/1/23 Ending 12/31/23

Incident Types selected for analysis: All

For All Priority Types



Time in Minutes	Alarm to Dispatch	Percent Total	Cumulative Responses	Percent	Dispatch to Enroute	Percent Total	Cumulative Responses	Percent	Enroute to Arrival	Percent Total	Cumulative Responses	Percent	Alarm to Arrival	Percent Total	Cumulative Responses	Percent	Dispatch to Arrival	Percent Total	Cumulative Responses	Percent
0 - 1	159	56.58	159	56.58	83	31.44	83	31.44	14	5.38	14	5.38	2	0.73	2	0.73	7	2.55	7	2.55
1 - 2	90	32.03	249	88.61	95	35.98	178	67.42	20	7.69	34	13.08	3	1.09	5	1.82	7	2.55	14	5.09
2 - 3	17	6.05	266	94.66	61	23.11	239	90.53	56	21.54	90	34.62	6	2.18	11	4.00	15	5.45	29	10.55
3 - 4	5	1.78	271	96.44	16	6.06	255	96.59	54	20.77	144	55.38	20	7.27	31	11.27	37	13.45	66	24.00
4 - 5	5	1.78	276	98.22	6	2.27	261	98.86	32	12.31	176	67.69	32	11.64	63	22.91	58	21.09	124	45.09
5 - 6	3	1.07	279	99.29	1	0.38	262	99.24	31	11.92	207	79.62	53	19.27	116	42.18	43	15.64	167	60.73
6 - 7	2	0.71	281	100.00	1	0.38	263	99.62	14	5.38	221	85.00	51	18.55	167	60.73	38	13.82	205	74.55
7 - 8	0	0.00	281	100.00	1	0.38	264	100.00	15	5.77	236	90.77	32	11.64	199	72.36	19	6.91	224	81.45
8 - 9	0	0.00	281	100.00	0	0.00	264	100.00	7	2.69	243	93.46	20	7.27	219	79.64	13	4.73	237	86.18
9 - 10	0	0.00	281	100.00	0	0.00	264	100.00	8	3.08	251	96.54	15	5.45	234	85.09	15	5.45	252	91.64
10 +	0	0.00	281	100.00	0	0.00	264	100.00	9	3.46	260	100.00	41	14.91	275	100.00	23	8.36	275	100.00

Incident
Total*:

281

Average Times per Incident

Average PSAP Processing Time: 1 minute(s) 5 second(s)
(Alarm to Dispatch)

Percent less than or equal to 60 Seconds: 56.58
Percent less than or equal to 90 Seconds: 82.56

Average Fire Department Turn Out Time: 1 minute(s) 36 second(s)
(Dispatch to Enroute)

Average Fire Department Turn Out and Travel Time: 5 minute(s) 46 second(s)
(Dispatch to Arrive)

Average Municipal Response Time: 6 minute(s) 52 second(s)
(Alarm to Arrive)

Percentile Response Times in Accordance with NFPA Standards

PSAP Processing Time less than 60 seconds: 56.58%
(Alarm to Dispatch)

Fire Department Turn Out Time less than 60 seconds: 31.44%
(Dispatch to Enroute)

Fire Department Travel Time less than 4 minutes: 55.38%
(Enroute to Arrive)

*The Incident Total reflects Incidents that have an Alarm Time and a Dispatch Time.
It does not include Incidents where no apparatus have been assigned.*

Listing of Mutual Aid Responses by Mutual Aid Department



Time Period: 12/1/23 - 12/31/23

Department: Canton Twp FD

Mutual aid received

230003619	12/22/23	3:53:08AM	1	08204	39700 E ANN ARBOR RD
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<i>Subtotal Mutual aid received</i>				1	
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Mutual aid given

230003528	12/14/23	5:10:29PM	3	08204	4951 S HAGGERTY
230003540	12/15/23	5:45:04PM	3	08204	44638 NANTUCKET
230003612	12/21/23	4:55:11PM	3	08204	45000 TILLOTSON
230003633	12/23/23	11:48:41AM	3	08204	7735 N RIDGE
230003637	12/23/23	2:43:16PM	3	08204	39866 JOY RD
230003661	12/26/23	4:31:09PM	3	08204	1905 N CANTON CENTER
230003663	12/26/23	4:45:17PM	3	08204	2250 N CANTON CENTER
230003674	12/27/23	3:42:34PM	3	08204	45308 RECTOR
230003684	12/28/23	4:52:40PM	3	08204	WARREN
230003699	12/29/23	1:01:44PM	3	08204	5770 N BECK

<i>Subtotal Mutual aid given</i>				10	
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<i>Subtotal Canton Twp FD</i>				11	
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Department: Huron Valley Ambulance

Mutual aid received

230003609	12/21/23	11:59:00AM	1	HVA	41496 E ANN ARBOR RD
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<i>Subtotal Mutual aid received</i>				1	
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<i>Subtotal Huron Valley Ambulance</i>				1	
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Department: Northville City FD

Mutual aid received

230003449	12/5/23	7:52:37PM	1	08232	46368 LITCHFIELD DR
230003455	12/6/23	7:37:04PM	1	08232	45801 MAST
230003619	12/22/23	3:53:08AM	1	08232	39700 E ANN ARBOR RD

<i>Subtotal Mutual aid received</i>				3	
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<i>Subtotal Northville City FD</i>				3	
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Department: Northville Twp FD

Time Period: 12/1/23 - 12/31/23

Mutual aid received

230003455	12/6/23 7:37:04PM	1	08255	45801 MAST
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<i>Subtotal Mutual aid received</i>	<i>1</i>
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Mutual aid given

230003469	12/8/23 1:47:05PM	3	08255	18554 JAMESTOWN CIR
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230003549	12/16/23 6:41:55PM	3	08255	40405 SIX MILE RD
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230003600	12/20/23 7:00:34PM	3	08255	16100 HAGGERTY RD
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230003683	12/28/23 4:34:41PM	3	08255	20631 WESTVIEW DR
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230003696	12/29/23 11:58:57AM	3	08255	42010 SEVEN MILE RD
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<i>Subtotal Mutual aid given</i>	<i>5</i>
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<i>Subtotal Northville Twp FD</i>	<i>6</i>
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Department: Westland FD

Mutual aid given

230003541	12/15/23 6:14:12PM	3	08251	38565 CHERRY HILL RD
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<i>Subtotal Mutual aid given</i>	<i>1</i>
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<i>Subtotal Westland FD</i>	<i>1</i>
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Department: Canton FD

Mutual aid received

230003449	12/5/23 7:52:37PM	1	08204	46368 LITCHFIELD DR
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230003609	12/21/23 11:59:00AM	1	08204	41496 E ANN ARBOR RD
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<i>Subtotal Mutual aid received</i>	<i>2</i>
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Mutual aid given

230003539	12/15/23 5:40:05PM	3	08204	44638 NANTUCKET
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<i>Subtotal Mutual aid given</i>	<i>1</i>
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<i>Subtotal Canton FD</i>	<i>3</i>
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Total	21
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Incident Summary by Incident Type

For Dates: 12/1/23 - 12/31/23



Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
No Shift Entered				
No Station Entered				
Special Incident Types	2	81,228:54:43	\$ 0.00	\$ 0.00
Total for No Station Entered	2	81,228:54:43	\$ 0.00	\$ 0.00
<hr/>				
Total for No Shift Entered	2.00	81,228:54:43	\$ 0.00	\$ 0.00
Shift: A				
Station: MA				
Rescue & Emergency Medical Service Incidents	1	00:04:16	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
Total for Station: MA	2	00:02:08	\$ 0.00	\$ 0.00
Station: ST1				
Fires	1	00:07:34	\$ 1,000.00	\$ 0.00
Rescue & Emergency Medical Service Incidents	42	00:06:02	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	2	00:12:01	\$ 0.00	\$ 0.00
Service Calls	10	00:06:44	\$ 0.00	\$ 0.00
Good Intent Calls	4	00:01:44	\$ 0.00	\$ 0.00
False Alarm & False Calls	6	00:06:08	\$ 0.00	\$ 0.00
Total for Station: ST1	65	00:06:06	\$ 1,000.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	35	00:06:56	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	2	00:05:10	\$ 0.00	\$ 0.00
Service Calls	3	00:09:25	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:05:45	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:05:34	\$ 0.00	\$ 0.00
Special Incident Types	1	00:05:35	\$ 0.00	\$ 0.00
Total for Station: ST2	45	00:06:52	\$ 0.00	\$ 0.00
Station: ST3				
Fires	1	00:06:13	\$ 2,100.00	\$ 5,500.00
Rescue & Emergency Medical Service Incidents	35	00:07:24	\$ 0.00	\$ 0.00
Service Calls	6	00:08:39	\$ 0.00	\$ 0.00
Good Intent Calls	5	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:09:18	\$ 0.00	\$ 0.00
Total for Station: ST3	50	00:06:54	\$ 2,100.00	\$ 5,500.00
<hr/>				
Total for Shift: A	162.00	00:06:31	\$ 3,100.00	\$ 5,500.00
Shift: B				
Station: ST1				
Fires	1	00:08:31	\$ 20,000.00	\$ 3,500,000.00
Rescue & Emergency Medical Service Incidents	22	00:07:21	\$ 0.00	\$ 0.00
Service Calls	9	00:08:15	\$ 0.00	\$ 0.00

Incident Summary by Incident Type

Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
False Alarm & False Calls	1	00:02:20	\$ 0.00	\$ 0.00
Total for Station: ST1	33	00:07:29	\$ 20,000.00	\$ 3,500,000.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	13	00:06:39	\$ 0.00	\$ 0.00
Total for Station: ST2	13	00:06:39	\$ 0.00	\$ 0.00
Station: ST3				
Fires	1	00:06:30	\$ 4,000.00	\$ 650,000.00
Rescue & Emergency Medical Service Incidents	19	00:07:49	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:11:24	\$ 0.00	\$ 0.00
Service Calls	5	00:06:19	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:07:33	\$ 0.00	\$ 0.00
Total for Station: ST3	30	00:07:21	\$ 4,000.00	\$ 650,000.00
Total for Shift: B	76.00	00:07:17	\$ 24,000.00	\$ 4,150,000.00
Shift: C				
Station: MA				
Good Intent Calls	2	00:00:00	\$ 0.00	\$ 0.00
Total for Station: MA	2	00:00:00	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	15	00:04:59	\$ 0.00	\$ 0.00
Service Calls	3	00:06:04	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:07:03	\$ 0.00	\$ 0.00
Total for Station: ST1	21	00:05:06	\$ 0.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	17	00:07:25	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:07:31	\$ 0.00	\$ 0.00
Service Calls	3	00:05:08	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:04:41	\$ 0.00	\$ 0.00
Total for Station: ST2	22	00:06:59	\$ 0.00	\$ 0.00
Station: ST3				
Fires	1	00:08:44	\$ 600,000.00	\$ 8,000,000.00
Rescue & Emergency Medical Service Incidents	9	00:07:30	\$ 0.00	\$ 0.00
Service Calls	5	00:07:36	\$ 0.00	\$ 0.00
Good Intent Calls	5	00:02:40	\$ 0.00	\$ 0.00
Total for Station: ST3	20	00:06:23	\$ 600,000.00	\$ 8,000,000.00
Total for Shift: C	65.00	00:05:59	\$ 600,000.00	\$ 8,000,000.00
Total	305.00	532:45:28	\$ 627,100.00	\$ 12,155,500.00

Agency Activity Summary

Plymouth Township Fire Dept

Agency: Plymouth Township Fire Dept | Service Date: From 12/01/2023 Through 12/31/2023

Total Number of ePCRs: 237

Total Number of Incidents: 233

By Branch

01 Station 1 = 73

02 Station 2 = 86

03 Station 3 = 78

Billing Disposition (ePCR Data Only)

	#	%		#	%
Treated/Transported	59	24.9%	Dead Prior To Arrival	5	2.1%
Treated / Transferred Care	95	40.1%	Dead After Arrival	N/A	N/A
Treated/No Transport (AMA)	45	19.0%	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	N/A	N/A	Assist	33	13.9%
Transported / Refused Care	N/A	N/A	Other	N/A	N/A
No Transport / Refused Care	N/A	N/A	No Patient Found	N/A	N/A
Cancelled	N/A	N/A			
Left Blank	N/A	N/A			

Unit Disposition (ePCR Data Only)

Description	#	%
No Patient Contact	4	1.7%
Non-Patient Incident (Not Otherwise Listed)	29	12.2%
Patient Contact Made	204	86.1%
Left Blank	0	0.0%
Total	237	100.0%

Patient Evaluation/Care Disposition (ePCR Data Only)

Description	#	%
Not Applicable	29	12.2%
Patient Evaluated and Care Provided	200	84.4%
Patient Evaluated, No Care Required	4	1.7%
Patient Support Services Provided	4	1.7%
Left Blank	0	0.0%
Total	237	100.0%

Crew Disposition (ePCR Data Only)

Description	#	%
Back in Service, No Care/Support Services Required	32	13.5%
Incident Support Services Provided (Including Standby)	1	0.4%
Initiated Primary Care and Transferred to Another EMS	95	40.1%
Crew		
Initiated and Continued Primary Care	105	44.3%
Provided Care Supporting Primary EMS Crew	4	1.7%
Left Blank	0	0.0%
Total	237	100.0%

Transport Disposition (ePCR Data Only)

Description	#	%
No Transport	7	3.0%
Not Applicable	29	12.2%
Patient Refused Transport	45	19.0%
Transport by Another EMS Unit	95	40.1%
Transport by This EMS Unit (This Crew Only)	61	25.7%
Left Blank	0	0.0%
Total	237	100.0%

<u>Run Type</u>	#	%		#	%
Emergency Runs	237	100.0%	Non-Emergency Runs	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	10	4.2%	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A
Emergency Runs (Scheduled)	N/A	N/A	Non-Emergency Runs (Scheduled)	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Type Left Blank: 0

Runs by Unit (ePCR Data Only)

Unit	Total Runs	Treat/ Transp	Treat/ Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/ Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/ Ref. Care	Assist	Other	No Pat. Found
ENG3	1	0	0	1	0	0	0	0	0	0	0	0	0	0
LAD3	1	0	1	0	0	0	0	0	0	0	0	0	0	0
RES1	79	20	27	14	0	0	0	3	0	0	0	15	0	0
RES2	79	23	37	15	0	0	0	0	0	0	0	4	0	0
RES3	77	16	30	15	0	0	0	2	0	0	0	14	0	0
Total	237	59	95	45	0	0	0	5	0	0	0	33	0	0

Runs by Service Level (ePCR Data Only)

<u>Dispatched Service Level</u>	#	%	<u>Recommended Service Level</u>	#	%
BLS	22	9.3%	BLS	177	74.7%
ALS	215	90.7%	ALS1	60	25.3%
SCT	N/A	N/A	ALS2	N/A	N/A
			SCT	N/A	N/A
			Rotary Wing	N/A	N/A
			Fixed Wing	N/A	N/A

Runs by Insurance Type with Service Level (ePCR Data Only) (Multiple

insurance types may have been marked on a run)

Type	BLS	%	ALS1	%	ALS2	%	SCT	%Rotary Wing	%Fixed Wing	%	Total	%
None	177	74.7%	60	25.3%	N/A	N/A	N/A	N/A	N/A	N/A	237	100.0%

Runs by Primary PI (ePCR Data Only)

<u>Description</u>	#	%
Abdominal Pain	4	1.7%
Alt. Level Conscious	5	2.1%
Anxiety	4	1.7%
Back Pain (No Trauma)	6	2.5%
Behavioral Disorder	1	0.4%
CVA/Stroke	5	2.1%
Cardiac Arrest	2	0.8%
Cardiac Symptoms	6	2.5%
Chest Pain	5	2.1%
Depression (acute)	1	0.4%
Diabetic Symptoms	2	0.8%
Dizziness	4	1.7%
Dyspnea-SOB	13	5.5%
Elevated Temp/Fever	1	0.4%
Eye Symp.(no trauma)	1	0.4%
Flu Symptoms	8	3.4%
GI -Diarrhea	1	0.4%
Headache (no trauma)	1	0.4%
Malaise	4	1.7%
Medication Reaction	1	0.4%

Monitoring Required	6	2.5%
Nausea	3	1.3%
No Medical Problem	8	3.4%
Nose Bleed	1	0.4%
Not Applicable	5	2.1%
Obvious Death	4	1.7%
Psychiatric Emerg.	6	2.5%
Seizure	7	3.0%
Syncope/Fainting	5	2.1%
Trauma Injury	29	12.2%
Unconscious	1	0.4%
Unknown Medical	5	2.1%
Urinary Bleeding	1	0.4%
Urination Problem	1	0.4%
Vomiting	1	0.4%
Vomiting Blood	1	0.4%
Weakness	52	21.9%
<i>Left Blank</i>	26	11.0%
<i>Total</i>	237	100.0%

Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
1 Abdominal Pain	5	2.1%
10 Chest Pain [non-traumatic]	12	5.1%
12 Convulsions/Seizures	8	3.4%
13 Diabetic	1	0.4%
16 Eye Problems/Injuries	1	0.4%
17 Falls	58	24.5%
18 Headache	1	0.4%
19 Heart Problems A.I.D.C	3	1.3%
21 Hemorrhage/Lacerations	1	0.4%
25 Psychiatric/Abnormal behavior/Suicide Attempt	9	3.8%
26 Sick Person	53	22.4%
28 Stroke [CVA]	6	2.5%
29 Traffic/Accidents	15	6.3%
30 Traumatic Injuries	7	3.0%
31 Unconscious/Fainting	8	3.4%
32 Unknown Problem	3	1.3%
38a Citizen assist	17	7.2%
4 Assault/Sexual Assault	2	0.8%
5 Back Pain	6	2.5%
6 Breathing Problems	11	4.6%
7 Burns/Explosion	2	0.8%
88 Not applicable	1	0.4%
9 Cardiac or Respiratory Arrest/Death	6	2.5%
99 Unknown	1	0.4%
Left Blank	0	0.0%
Total	237	100.0%

Transport From (Category)

	#	%
--Left Blank--	237	100.0%
Total	237	100.0%

Transport From (Facility) (ePCR Data Only)

	#	%
--Left Blank--	237	100.0%
Total	237	100.0%

Transport To (Destination Facility) (ePCR Data Only)

	#	%
Trinity St Mary Livonia ER	122	51.5%
--Left Blank--	82	34.6%
UNIVERSITY OF MICHIGAN ER	10	4.2%
Trinity St Joe Ann Arbor ER	8	3.4%
Henry Ford Plymouth	8	3.4%
Ascension Providence ER-Novi	2	0.8%
C.S. Mott Children's Hospital	2	0.8%
Corewell Wayne (Annapolis)	1	0.4%
Henry Ford West Bloomfield	1	0.4%
Corewell Hospital Royal Oak	1	0.4%
Total	237	100.0%

PLYMOUTH AGING SUMMARY
PLYMOUTH MONTHLY AGING SUMMARY
REPORT AS OF DECEMBER 31, 2023

<u>ID</u>	<u>Description</u>	<u>Calls</u>	<u>Current</u>	<u>31 to 60</u>	<u>61 to 90</u>	<u>91 to 120</u>	<u>121 to 150</u>	<u>151 to 180</u>	<u>Over 180</u>	<u>Total</u>
1CONS	PAPER - CONTRACT	4	0	555.88	255.87	583.82	0	0	705.88	2101.45
1MRP	PAPER - MEDICARE	5	1403.38	0	731.03	0	0	0	1184.41	3318.82
1STAT	STATUS - CARE	3	0	0	0	0	0	0	2081.68	2081.68
CAID	ELECT MEDICAID	1	572.64	0	0	0	0	0	0	572.64
CAIP	PAPER MEDICAID R	9	0	0	680.73	0	0	0	5270.56	5951.29
CARE	ELECT - MEDICARE	7	4145.94	0	0	0	0	0	0	4145.94
CAREBL	ELECT MEDICARE P	3	0	0	784.11	0	0	0	1295.29	2079.4
COMP	PAPER WORK COM	1	0	0	0	0	677.94	0	0	677.94
CRED	MHR REFUND CREDI	1	0	0	0	0	0	0	-224.78	-224.76
FIREINS	FIRE RECOVERY 15	1	0	0	0	0	0	0	375	375
INSU	PAPER INS PRIMAR	4	1167.64	1383.82	0	0	0	0	0	2551.46
NEIC	ELECT INS NEIC	10	4130.86	1247.79	0	-519.05	583.82	0	0	5443.42
NEICCAID	ELECT MEDICAID NE	8	5257.99	0	0	0	0	0	0	5257.99
NEICCARE	ELECT INS NEIC ME	18	6819.77	1463.45	0	0	0	0	3940.87	12224.09
PRIV	REQUEST PRIVATE	4	2069.62	0	585.22	0	0	0	0	2654.84
PRV2	PAPER - PRIVATE P	64	12120.52	5528.92	6355.56	1202.14	74.78	748.37	2726.95	28757.24
REVIEW	REVIEW	29	0	0	1985.73	7698.48	3631.16	980	1466.14	15761.51
SINS	PAPER INS SECOND	3	0	301.39	0	0	0	0	0	301.39
TIME	TIME PAY ACCOUNT	3	0	0	0	160	0	0	973.39	1133.39
U	MHR HOLD FOR MH	5	0	0	0	555.88	0	0	2715.43	3271.31
ZIR	ZIRMED 2	1	527.94	0	0	0	0	0	0	527.94
ZIRCAID	ELECT MEDICAID ZI	10	1453.15	0	0	0	0	522.35	4540.88	6516.38
ZIRCARE	ELECTRONIC MEDIC	3	718.45	0	0	772.94	0	0	620.92	2121.31
Totals		197	40387.9	10481.25	11378.25	10454.21	4967.7	2250.72	27681.64	107601.67

PLYMOUTH CHARGE SUMMARY
PLYMOUTH MONTHLY CHARGE REPORT
REPORT AS OF DECEMBER 31, 2023

<u>ID</u>	<u>Description</u>	<u>QTY</u>	<u>QTY %</u>	<u>Charge</u> <u>Count</u>	<u>Charge</u> <u>Count</u>	<u>Total Charge</u> <u>Charges</u>	<u>%</u>
427	ALS EMERGENCY	29	6.92	29	23.77	18850	46.95
433	ALS II EMERGENCY	1	0.24	1	0.82	800	1.99
429	BLS EMERGENCY	31	7.4	31	25.41	15500	38.6
0425MC	CMS MILEAGE	178	42.48	32	26.23	2486.69	6.19
425	MILEAGE	180	42.96	29	23.77	2514.6	6.26
Totals		419		122		40161.29	

PLYMOUTH CREDIT SUMMARY
PLYMOUTH MONTHLY CREDIT REPORT
REPORT AS OF DECEMBER 31, 2023

<u>ID</u>	<u>Description</u>	<u>Credits</u>	<u>QTY %</u>	<u>Amount</u>	<u>Amount %</u>
2	Adjustment	52	38.81	4452.36	15.02
1	Other Payment	56	41.79	17827.38	60.13
6	Patient Payment	7	5.22	1271.48	4.29
7	Patient Refund	1	0.75	-340.41	-1.15
5	Write Off	18	13.43	6436.53	21.71
Totals		134		29647.34	

Inspection Volume

12/29/2023 12:44:08 PM

Filters:

- Inspection Source: **Internal Department Only**
- Start Date: **12/1/2023 12:00:00 AM**
- End Date: **12/31/2023 11:59:59 PM**
- Inspector: **-all-**
- Occupancy Type: **-all-**
- IFC Occupant Class: **-all-**
- Occupancy Number: **-all-**
- Zip Code: **-all-**
- Address: **-all-**
- Street Name: **-all-**
- Inspection Type: **-all Fire Safety types-**
- Census: **-all-**
- District: **-all-**
- Section: **-all-**
- Station: **-all-**
- Zone: **-all-**

Volume by Inspector

	# of Inspections ¹	Violations Cited	Occupant Sq. Ft.
Randall, Jeff			
2-Year ^{FS}	1		57,000
3-Year ^{FS}	2		2,400
Annual ^{FS}	1		2,801
Business Update ^{FS}	14		972,886
Certificate of Occupancy ^{FS}	3		62,201
Final Fire Alarm ^{FS}	1		2,500
Freedom of Information ^{FS}	2		0
Semi-Annual (twice a year) ^{FS}	5		3,000
Special Event ^{FS}	2		573,190
Underground Flush ^{FS}	1		286,595
Total	32	0	1,962,573

Totals

	# of Inspections ¹	Violations Cited	Violations Cleared ²	Violations Remaining	Occupant Sq. Ft.
2-Year ^{FS}	1				57,000
3-Year ^{FS}	2				2,400
Annual ^{FS}	1				2,801
Business Update ^{FS}	14				972,886
Certificate of Occupancy ^{FS}	3				62,201
Final Fire Alarm ^{FS}	1				2,500
Freedom of Information ^{FS}	2				0
Semi-Annual (twice a year) ^{FS}	5				3,000
Special Event ^{FS}	2				573,190
Underground Flush ^{FS}	1				286,595
Total⁵	32	0	0	0	1,962,573

¹This is actually a count for the inspection type. A single inspection with two types will total as two not one. Similarly 2 inspections done together on a 10K sq ft occupant will count as 20K sq ft.

²Cleared violations from re-inspections outside the date range ARE included if initial inspection falls within date range.

³One re-inspection can encompass multiple inspection types - this is why the re-inspection type-specific total is frequently greater than the # of inspections.

^{FS}Fire Safety Inspection.

⁵Filtering out portal inspections can cause violations cited to be less than violations cleared (violation cited count comes from both department and portal inspections, while violations cleared only come from department inspections).



MCKENNA

Planning & Zoning Report

Plymouth Township, MI

DECEMBER 2023

McKenna provides day-to-day assistance to the Township, applicants, and public regarding zoning, planning and economic development matters, including on-site office hours.

Contact your Plymouth Township Planning and Zoning Team: Laura Haw, AICP, NCI and Nani Wolf, AICP, CAPS, at: planning@plymouthtp.org

View current projects on the Township's website at:

https://www.plymouthtp.org/government/departments/community_development/current_projects.php

MONTHLY PROJECT SPOTLIGHT

The Saint John's Townes Planned Unit Development (PUD) project includes 72 attached townhomes at the intersection of Sheldon Road and Helm Street. Pictured below, proposed building render of a six-unit townhouse. The project is currently under site plan development review by the Planning Commission.



Planning and Zoning Report – December 2023

Charter Township of Plymouth, MI

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the Township, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active development projects; yellow highlighting indicates new updates for the month.

PROJECT # / NAME / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2312 Ponds at Andover	Residential development with 7 single-family, detached units on N. Territorial.	CHO agreement recorded on March 15, 2022. Final stamp pending. A one-year extension was granted by the Board of Trustees; the project must be finalized by September 15, 2024, or the file will be closed.
#2346 Phoenix Mill	Redevelopment of the former Wayne County Road Yard, adjacent to Hines Park, into an office and event space.	Final stamp under review.
#2445 11211 Haggerty	Lot split application for single-family residential developments.	Application undergoing discussions with Wayne County regarding public road dedication.
#2459 Plymouth Exchange	Site plan for three spec. industrial buildings at the southeast corner of Five Mile and Napier. The Planning Commission granted final site plan approval, with conditions, on December 14, 2022, and the ZBA granted several variances on January 5, 2023.	Applicant to submit final plan set for administrative approval. A one-year extension was granted by the Commission; the project will be closed on December 14, 2024, unless the applicant secures final stamp by this time.
#2460 Ilmore Building Expansion	Site plan for a ±6,800 square foot building addition to the existing industrial facility at 43939 Plymouth Oaks Boulevard.	Planning Commission approved the application on January 18, 2023; final stamp pending. The project is on hold until 2024; an extension request is anticipated.
#2465 1311 Ann Arbor	Site plan application for a Biggby Coffee drive-thru coffee shop.	Planning Commission granted final site plan approval, with conditions, on April 1, 2023. Awaiting revised plans for administrative review.
#2466 Sarafund Auto 14760 Northville	Special land use application for used car sales and an automobile commercial garage (oil change and repair).	The project was most recently discussed at the December 6 Commission meeting and tabled for further information regarding the proposed use. The applicant has until March 15, 2024, to submit revised plans.
#2468 DPW Yard 46555 Port	Site plan application for two spec. industrial sites, following the sale of two portions of the DPW Yard.	Incomplete plans submitted. The application expires March 28, 2024, if no extension is requested.
#2474 Sparr's Greenhouse	Conditional rezoning application for Sparr's Greenhouse, 42510 Joy Road, and adjacent parcels on Lilley Rd.	Planning Commission recommended denial on April 19, 2023 and on November 1, 2023, reaffirmed this denial. The project is to be considered by the Board of Trustees on January 23, 2024.



MCKENNA

Planning and Zoning Report – December 2023

Charter Township of Plymouth, MI

PROJECT # / NAME / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2477 Northville Downs	Site development plan approval for 49500-49900 Techne Drive.	Planning Commission recommended approval of the PUD development plan, with conditions, to the Board on May 3, 2023. The application will be considered at a future Board of Trustees meeting, date TBD.
#2479 Lot 1 Concept Drive	Site plan application submitted for an industrial building at 41336 Concept Drive.	Planning Commission granted final site plan approval, with conditions, on August 1, 2023. Applicant to finalize engineering and submit for final stamp.
#2480 Lot 14 Concept Drive	Site plan application submitted for an industrial building at 41015 Concept Drive.	Planning Commission granted final site plan approval, with conditions, on July 19, 2023. Applicant to finalize engineering and submit for final stamp.
#2482 Penske Trucking	Site plan application for a trucking facility at 40111-40251 Schoolcraft Road.	Planning Commission granted final site plan approval, with conditions, on September 20, 2023. Applicant to finalize engineering and submit for final stamp.
#2483 Delta Electronics	Site plan amendment application to construct a truck bay and modify the entrance access at 47659 Halyard Drive.	Under administrative review.
#2490 47135 Five Mile	Major administrative review for a site plan amendment to the existing Arby's restaurant to a new Chipotle's.	Under administrative review; façade changes were approved by the Planning Commission on October 18, 2023. Applicant to finalize engineering and submit for final stamp.
#2493 40700 Ann Arbor	Conditional rezoning request from the OS-ARC District to the ARC District (existing office building) to establish a car wash and drive-thru restaurant.	Planning Commission held a public hearing and tabled the application at the September 20, 2023, meeting. The applicant has resubmitted, the application will be considered on January 17, 2023.
#2497 40975 Concept	Site plan review for an industrial and office spec. building with outdoor storage.	On October 18, 2023, the Planning Commission granted site plan approval, with conditions. Applicant to finalize engineering and submit for final stamp.
#2498 49331 N. Territorial	Conditional rezoning request for a dentist / medical office at the corner of N. Territorial and Ridge Roads.	On November 15, 2023, the Planning Commission recommended denial to the board of Trustees. The applicant withdrew their application, the file is to be closed.
#2502 41661 Plymouth	Site development plan for the Hillside Overlook residential PUD at the former Courthouse Grille site.	The Planning Commission recommended approval, with conditions, to the Board of Trustees on December 6, 2023. Pending a final application, the project will be considered by the Board of Trustees, TBD.

Planning and Zoning Report – December 2023

Charter Township of Plymouth, MI

PROJECT # / NAME / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2503 9075 Haggerty	Minor site improvements to entrance gates at the existing Amazon facility.	Final stamp pending; applicant must close out.
#2504 N/A – Sheldon and Helm	Site development plan for the Saint John's Townes residential PUD.	Planning Commission tabled the application at the November 15, 2023 meeting (for up to 4-months); applicant to address requirements and resubmit.
#2505 14566 Jib	Special land use application for indoor recreation (Kickstart Soccer) in the Industrial District.	A public hearing was held on December 6, 2023, where the Planning Commission granted special land use approval. This file is closed.
#2506 9821 Beck	Land combination for two residential parcels at the northwest corner of Beck and Ann Arbor Roads.	Under review.
#2507 40875 Plymouth	Minor administrative review for improvements to the existing LaFontaine Plymouth Chevrolet auto dealership (limited to building changes to the service renovations area).	Under review.

ZONING ORDINANCE NO. 99 TEXT AMENDMENTS

Zoning Ordinance Text Amendment: Parking Standards. A text amendment to *Article 24: Parking* of the Zoning Ordinance is currently being drafted by the Planning Department. The Planning Commission continues to discuss this topic and will consider a full amendment text later in 2023.

Zoning Ordinance Text Amendment: Land Division Standards. A text amendment to *Article 28: Special Provisions* of the Zoning Ordinance has been drafted to provide clear standards for land divisions that require an exception from the 1:4 maximum width-to-depth standard. The Planning Commission held a public hearing for the proposed amendment on November 15, 2023, and recommended approval to the Board of Trustees. The Board of Trustees will consider the proposed amendment on January 9, 2024.

Planning and Zoning Report – December 2023

Charter Township of Plymouth, MI

RECOMMENDATIONS / NEXT MONTH'S OUTLOOK

DTE Electric Chargers. On August 25, 2022, the Township was awarded a \$110,000 rebate from DTE for the installation of two electric vehicle chargers at Township Hall (brand/model: ChargePoint Express Plus Level 3). DTE installed the transformer box on October 27 and the chargers were brought online on November 22. The Finance Department is currently working on getting the credit card billing set up, after which the chargers will be available for public use.

Park and Recreation Master Plan Update. Plymouth Township's Recreation Master Plan, last updated in 2018, is an important resource to strategically guide the development, maintenance, and programming of Township parks and recreation facilities. Renewal of this important Plan also ensures that the Township maintains eligibility for future grant funding from the Michigan Department of Natural Resources (MDNR). The draft Plan is available for public review (on the Township's website and in-person at Township Hall) until January 23, 2024, when it will be considered for adoption by the Board of Trustees.

Comprehensive Land Use Plan. A study session by the Planning Commission is scheduled for Monday, January 29, 2024, to discuss the draft Plan.

Annual Planning Commission Report of Activities. As required by the Michigan Planning Enabling Act (MPEA), PA 33 of 2008, the draft report of 2023 activities will be reviewed by the Planning Commission on January 17, 2024. Once finalized, it will be sent to the Board of Trustees for review and acceptance.



Plymouth Twp. Police

December 2023

Executive Summary : Chief of Police James H. Knittel, Jr.

Operations

“Drive Sober or Get Pulled Over” Traffic Safety Grant Activity – On December 15 and December 16, 2023, PTPD officers conducted 24 traffic stops, issued 4 citations, and made 2 operating while intoxicated arrests. On New Years Eve 2023, PTPD officers made 29 traffic stops, issued 7 citations, and made 4 arrests. These overtime details are funded by a new traffic safety grant.

Southeast Michigan Chiefs of Police – Chief Knittel was selected to represent the Plymouth Township Police Department on the Southeast Michigan Chiefs of Police Executive Board.

Police Service Aide (PSA) Retirement – Congratulations to PSA Melanie Turley who retired after completing 25 years of dispatch service to the Plymouth/Plymouth Township Community.

Commercial Motor Vehicle (CMV) Enforcement – PTPD issued 27 CMV citations during 2023, compared to 2 during 2022. Several officers received additional training to take additional enforcement actions.

Calls for Service – During 2023, PTPD has seen a 15% increase in calls for service compared to 2022.

911 Calls – During 2023, PTPD has seen a 6% increase in 911 calls to our dispatch center.

Traffic Stops – During 2023, PTPD officers have increased the number of traffic stops by 22%.

Investigations

“Swatting” Incident – This incident occurred on November 5, 2023. PTPD investigators were able to track the subject who called in this fake emergency incident. With assistance from the FBI, investigators were able to track the call to a juvenile from another state who contacted multiple police agencies.

Convictions Set Aside Project – Under the coordination of Director Cindy Fell, PTPD complied with the newly enacted state law. PTPD staff processed 8,500 criminal records that had a conviction set aside.

Police Officer of the Year – Detective Aaron Warring was named the 2023 Plymouth Township Police Officer of the Year. Det. Warring accepted this award at the December 6, 2023, Rotary Club Meeting.

Fraud Investigations – We have seen a 34% overall decrease in reported fraudulent activities. This reduction can be directly correlated with the increase in education and awareness. We will continue to offer free Senior Fraud and Identity Theft seminars during 2024.



Plymouth Twp. Police
December 2023

Executive Summary : Chief of Police James H. Knittel, Jr.

Policing in the Community

"No Shave November" Community Outreach Program – PTPD Partnered with Plymouth PD on this annual community outreach event. This year we partnered with The Miracle League of Plymouth. Together our departments raised a total of \$2150 that will be used for field repairs on the baseball field. We will also be planning a joint "Police Day at The Ballpark" during the spring of 2024.



Active Assailant Training – Ofc. Hinkle and Ofc. Ripp conducted active assailant training at ADVICS North America. The feedback from the management was outstanding. This is a program we offer to all Plymouth Township businesses and houses of worship, free of charge.

PART-ONE CRIMES

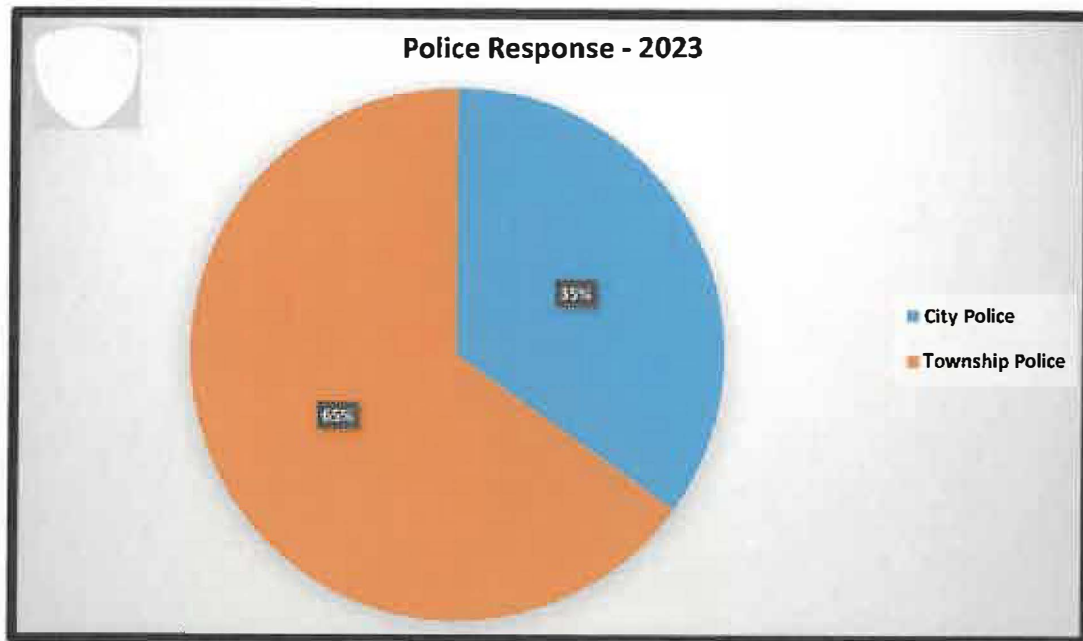
CLASS	Description	Dec/2023	Dec/2022	% CHG	YTD 2023	YTD 2022	% CHG
10001	KIDNAPPING/ABDUCTION	0	0	0%	1	0	100.0%
11001	SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEG	1	0	0%	2	1	100.0%
11003	SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	0	0	0%	0	2	-100.0%
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	0	0%	1	0	100.0%
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	1	0	0%	1	0	100.0%
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	0	0%	0	3	-100.0%
12000	ROBBERY	0	0	0%	1	0	100.0%
13001	NONAGGRAVATED ASSAULT	7	9	-22.2%	81	82	-1.2%
13002	AGGRAVATED/FELONIOUS ASSAULT	0	3	-100.0%	24	11	118.2%
13003	INTIMIDATION/STALKING	1	1	0%	11	10	10.0%
20000	ARSON	0	0	0%	0	1	-100.0%
21000	EXTORTION	0	0	0%	1	0	100.0%
22001	BURGLARY -FORCED ENTRY	0	0	0%	14	5	180.0%
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Commi	1	0	0%	3	3	0%
23001	LARCENY -POCKETPICKING	0	0	0%	1	0	100.0%
23002	LARCENY -PURSESNAATCHING	0	0	0%	0	1	-100.0%
23003	LARCENY -THEFT FROM BUILDING	2	7	-71.4%	28	30	-6.7%
23005	LARCENY -THEFT FROM MOTOR VEHICLE	1	1	0%	67	59	13.6%
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCE	1	9	-88.9%	27	52	-48.1%
23007	LARCENY -OTHER	2	4	-50.0%	37	41	-9.8%
24001	MOTOR VEHICLE THEFT	1	0	0%	34	24	41.7%
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	0	0	0%	3	0	300.0%
24002	MOTOR VEHICLE THEFT	0	0	0%	0	1	-100.0%
25000	FORGERY/COUNTERFEITING	0	0	0%	7	4	75.0%
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE G	3	4	-25.0%	25	45	-44.4%
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	0	1	-100.0%	14	9	55.6%
26005	FRAUD -WIRE FRAUD	0	0	0%	1	3	-66.7%
26007	FRAUD - IDENTITY THEFT	1	5	-80.0%	24	40	-40.0%
27000	EMBEZZLEMENT	0	0	0%	3	4	-25.0%
28000	STOLEN PROPERTY	0	0	0%	2	3	-33.3%
29000	DAMAGE TO PROPERTY	1	5	-80.0%	46	62	-25.8%
30001	RETAIL FRAUD -MISREPRESENTATION	0	0	0%	2	0	200.0%
30002	RETAIL FRAUD -THEFT	3	2	50.0%	30	25	20.0%
30003	RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%	0	2	-100.0%
30004	ORGANIZED RETAIL FRAUD	0	0	0%	1	0	100.0%
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	1	0	0%	12	18	-33.3%
35002	NARCOTIC EQUIPMENT VIOLATIONS	0	1	-100.0%	6	8	-25.0%
37000	OBSCENITY	0	0	0%	1	1	0%
52001	WEAPONS OFFENSE- CONCEALED	0	0	0%	5	11	-54.5%
52003	WEAPONS OFFENSE -OTHER	0	0	0%	1	1	0%
72000	ANIMAL CRUELTY	0	0	0%	0	4	-100.0%
Totals for Part A		27	52	-48.08%	517		-8.66%

POLICE RESPONSE

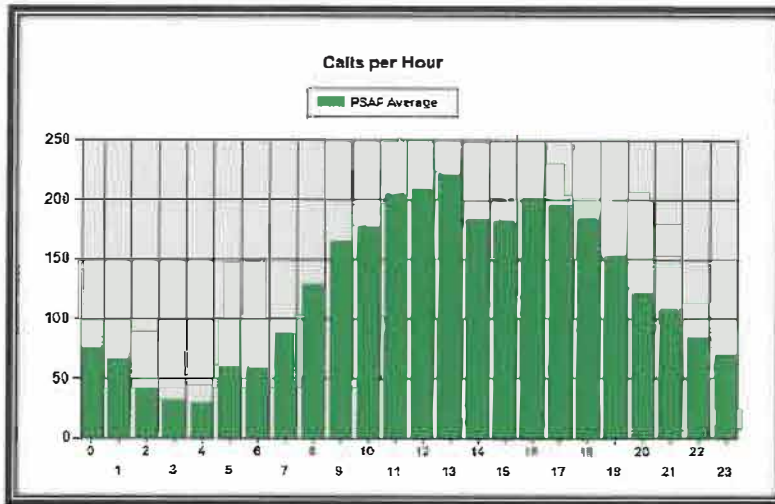
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	520	514	593	619	708	671	735	631	681	665	569	504	7,410
Township Police	1,089	1,010	1,390	1,057	1,274	1,312	1,160	1,115	1,097	1,136	989	1,234	13,863
Total	1,609	1,524	1,983	1,676	1,982	1,983	1,895	1,746	1,778	1,801	1,558	1,738	21,273

POLICE RESPONSE

2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	370	357	514	537	525	569	586	638	588	520	534	502	6,240
Township Police	911	868	1,068	872	1,144	1,019	1,068	1,054	1,077	1,067	919	901	11,968
Total	1,281	1,225	1,582	1,409	1,669	1,588	1,654	1,692	1,665	1,587	1,453	1,403	18,208



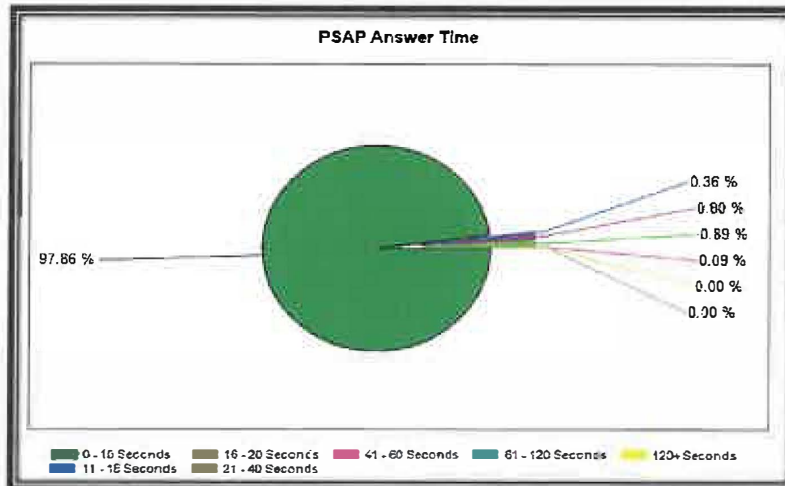
* YTD 15% increase in Township Police CFS



2023 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 9-1-1 Calls	1,083	1,218	1,270	1,128	1,322	1,424	1,357	1,139	1,001	1,084	965	1,048	14,039
# of Non-Emergency Calls	1,831	1,964	2,190	1,980	2,237	2,443	2,592	2,351	2,037	2,183	1,804	1,864	25,476
Total	2,914	3,182	3,460	3,108	3,559	3,867	3,949	3,490	3,038	3,267	2,769	2,912	39,515

2022 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 9-1-1 Calls	1,053	978	1,179	1,060	1,113	1,136	1,115	1,197	1,057	1,137	977	1,233	13,235
# of Non-Emergency Calls	1,944	1,762	1,983	1,986	2,273	2,343	2,260	2,481	2,124	2,198	2,140	2,122	25,616
Total	2,997	2,740	3,162	3,046	3,386	3,479	3,375	3,678	3,181	3,335	3,117	3,355	38,851

6% Increase in 9-1-1 calls YTD



2.2.1 Standard for answering 9-1-1 Calls

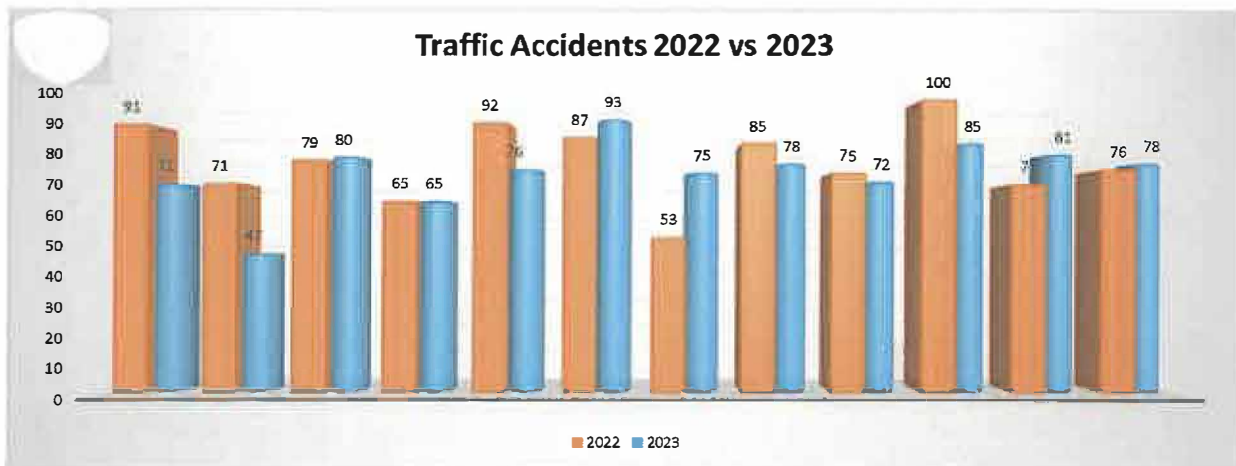
Ninety percent (90%) of all 9-1-1 calls arriving at the Public Safety Answering Point (PSAP) SHALL be answered within (\leq) fifteen (15) seconds. Ninety-five (95%) of all 9-1-1 calls SHOULD be answered within (\leq) twenty (20) seconds. A call flow diagram is available in Exhibit A.



% answer time 15 seconds	98.22%
% answer time 20 seconds	99.02%



TRAFFIC ACCIDENT SUMMARY													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Injury	8	7	13	7	14	10	15	12	16	15	11	17	145
Property Damage	54	32	51	49	46	68	51	52	45	57	59	46	610
Private Property	8	8	15	9	15	15	9	13	11	13	11	15	142
Hit and Run	1	0	1	0	1	0	0	1	0	0	0	0	4
Total	71	47	80	65	76	93	75	78	72	85	81	78	901
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Injury	14	4	9	6	13	6	8	18	8	19	14	8	127
Property Damage	58	59	53	44	63	61	37	47	56	61	47	62	648
Private Property	18	8	16	15	16	19	8	20	11	20	9	0	160
Hit and Run	1	0	1	0	0	1	0	0	0	0	1	6	10
Total	91	71	79	65	92	87	53	85	75	100	71	76	945



PATROL OPERATIONS / TRAFFIC VIOLATION SUMMARY

January 1, 2023 through December 31, 2023													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	0	2	5	3	7	10	6	1	0	5	4	5	48
Speed	61	51	51	39	42	50	27	21	38	30	35	41	486
Commercial	5	1	1	0	4	3	1	3	2	1	1	7	27
Traffic Stops	403	353	401	337	405	448	302	299	272	305	323	490	4 338
*22% increase in traffic stops when compared to 2022													0

Enforcement Actions													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	6	5	4	5	4	6	6	11	7	7	5	1	72
Misdemeanor	42	27	36	29	34	43	39	32	30	32	34	50	428
Citations	190	173	196	151	195	217	148	119	128	135	120	151	1 923
Total	238	206	236	188	233	266	193	162	165	174	160	202	2 423

January 1, 2022 through December 31, 2022													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	3	5	5	1	2	9	12	6	5	6	6	10	71
Speed	47	33	33	34	46	24	23	41	54	42	32	33	442
Commercial	0	0	0	0	0	0	0	0	0	0	0	2	2
Traffic Stops	299	251	386	265	359	278	375	309	335	303	187	200	3 547

Enforcement Actions													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	21	4	14	6	7	5	11	11	5	4	26	5	121
Misdemeanor	35	27	37	21	49	39	33	42	36	33	52	25	429
Citations	146	126	139	135	182	97	130	133	147	162	119	96	1 612
Total	202	157	190	162	238	142	174	186	189	199	197	126	2 162

Directed Enforcement													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Directed Enforcement			196	190	180	178	159	145	192	453	281	200	2 182
*DL safety (cameras) began in March													0

Tip of the Month:

Think before you link!

Tips To Protect Yourself On Public WiFi

- 1 Keep an eye out for fake public hotspots or "rogue hotspots."
- 2 Never visit websites with personal information
- 3 Only visit secure "HTTPS" websites
- 4 Level up the security settings on your mobile devices
- 5 Use a VPN
- 6 Use anti-malware or antivirus protection for your devices
- 7 Log out of websites when done



FOIA Monthly Report

Run Date: 01/01/2024 8:00 AM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
12/11/2023	Oak Haven MHC LLC	Cara Czarnoia	Other	
12/19/2023	LCS Record Retrieval	Heather Miranda	Other	
12/19/2023	Chasnis Dogger & Grierson	Chasnis, Dogger, & Grierson	Other	
12/20/2023	Charter Township of Plymouth	records Denisa Terrell	Other	
12/27/2023		Mary Ann Desjarlais	Fire Report	
12/1/2023	Kukun / (www.mykukun.com)	Ms Nelja Holmquist	Building	
12/27/2023	Harris Altman	Miss Harris Altman	EMS Report Fire Report	
Total Requests: 7				Total Dollars: 0

FOIA Monthly Report

Run Date: 01/03/2024 4:24 PM

Reference No	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W004452-121923	12/19/2023	Full Release	Police Department	Chasnis Dogger & Grierson	Chasnis, Dogger, Other & Grierson		0.00	
W004449-121923	12/19/2023	Partial Release	Police Department		Ms Lindy-Ann Bourne	Police Records	0.00	
W004432-120623	12/6/2023	Partial Release	Police Department		MICHAEL BRUTON	Police Records	0.30	9.32
W004455-122023	12/20/2023	Partial Release	Police Department		Mr Aaron Cole	Police Records	0.00	
W004441-121123	12/11/2023	Partial Release	Police Department	Oak Haven MHC LLC	Cara Czarnoia	Other	0.00	
W004462-122823	12/28/2023	Clarification Requested	Police Department		Mr Steve Duckworth	Police Records	0.00	
W004465-122923	12/29/2023	Partial Release	Police Department		Tammy Guzik	Police Records	0.00	
W004439-120823	12/8/2023	Cost Estimate Sent	Police Department	FOX2	Content Editor dave herndon	Police Records	0.00	
W004453-122023	12/20/2023	Partial Release	Police Department		SUSAN HOBBS	Police Records	0.00	
W004464-122923	12/29/2023	No Records Exist	Police Department		SUSAN HOBBS	Police Records	0.00	
W004458-122323	12/23/2023	Time Extension	Police Department		Ms Kathleen Hogan	Police Records	0.00	
W004450-121923	12/19/2023	Assigned	Police Department		DAVID JARVIS	Police Records	0.00	
W004448-121823	12/18/2023	Partial Release	Police Department	Joseph Law	Kristina Joseph	Police Records	1.54	30.54
W004446-121523	12/15/2023	Partial Release	Police Department		mrs. Paige Larsen	Police Records	2.10	23.85
W004436-120723	12/7/2023	Partial Release	Police Department	Bob Jeanotte Buick GMC	Sherry Malcomson	Police Records	0.00	
W004437-120823	12/8/2023	Partial Release	Police Department	Bob Jeanotte Buick GMC	Sherry Malcomson	Police Records	0.00	
W004438-120823	12/8/2023	Partial Release	Police Department	Bob Jeanotte Buick GMC	Sherry Malcomson	Police Records	0.00	
W004440-121123	12/11/2023	Partial Release	Police Department		Natalie masching	Police Records	0.00	
W004434-120723	12/7/2023	Partial Release	Police Department	First Step	Director of Finance Julie Meier	Police Records	0.00	
W004442-121123	12/11/2023	Partial Release	Police Department		Ms. Ashley Miller	Police Records	0.00	
W004451-121923	12/19/2023	Full Release	Police Department	LCS Record Retrieval	Heather Miranda	Other	0.00	
W004461-122723	12/27/2023	Assigned	Police Department		Mrs Starr Murphy	Police Records	0.00	
W004433-120723	12/7/2023	Partial Release	Police Department	LexisNexis	LexisNexis Lexis Nexis	Police Records	0.00	
W004447-121823	12/18/2023	Partial Release	Police Department	LexisNexis	LexisNexis Lexis Nexis	Police Records	0.00	
W004457-122223	12/22/2023	Partial Release	Police Department	LexisNexis	LexisNexis Lexis Nexis	Police Records	0.00	

Reference No	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W004444-121223	12/12/2023	Partial Release	Police Department	Vanguard Auto Sales LLC	Title Clerk Marie Parker	Police Records	0.00	
W004443-121223	12/12/2023	Partial Release	Police Department		Ricky Pary	Police Records	2.49	2.49
W004445-121323	12/13/2023	Cost Estimate Sent	Police Department	Paramount-CBS	Ms. Lucy Peterson	Police Records	0.00	
W004435-120723	12/7/2023	No Records Exist	Police Department	Pietroski Law Office	Attorney DAVID PIETROSKI	Police Records	0.00	
W004456-122123	12/21/2023	Full Release	Police Department	Law Offices Basham Scott	Malachia Semien	Police Records	0.00	
W004463-122923	12/29/2023	Partial Release	Police Department		Shawn Snoddy	Police Records	0.00	
Total Requests:							6.43	Total Dollars: 66.2
31								

BOARD DATE

1/23/2024

E, 3

FUND NAME	FUND NUMBER	TOTAL INC PAYROLL	PAYROLL & INVOICES PAID PRIOR TO MEETING	INVOICES PAID AFTER BOARD REVIEW
GENERAL FUND	101	565,852.20	440,053.40	125,798.80
DRUG FORFEITURE	262	139,833.00	-	139,833.00
DRUG FORFEITURE	265	3,495.00	-	3,495.00
DRUG FORFEITURE	266	-	-	-
ARPA	285	-	-	-
IMPROV. REV.	446	-	-	-
TRANSPORATION	588	4,640.84	2,919.98	1,720.86
WATER & SEWER	592	256,223.41	220,509.05	35,714.36
SWD	596	120,748.27	3,149.85	117,598.42
TAX POOL	703	14,046.71	14,046.71	-
POLICE BOND FUND	710	-	-	-
SPECIAL ASSESS CAPITAL	805	151,423.44	-	151,423.44
	TOTAL	1,256,262.87	680,678.99	575,583.88
GRAND TOTAL		1,256,262.87		

BR 11A24
Page: 1/15

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

Advanced Satellite Communications ELECTION BALLOT SECURITY CAMERA INVOICE	Invoice Amount: \$9,028.88 Check Date: 01/23/2024
101-267-57.000 ELECTION BALLOT SECURITY EQUIPMENT 9,028.88	
Advanced Satellite Communications INV. 51841 12/19/2023 CCTV SERVICE AGREEM	Invoice Amount: \$2,445.00 Check Date: 01/23/2024
101-301-801.000 COVERAGE PERIOD 1/1/2024 - 3/31/2024 2,445.00	
AIRGAS USA, LLC INV# 5504619406 CYLINDER RENTAL /OXYGEN	Invoice Amount: \$645.65 Check Date: 01/23/2024
101-336-773.000 INV# 5504619406 MED LRG OXYGEN 454.19 101-336-773.000 MED XS OXYGEN 88.35 101-336-773.000 HAZMAT 103.11	
AMAZON CAPITAL SERVICES, INC. INV. 1CPV-MHL3-6KFF 12/21/2023 DIGITAL CAM	Invoice Amount: \$299.97 Check Date: 01/23/2024
101-301-752.000 KODAK PIXPRO DIGITAL CAMERA 299.97	
AMAZON CAPITAL SERVICES, INC. INV. 161D-QKPT-6YXG 1/9/2024 WHEEL LOCK F	Invoice Amount: \$68.45 Check Date: 01/23/2024
101-301-752.000 TRIMAX WHEEL CHOCK LOCK 68.45	
AMAZON CAPITAL SERVICES, INC. INV. 1M1C-DQL3-D6QL 12/28/2023 PRIMERA INK	Invoice Amount: \$77.54 Check Date: 01/23/2024
101-351-752.000 INK CARTRIDGE 64.90 101-351-752.000 SHIPPING 12.64	
ALLIE BROTHERS UNIFORMS INV. 95730 12/30/2023 UNIFORM EQUIPMENT/P	Invoice Amount: \$49.99 Check Date: 01/23/2024
101-325-767.000 UNIFORM S/S POLO SHIRT 49.99	
ALLIE BROTHERS UNIFORMS INV# 95580 HAT BADGE, COLLAR INSIGNIA /SM	Invoice Amount: \$120.99 Check Date: 01/23/2024
101-336-767.000 INV# 95580 UNIFORM HAT BADGE 77.00 101-336-767.000 UNIFORM COLLAR INSIGNIA 43.99	
ALLIE BROTHERS UNIFORMS INV. 95582 12/25/2023 UNIFORM EQUIPMENT/O	Invoice Amount: \$130.99 Check Date: 01/23/2024
101-301-767.000 UNIFORM RADIO HOLDER 36.00 101-301-767.000 UNIFORM FLASHLIGHT HOLDER 22.00 101-301-767.000 UNIFORM CUFF CASE 22.00 101-301-767.000 UNIFORM TOURNIQUET HOLDER 32.00 101-301-767.000 UNIFORM NAME STRIP 18.99	
ALLIE BROTHERS UNIFORMS INV. 95581 12/25/2023 UNIFORM EQUIPMENT/O	Invoice Amount: \$18.99 Check Date: 01/23/2024
101-301-767.000 UNIFORM NAME TAG/PLATE/BADGE 18.99	
APCO INSTITUTE, INC INV. 1037064 11/28/2023 2024 MEMBERSHIP DU	Invoice Amount: \$104.00 Check Date: 01/23/2024
101-325-957.000 CIVILIAN OPERATIONS DIRECTOR 104.00	
AutoZone, Inc. INV # 4382911037 - PARKS-WINDSHIELD SOLVE	Invoice Amount: \$113.91 Check Date: 01/23/2024
101-751-931.000 INV # 4382911037 - PARKS 113.91	

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****AutoZone, Inc.**

RETURN - DURA LAST BRAKES SKU 001146242

Invoice Amount: \$(22.04)**Check Date: 01/23/2024**~~101-537-863.000~~~~RETURN - BRAKE PADS~~~~(22.04)~~**B & R JANITORIAL SUPPLY**

INV # 197777 JANITORIAL SUPPLIES FOR THE S

Invoice Amount: \$1,322.13**Check Date: 01/23/2024**~~101-336-775.000~~~~INV # 197777 BLEACH~~~~21.05~~~~101-336-775.000~~~~CASCADE ACTION PACS~~~~53.41~~~~101-336-775.000~~~~SUNSHINE DISH SOAP~~~~47.94~~~~101-336-775.000~~~~HUSKY BOWL CLEANER~~~~29.94~~~~101-336-775.000~~~~EZ DAMP MOP~~~~42.63~~~~101-336-775.000~~~~PUREX LIQUID~~~~200.97~~~~101-336-775.000~~~~SPONGE SCRUBBER~~~~28.40~~~~101-336-775.000~~~~URINAL MAT~~~~69.97~~~~101-336-775.000~~~~1.5MIL BLK LINERS 33G~~~~24.22~~~~101-336-775.000~~~~55G BLK LINERS~~~~213.85~~~~101-336-775.000~~~~C-FOLD TWL WHT~~~~89.02~~~~101-336-775.000~~~~KITCHEN ROLL~~~~284.88~~~~101-336-775.000~~~~TP 96 RLS~~~~82.87~~~~101-336-775.000~~~~SHOUT STAIN TRT~~~~66.48~~~~101-336-775.000~~~~FUEL CHRG~~~~3.50~~**Batteries Plus**

INV. P68409855 12/8/2023 BATTERIES FOR POL

Invoice Amount: \$78.80**Check Date: 01/23/2024**~~101-301-752.000~~~~36 PK AAA BATTERIES~~~~29.98~~~~101-301-752.000~~~~36 PK AA BATTERIES~~~~29.98~~~~101-301-752.000~~~~12 PK 3V LITHIUM~~~~28.84~~~~101-301-752.000~~~~REBATE~~~~(10.00)~~**BLACKWELL FORD INC.**

INV. 412679 12/19/2023 VEHICLE REPAIR/A4193

Invoice Amount: \$653.61**Check Date: 01/23/2024**~~101-301-863.000~~~~REAR WATER PUMP~~~~653.61~~**BLACKWELL FORD INC.**

INV. 413960 12/19/2023 VEHICLE REPAIR/C9980

Invoice Amount: \$22.50**Check Date: 01/23/2024**~~101-301-863.000~~~~REPAIR FLAT TIRE~~~~22.50~~**BLACKWELL FORD INC.**

INV. 413762 12/27/2023 VEHICLE REPAIR/C8670

Invoice Amount: \$1,619.15**Check Date: 01/23/2024**~~101-301-863.000~~~~REPLACE ALTERNATOR/REAR BRAKE PADS/RO~~~~1,619.15~~**BLACKWELL FORD INC.**

INV. 414131 12/29/2023 VEHICLE REPAIR/A1964

Invoice Amount: \$1,581.26**Check Date: 01/23/2024**~~101-301-863.000~~~~REPLACE BATTERY/FRONT & REAR BRAKES~~~~1,581.26~~**Champagne, Thomas**

REIMBURSEMENT FOR FUEL FOR DEPT VEHICLE

Invoice Amount: \$28.81**Check Date: 01/23/2024**~~101-301-759.000~~~~FUEL REIMBURSEMENT - SURVEILLANCE~~~~28.81~~**CDW GOVERNMENT INC**

DATA SWITCH FOR EARLY VOTING LOCATION -

Invoice Amount: \$186.58**Check Date: 01/23/2024**~~101-262-257.000~~~~TP-LINK TL-SG1218MP-18 PORT FIBER SWITCH~~~~186.58~~**CDW GOVERNMENT INC**

TREND MICRO ADD LICENSES - QUOTE NOV363

Invoice Amount: \$105.85**Check Date: 01/23/2024**~~101-261-831.000~~~~TREND MICRO SMART PROTECTION - CTN400~~~~105.85~~

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

CDW GOVERNMENT INC

QUOTE# NQTM557 11/28/2023 MICROSOFT OFF

Invoice Amount: \$418.48

Check Date: 01/23/2024

101-301-752.000

OFC PROPLUS 2021 LTSC LIC 79P-05855

418.48

CDW GOVERNMENT INC

QUOTE NQTM482 11/28/2023 RICOH SCANSNAP

Invoice Amount: \$391.36

Check Date: 01/23/2024

101-301-752.000

MFG. PART #: PA03820-B225

391.36

CINTAS CORPORATION - 300

INV. 4178663669 12/29/2023 MAT SERVICE FOR

Invoice Amount: \$293.11

Check Date: 01/23/2024

101-301-822.000

POLICE DEPARTMENT

165.86

101-265-822.000

TOWNSHIP HALL

127.25

CODE SAVVY CONSULTANTS LLC

INV.#2395 WET CHEMICAL FIRE SUPPRESSION

Invoice Amount: \$380.00

Check Date: 01/23/2024

101-371-801.000

INV#2395 WET FIRE SUPPRESSION REVIEW

380.00

CODE SAVVY CONSULTANTS LLC

INV.#2350 FIRE ALARM REVIEW

Invoice Amount: \$265.00

Check Date: 01/23/2024

101-371-801.000

INV#2350 FIRE ALARM REVIEW

265.00

CORRIGAN OIL COMPANY

#7973360 12/20/23 GAS 87-ETHANOL - DYDLS

Invoice Amount: \$2,233.65

Check Date: 01/23/2024

592-537-759.000

Fuel Tax Recap

15.86

592-537-759.000

Environmental Fee

9.95

592-537-759.000

GE87 GAS-ETHANOL

1,634.14

592-537-759.000

DYDLSMIX

574.20

CORRIGAN OIL COMPANY

#7982396 1/4/24 GAS 87-ETHANOL - DYDLS - F

Invoice Amount: \$1,495.06

Check Date: 01/23/2024

592-537-759.000

Fuel Tax Recap

10.56

592-537-759.000

Environmental Fee

9.95

592-537-759.000

GE87 GAS-ETHANOL

689.90

592-537-759.000

DYDLSMIX

635.25

Corporate Benefit Solutions, LLC

INVOICE # 4062 - JANUARY 2024 - PREMIUM FO

Invoice Amount: \$400.00

Check Date: 01/23/2024

101-171-801.000

#4062 - 1/24 BENEXPRESS

400.00

Dell Financial Services, LLC

3080218 - DELL SERVICES - LEASE # 001-6755

Invoice Amount: \$10.44

Check Date: 01/23/2024

592-536-940.000

PUBLIC SERVICES

2.32

592-537-940.000

PUBLIC WORKS

4.06

101-336-940.000

FIRE DEPT.

4.06

Dell Financial Services, LLC

INV # 3080335 - DELL SERVICES - LEASE # 001-

Invoice Amount: \$13.20

Check Date: 01/23/2024

101-257-940.000

ASSESSING

5.50

101-371-940.000

BUILDING DEPT

3.30

101-191-940.000

ACCOUNTING DEPT

1.10

592-536-958.000

PUBLIC SERVICES - DPS

1.10

596-528-940.000

RUBBISH

1.10

101-573-940.000

SENIOR SERVICES

1.10

Dell Financial Services, LLC

INVOICE # 3080291 LEASE # 001-6755980-007-

Invoice Amount: \$2.20

Check Date: 01/23/2024

101-371-940.000

BUILDING DEPT

1.10

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

	101-171-940.000	HUMAN RESOURCES	1.10
Dell Financial Services, LLC		Invoice Amount:	\$0.84
INVOICE # 3080336 LEASE # 001-6755980-0000		Check Date:	01/23/2024
	101-701-940.000	PLANNING DESKTOP - PPT ONLY	0.84
Dell Financial Services, LLC		Invoice Amount:	\$83.28
FY2024 LEASE PAYMENTS 001-6755980-012		Check Date:	01/23/2024
	101-336-940.000	FIRE - 10 COMPUTER LEASES	20.82
	588-596-940.000	TRANSPORTATION - 2 COMPUTER LEASES	20.82
	592-536-940.000	DPS - 4 COMPUTER LEASES	20.82
	592-537-940.000	DRW - 8 COMPUTER LEASES	20.82
Dell Financial Services, LLC		Invoice Amount:	\$1,937.22
FY2024 LEASE PAYMENTS 001-6755980-012		Check Date:	01/23/2024
	101-336-940.000	FIRE - 10 COMPUTER LEASES	807.20
	588-596-940.000	TRANSPORTATION - 2 COMPUTER LEASES	161.42
	592-536-940.000	DPS - 4 COMPUTER LEASES	322.84
	592-537-940.000	DRW - 8 COMPUTER LEASES	645.76
Dell Financial Services, LLC		Invoice Amount:	\$62.46
FY2024 ANNUAL- DELL SERVICES - LEASE # 810-		Check Date:	01/23/2024
	101-253-940.000	TREASURY	13.88
	101-191-940.000	ACCOUNTING	6.94
	101-371-940.000	BUILDING DEPT	3.47
	101-265-940.000	TWP HALL AND GROUNDS	3.47
	101-215-940.000	CLERK	13.88
	101-262-940.000	ELECTIONS	6.94
	101-228-940.000	INFO SYSTEMS	6.94
	101-171-940.000	SUPERVISOR'S OFFICE	3.47
	101-171-940.000	SUPERVISOR'S OFFICE (RNDG)	3.47
Dell Financial Services, LLC		Invoice Amount:	\$1,514.84
FY2024 ANNUAL- DELL SERVICES - LEASE # 810-		Check Date:	01/23/2024
	101-253-940.000	TREASURY	336.60
	101-191-940.000	ACCOUNTING	168.30
	101-371-940.000	BUILDING DEPT	84.15
	101-265-940.000	TWP HALL AND GROUNDS	84.15
	101-215-940.000	CLERK	336.60
	101-262-940.000	ELECTIONS	168.30
	101-228-940.000	INFO SYSTEMS	168.30
	101-171-940.000	SUPERVISOR'S OFFICE	84.15
	101-171-940.000	SUPERVISOR'S OFFICE (RNDG)	84.29
DE WOLF & ASSOCIATES		Invoice Amount:	\$845.00
INV. 2593 1/13/2024 FIELD TRAINING OFFICER		Check Date:	01/23/2024
	101-301-958.000	OFFICER CHALMERS	845.00
Denny's Service Center		Invoice Amount:	\$502.56
#876364 - STARTER MOTOR ET AL - 2012 FORD		Check Date:	01/23/2024
	588-596-863.000	LABOR AND PARTS - # 876364	502.56
Denny's Service Center		Invoice Amount:	\$1,036.06
#876384 - BRAKES, ETC. - 2016 FORD E350 SUP		Check Date:	01/23/2024
	588-596-863.000	LABOR AND PARTS - # 876384	1,036.06
DON'S SMALL ENGINE REPAIR, INC		Invoice Amount:	\$358.00
INV. # 68690 - 2 REAR TIRES FOR OLD 2X2 GAT		Check Date:	01/23/2024

Charter Township of Plymouth

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INVOICE INFORMATION

	101-751-931.000	INV. # 68690 - PARKS	358.00
EctoHR, Inc.		Invoice Amount:	\$7,455.00
INV. # 14476 - ECTOHR - DECEMBER 2023 SERV		Check Date:	01/23/2024
	101-171-805.000	INV. # 14476- ECTOHR - DEC 2023 SERVICE	7,455.00
ELLSWORTH INDUSTRIES		Invoice Amount:	\$1,750.88
25491 12/26/23 15000 NORTHVILLE ROAD WMB		Check Date:	01/23/2024
	592-537-938.000	CI-2 SAND TO PORT	1,750.88
Equature		Invoice Amount:	\$8,621.00
INV. 23504 1/1/2024 ANNUAL PREMIER PARTNE		Check Date:	01/23/2024
	101-910-991.325	MAINT AGREE YEAR 5 OF 5 (3/10/24-3/9/25)	8,621.00
ETNA SUPPLY		Invoice Amount:	\$884.00
1/11/24 S104867398.004		Check Date:	01/23/2024
	592-537-757.000	C14-44-Q-NL 1 FIPX OI-CTS	884.00
Everbridge, Inc		Invoice Amount:	\$4,300.00
INV. M78909 11/15/2022 - NIXLE ENGAGE		Check Date:	01/23/2024
	101-325-831.000	NIXLE ENGAGE 1/3/2024-1/2/2025	4,300.00
FEDEX		Invoice Amount:	\$34.25
INV. 8-367-25299 1/3/2024 PACKAGE SHIPPED -		Check Date:	01/23/2024
	101-301-851.000	RMA CENTER/SARAH DRIELTS 12/21/2023	34.25
FELLRATH, PATRICK		Invoice Amount:	\$118.56
MILEAGE REIMBURSEMENT DECEMBER 23		Check Date:	01/23/2024
	592-537-861.000	MILEAGE REIMBURSEMENT DECEMBER 23	118.56
FOX HILLS CHRYSLER JEEP		Invoice Amount:	\$244.95
INV. CHCS106208 1/12/2024 VEHICLE MAINTENA		Check Date:	01/23/2024
	101-301-863.000	4-WHEEL ALIGNMENT	244.95
GFL Environmental USA, Inc.		Invoice Amount:	\$182.00
#0064035281 DPW RECYCLE CENTER		Check Date:	01/23/2024
	596-528-816.000	CARDBOARD/PAPER - DUMPSTER PULL 12/22/	182.00
GFL Environmental USA, Inc.		Invoice Amount:	\$407.00
#0063998924 DPW RECYCLE CENTER		Check Date:	01/23/2024
	596-528-816.000	PLASTICS/TIN 30 - DUMPSTER PULL 12/12/23	225.00
	596-528-816.000	CARDBOARD/PAPER - DUMPSTER PULL 12/12/	182.00
GFL Environmental USA, Inc.		Invoice Amount:	\$434.95
#0064218741 TWP FACILITIES - DEC 2023		Check Date:	01/23/2024
	101-265-824.000	TWP HALL - TRASH/RECYCLE	226.36
	592-537-824.000	DPW - TRASH	88.77
	101-336-824.000	FIRE STATION 2	39.94
	101-336-824.000	FIRE STATION 3	39.94
	101-673-824.000	FRIENDSHIP STATION	39.94
GFL Environmental USA, Inc.		Invoice Amount:	\$3,039.11
#1661574-12/23 GFL YARD WASTE DISPOSAL FE		Check Date:	01/23/2024
	596-528-815.000	603.96 TONS @ 25.10/TON - NOV 2023	3,039.11
GFL Environmental USA, Inc.		Invoice Amount:	\$113,959.56
#64213572 GFL RESIDENTIAL COLLECTION FEE		Check Date:	01/23/2024

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596-528-815.000	CURBSIDE COLLECTION TRASH	63,588.72
596-528-815.000	CURBSIDE COLLECTION RECYCLING	36,617.10
596-528-815.000	CURBSIDE COLLECTION YARD WASTE	13,753.74

GALLS, LLC

Invoice Amount: \$24.96

INV. # 026506719 12/11/2023 MASS CASUALTY

Check Date: 01/23/2024

101-301-757.000	TRAUMA SHEARS	23.78
101-301-757.000	SHIPPING	1.18

GALLS, LLC

Invoice Amount: \$589.04

INV. # 026531964 12/13/2023 MASS CASUALTY

Check Date: 01/23/2024

101-301-757.000	PELICAN 1430 TOP LOADER CASE W/FOAM	561.00
101-301-757.000	SHIPPING	28.04

GALLS, LLC

Invoice Amount: \$24.97

INV. # 026566970 12/16/2023 MASS CASUALTY

Check Date: 01/23/2024

101-301-757.000	TRAUMA SHEARS	23.78
101-301-757.000	SHIPPING	1.19

GALLS, LLC

Invoice Amount: \$174.98

INV. 026507083 12/11/2023 UNIFORM EQUIP/OF

Check Date: 01/23/2024

101-301-767.000	DEUCE 8" WATERPROOF SIDE ZIP DUTY BOOT	155.99
101-301-767.000	SHIPPING	18.99

GALLS, LLC

Invoice Amount: \$169.98

INV. 026324238 11/21/2023 UNIFORM EQUIP/OF

Check Date: 01/23/2024

101-301-767.000	DEUCE 8" WATERPROOF SIDE ZIP DUTY BOOT	150.99
101-301-767.000	SHIPPING	18.99

GALLS, LLC

Invoice Amount: \$(150.99)

REFUND - DEUCE WATERPROOF DUTY BOOT

Check Date: 01/23/2024

101-301-767.000	REFUND - DEUCE DUTY BOOTS	(150.99)
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Great Lakes Infrastructure

Invoice Amount: \$151,423.44

PROGRESS PAYMENT #2 FOR 2023 SIDEWALK P

Check Date: 01/23/2024

805-444-974.023	PROGRESS PMT #2 - 2023 SIDEWALK	168,248.27
285-000-211.000	10% RETAINAGE FEE	(16,824.83)

GreatAmerica Financial Services

Invoice Amount: \$477.48

SHARP COPIER - STANDARD PAYMENT, SUPPLY F

Check Date: 01/23/2024

101-252-940.000	STANDARD PAYMT INV# 35647309 FEB 2024	100.00
101-215-940.000	STANDARD PAYMT INV# 35647309 FEB 2024	377.48

GUARDIAN ALARM CO

Invoice Amount: \$242.25

INV#23096017 SENIOR CENTER MONITORING F

Check Date: 01/23/2024

101-673-801.000	INV#23096017 MONITORING FOR SEN. CENTE	242.25
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GUARDIAN ALARM CO

Invoice Amount: \$335.49

46555 PORT STREET #23096624 2/1/24-4/30/24

Check Date: 01/23/2024

592-537-801.000	MONITORING MAINTENANCE & SERVICES	335.49
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HAMMYE, AMY

Invoice Amount: \$51.75

MILEAGE REIMBURSEMENT DECEMBER 2023

Check Date: 01/23/2024

101-253-861.000	DECEMBER 2023 MILEAGE REIMBURSEMENT	51.75
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Hallahan & Associates, PC

Invoice Amount: \$41.20

INVOICE # 21153 ASSESSING LEGAL SERVICES T

Check Date: 01/23/2024

Charter Township of Plymouth

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	101-257-806.000	INV. # 21153-ASSESS LEGAL THRU 12/31/23	41.20
HUMANE SOCIETY OF HURON VALLEY		Invoice Amount:	\$100.00
INV. 202312 12/31/2023 STRAY IMPOUND SERVI		Check Date:	01/23/2024
	101-301-836.000	STRAY IMPOUND SERVICES	100.00
HYDRO CORP		Invoice Amount:	\$7,734.00
CROSS CONNECTION RESIDENTIAL - DEC #0075		Check Date:	01/23/2024
	592-537-826.000	CROSS CONNECTION RESIDENTIAL DEC 23	7,734.00
HYDRO CORP		Invoice Amount:	\$1,786.50
CROSS CONNECTION CONTROL DEC #0075797-I		Check Date:	01/23/2024
	592-537-826.000	CROSS CONNECTION PROGRAM DEC 23	1,786.50
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$1,526.43
SALES ORDER # 8009547 MEDICAL SUPPLIES		Check Date:	01/23/2024
	101-336-773.000	COVIDIEN MEDI-TRACE CADENCE DEFIBRILLA	361.25
	101-336-773.000	GRAHAM MEDICAL MEGA MOVER SELECT TRA	108.39
	101-336-773.000	INSTANT HOT PACK SLIDE OFF CLIP 6/BOX	39.95
	101-336-773.000	MEDSOURCE INTERNATIONAL NEEDLELESS IV	128.00
	101-336-773.000	SURGICAL FACE MASK, EAR LOOP, BLUE, 3-P	174.00
	101-336-773.000	TOURNIQUET, LATEX FREE, BLUE, 250/BX, 4	39.06
	101-336-773.000	VIGUARD NITRILE EXAM GLOVES - LARGE, 100	225.26
	101-336-773.000	VIGUARD NITRILE EXAM GLOVES - MEDIUM, 10	225.26
	101-336-773.000	VIGUARD NITRILE EXAM GLOVES - X-LARGE, 1	225.26
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$14.50
SALES ORDER # 8009547 MEDICAL SUPPLIES		Check Date:	01/23/2024
	101-336-773.000	BRUSCH ENDOTRACHEAL TUBES - MURPHY/NO	14.50
J Lube Services 6		Invoice Amount:	\$80.97
INV. 14109 12/13/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024
	101-301-863.000	2017 FORD EXPLORER - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
	101-301-863.000	AIR FILTER	19.99
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14116 12/14/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024
	101-301-863.000	2020 DODGE CHARGER - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14167 12/18/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024
	101-301-863.000	2022 FORD EXPLORER - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14182 12/18/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024
	101-301-863.000	2022 FORD EXPLORER - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14199 12/20/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024
	101-301-863.000	2018 FORD TAURUS - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14258 12/26/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024

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	101-301-863.000	2021 FORD EXPLORER - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14259 12/26/2023 FULL SERVICE OIL CHAN		Check Date:	01/23/2024
	101-301-863.000	2021 FORD EXPEDITION - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99
KCI		Invoice Amount:	\$305.91
WCA INV # 330101 FINAL PRINT & POSTAGE FO		Check Date:	01/23/2024
	101-257-851.000	INV # 330101 - FINAL ACN BILLING 2024	305.91
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$160.48
INV. 9009710466 12/25/2023 MAINT. AGREEMIE		Check Date:	01/23/2024
	101-301-934.000	12/26/2023 - 12/25/2023 COVERAGE DATES	160.48
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$85.25
KONICA MINOLTA #291237395 12/31/23 C454E		Check Date:	01/23/2024
	101-171-934.000	KONICA MINOLTA - C454E COVERAGE	17.90
	101-228-934.000	KONICA MINOLTA - COVERAGE	3.41
	101-701-934.000	KONICA MINOLTA - COVERAGE	4.26
	596-528-934.000	KONICA MINOLTA - COVERAGE	4.26
	592-536-934.000	KONICA MINOLTA - COVERAGE	55.42
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$107.73
KONICA MINOLTA #291313574 12/31/23		Check Date:	01/23/2024
	101-171-934.000	KONICA MINOLTA - C550I COVERAGE	22.62
	101-228-934.000	KONICA MINOLTA - COVERAGE	4.81
	101-701-934.000	KONICA MINOLTA - COVERAGE	5.39
	596-528-934.000	KONICA MINOLTA - COVERAGE	5.39
	592-536-934.000	KONICA MINOLTA - COVERAGE	70.02
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$2.97
KONICA MINOLTA #291314105 12/31/23 PORT S		Check Date:	01/23/2024
	592-537-934.000	KONICA MINOLTA - COVERAGE	2.97
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$67.62
INV. # 9009723860 - PRINTER/COPIER - SUPER		Check Date:	01/23/2024
	101-171-934.000	12/23 USE SUPERVISOR (2/3)	44.63
	101-215-934.000	12/23 USE CLERK (1/3)	22.99
KONICA MINOLTA BUSINESS SOLUTIONS		Invoice Amount:	\$7.61
INV # 291236772 - PRINTER - ASSESSOR - - DEC		Check Date:	01/23/2024
	101-257-934.000	INV # 291236772 PRINTER - ASSESSOR 12/23	7.61
LB Office		Invoice Amount:	\$978.00
OFFICE CHAIRS - BOB AND MIKE		Check Date:	01/23/2024
	101-228-757.000	HON IGNITION CHAIR HON 2012 AC 10TK	489.00
	101-228-757.000	LORELL CHAIR - LLR83105	489.00
LERMA		Invoice Amount:	\$75.00
INV. 2024 1/12/2024 LERMA MEMBERSHIP DUES		Check Date:	01/23/2024
	101-301-957.000	MEMBERSHIP DUES JAN 1-DEC 31, 2024	75.00
Lexipol, LLC		Invoice Amount:	\$2,435.81
INV. INVPR1231814 1/1/2024 POLICE ONE ACA		Check Date:	01/23/2024
	101-301-958.000	POLICE ONE - SWORN PERSONNEL	1,815.11
	101-325-958.000	POLICE ONE - DISPATCH/RECORDS	620.70

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LIVONIA, CITY OF		Invoice Amount:	\$7,000.00
INV. 2024-00000005 12/4/2023 2023 SPECIAL		Check Date:	01/23/2024
101-301-801.000	SPECIAL OPERATIONS TEAM 2023		7,000.00
LIVONIA, CITY OF		Invoice Amount:	\$540.00
INV. 2024-00000013 1/4/2024 AFIS SERVICES (4		Check Date:	01/23/2024
101-301-801.000	Fingerprint Computer Identification		540.00
Lunghamer Ford of Owosso, LLC		Invoice Amount:	\$139,833.00
2023 FORD POLICE INTERCEPTOR UTILITY AWD		Check Date:	01/23/2024
262-310-970.000	UTILITY ALL WHEEL DRIVE CODE: K8A/500A		134,952.00
262-310-970.000	AGATE BLACK CODE: UM		1.50
262-310-970.000	INTERIOR TRIM CHARCOAL BLACK CODE: 96		1.50
262-310-970.000	REAR CONSOLE PLATE CODE: 85R		135.00
262-310-970.000	DARK CAR FEATURE CODE: 43D		60.00
262-310-970.000	SPOT LAMP - DUAL CODE: 51V		1,995.00
262-310-970.000	NOISE SUPPRESSION BONDS CODE: 60R		300.00
262-310-970.000	REAR VIEW CAMERA CODE: 87R		1.50
262-310-970.000	GLOBAL LOCK CODE: 18D		1.50
262-310-970.000	REAR DOOR HANDLES INOPER CODE: 68G		225.00
262-310-970.000	LOCK SYSTEM SINGLE KEY CODE: 59B		150.00
262-310-970.000	PRE-COLLISION ASSIST CODE: 76P		435.00
262-310-970.000	MIRRORS HEATED CODE: 549		180.00
262-310-970.000	REVERSE SENSING CODE: 76R		825.00
262-310-970.000	CLASS III TRAILER TOW CODE: 52T		240.00
262-310-970.000	H8 AGM BATTERY CODE: 19K		330.00
M H R BILLING SERVICES		Invoice Amount:	\$1,647.00
INV# 4567 MONTHLY BILLING /TRANSPORT		Check Date:	01/23/2024
101-336-825.000	INV# 4567 MONTHLY BILLING		1,647.00
MAIN STREET AUTO WASH		Invoice Amount:	\$415.00
DECEMBER CAR WASHES 2023		Check Date:	01/23/2024
101-301-863.000	POLICE VEHICLES		390.00
101-371-863.000	BUILDING VEHICLES		25.00
Marquis Food Service, Inc.		Invoice Amount:	\$99.00
INV. 10842 12/27/2023 PRISONER MEALS		Check Date:	01/23/2024
101-351-801.000	TURKEY SUBS W/CHEESE		92.00
101-351-801.000	DELIVERY		7.00
Martin, Nathaniel		Invoice Amount:	\$30.62
CDL CERTIFICATION 12/13/23		Check Date:	01/23/2024
592-537-957.000	FEE		30.62
MICHIGAN MUNICIPAL TREASURERS ASSOC		Invoice Amount:	\$99.00
DUES FOR FIN DIRECTOR 1/1-12/31/24		Check Date:	01/23/2024
101-191-957.000	DUES FOR FIN DIRECTOR 1/1-12/31/24		99.00
MICHIGAN LINEN SERVICE		Invoice Amount:	\$2,578.94
#502840 12/28/23 WINTER CLOTHING INVOICE		Check Date:	01/23/2024
592-537-767.000	12/29/23 WINTER CLOTHING INVOICE		2,578.94
MICHIGAN LINEN SERVICE		Invoice Amount:	\$81.20
#502822 12/29/23		Check Date:	01/23/2024
592-537-767.000	12/29/23 UNIFORM CLEANING SERVICES - FEE		81.20

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MICHIGAN LINEN SERVICE #502480 12/22/23	Invoice Amount: \$81.20 Check Date: 01/23/2024
592-537-767.000	12/22/23 UNIFORM CLEANING SERVICES - FEE 81.20
MICHIGAN LINEN SERVICE #502-082 12/15/23	Invoice Amount: \$81.20 Check Date: 01/23/2024
592-537-767.000	12/15/23 UNIFORM CLEANING SERVICES - FEE 81.20
MICHIGAN LINEN SERVICE #503203 1/5/24	Invoice Amount: \$81.20 Check Date: 01/23/2024
592-537-767.000	1/5/24 UNIFORM CLEANING SERVICES - FEE 81.20
MICHIGAN LINEN SERVICE INV. 502424 12/21/2023 PRISONER BLANKET CL	Invoice Amount: \$35.00 Check Date: 01/23/2024
101-351-822.000	BLANKET CLEANING 21.00
101-351-822.000	ENVIRONMENTAL FEE 10.00
101-351-822.000	TEMP FUEL SURCHARGE 4.00
MI Communication Directors Assoc. INV. MEMBER-24 12/5/2023 MCDA 2024 MEMBER	Invoice Amount: \$250.00 Check Date: 01/23/2024
101-325-957.000	CIVILIAN OPERATIONS DIRECTOR 250.00
NAPA Auto Parts #799391 12/18/23 EMERGENCY PURCHASE FOR	Invoice Amount: \$4.50 Check Date: 01/23/2024
592-537-757.000	1 HOLE TAPPING BIT TO REPAIR GATE VALVE 4.50
OAKLAND COMMUNITY COLLEGE INV. 9029 1/5/2024 SPEED MEASUREMENT OPER	Invoice Amount: \$300.00 Check Date: 01/23/2024
101-301-958.000	OFFICER CANNON 12/14/23-12/16/23 300.00
OFFICE DEPOT ELECTION SUPPLIES	Invoice Amount: \$45.52 Check Date: 01/23/2024
101-262-752.000	ELECTION PRECINCT SUPPLIES 45.52
OFFICE DEPOT ELECTION SUPPLIES	Invoice Amount: \$86.39 Check Date: 01/23/2024
101-215-752.000	FILE CABINET 86.39
OFFICE DEPOT ELECTION SUPPLIES	Invoice Amount: \$30.74 Check Date: 01/23/2024
101-262-752.000	ELECTION PRECINCT SUPPLIES 30.74
OFFICE DEPOT ELECTION SUPPLIES	Invoice Amount: \$20.98 Check Date: 01/23/2024
101-262-752.000	ELECTION PRECINCT SUPPLIES 20.98
OFFICE DEPOT ELECTION SUPPLIES	Invoice Amount: \$149.97 Check Date: 01/23/2024
101-262-752.000	ELECTION PRECINCT SUPPLIES 149.97
OFFICE DEPOT ELECTION SUPPLIES	Invoice Amount: \$7.99 Check Date: 01/23/2024
101-262-752.000	ELECTION PRECINCT SUPPLIES 7.99
OFFICE DEPOT ELECTION SUPPLIES WEB CAM	Invoice Amount: \$321.99 Check Date: 01/23/2024
101-215-752.000	LARGE DISPOS GLOVES 104.93

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101-262-752.000	DOUBLE SIDED TAPE	14.98
101-262-752.000	WEBCAM	23.99
101-262-752.000	FELT TIP RED PENS	16.09
101-262-752.000	DYMO LABELS	162.00

OFFICE DEPOT

ELECTION SUPPLIES WEB CAM

Invoice Amount: \$3.83

Check Date: 01/23/2024

101-262-752.000	WRITING PADS	3.83
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OFFICE DEPOT

INV. 345095616001 12/12/2023 OFFICE SUPPLIE

Invoice Amount: \$71.98

Check Date: 01/23/2024

101-301-752.000	PNY 64GB FLASH DRIVES	71.98
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OFFICE DEPOT

INV. 345095193001 12/11/2023 OFFICE SUPPLIE

Invoice Amount: \$519.92

Check Date: 01/23/2024

101-301-752.000	CANVIO ADVANCE 1T HARD DRIVE	239.96
101-301-752.000	CANVIO READY 2TB HARD DRIVE	279.96

OFFICE DEPOT

INV. 345095615001 12/14/2023 OFFICE SUPPLIE

Invoice Amount: \$37.99

Check Date: 01/23/2024

101-301-752.000	CRUZER SNAP 32GB - 5 PK	37.99
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OFFICE DEPOT

INV. 344377531001 12/12/2023 OFFICE SUPPLIE

Invoice Amount: \$33.95

Check Date: 01/23/2024

101-301-752.000	2024 CALENDAR DESKPADS	33.95
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OFFICE DEPOT

INV. 345095613001 12/12/2023 OFFICE SUPPLIE

Invoice Amount: \$217.52

Check Date: 01/23/2024

101-301-752.000	LABELS FOR DYMO PRINTER	108.76
101-301-752.000	LABELS FOR DYMO PRINTER	108.76

OFFICE DEPOT

INV. 345095609001 12/12/2023 OFFICE SUPPLIE

Invoice Amount: \$218.96

Check Date: 01/23/2024

101-301-752.000	DYMO LABEL WRITER	218.96
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OFFICE DEPOT

INV. 344371432001 12/8/2023 OFFICE SUPPLIES

Invoice Amount: \$362.77

Check Date: 01/23/2024

101-325-752.000	TONER 148 HP	111.99
101-325-752.000	TONER HP 255A	250.78

OFFICE DEPOT

INV. 343270183001 12/5/2023 OFFICE SUPPLIES

Invoice Amount: \$405.12

Check Date: 01/23/2024

101-325-752.000	CHAIRMAT	405.12
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OAKLAND COUNTY

INV. CI031670 INV. 12/31/2023 CLEMIS FEES -

Invoice Amount: \$5,113.50

Check Date: 01/23/2024

101-325-801.000	Membership Usage Fee	2,030.00
101-325-801.000	MDG-Participation Fee	3,008.50
101-325-801.000	Crimemapping	75.00

OAKLAND COUNTY

INV# CU001956 CLEMIS PROGRAM FEES OCT-DE

Invoice Amount: \$1,808.00

Check Date: 01/23/2024

101-336-831.000	FRMS DEPT FEE INV# CU001956	1,406.25
101-336-831.000	FRMS FIRE HALL FEE	401.75

OAKLAND COUNTY

INV. CI031564 12/31/2023 OUT-COUNTY GIS DA

Invoice Amount: \$36.50

Check Date: 01/23/2024

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

101-325-801.000	GIS DATA MAINTENANCE	36.50
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OAKLAND COUNTY

INV. CI027451 9/30/2023 OUT-COUNTY GIS DA

Invoice Amount: \$73.00

Check Date: 01/23/2024

101-325-801.000	GIS DATA MAINTENANCE	73.00
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PLYMOUTH RUBBER & TRANSMISSION

#0283883 1/11/24 PARTS FOR POWER WASHER

Invoice Amount: \$82.42

Check Date: 01/23/2024

101-336-757.000	FITTING HYD 3/8 HOSE X 3/8 MNPT	17.00
101-336-757.000	FERRULE FOR 3/8	7.60
101-336-757.000	FITTING QD 3/8FNPT X 3/8ST COUPLING	24.72
101-336-757.000	BRASS FITTING QD 3/8FNPT X 3/8ST PLUG	7.92
101-336-757.000	FITTING QD 3/8MNPT X 3/8ST COUPLING	16.48
101-336-757.000	FITTING QD 3/8MNPT X 3/8 PLUG BRASS	8.70

CHARTER TWSP OF PLYMOUTH

INV # - 24-0004117-- SENIOR TRANSPORTATIO

Invoice Amount: \$780.50

Check Date: 01/23/2024

101-673-860.000	SENIOR TRANSPORT 12/23	780.50
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PLYMOUTH-CANTON COMMUNITY SCHOOLS

INV. 004579 1/11/2024 - DECEMBER FUEL

Invoice Amount: \$4,654.69

Check Date: 01/23/2024

101-301-759.000	PATROL VEHICLES	4,619.21
101-325-759.000	PSA VEHICLE	35.48

PLYMOUTH-CANTON COMMUNITY SCHOOLS

INV#004579 BUILDING DEPARTMENT FUEL DEC

Invoice Amount: \$180.58

Check Date: 01/23/2024

101-371-759.000	INV#004579 DECEMBER FUEL INVOICE	180.58
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PLYMOUTH-CANTON COMMUNITY SCHOOLS

DECEMBER 2022 FUEL CHARGES

Invoice Amount: \$1,001.05

Check Date: 01/23/2024

101-336-759.000	DECEMBER 2022 FUEL CHARGES	1,001.05
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POLICE LEGAL SCIENCES

INV. 12266 1/1/2024 DISPATCH PRO 12 LESSON

Invoice Amount: \$1,440.00

Check Date: 01/23/2024

101-325-958.000	JANUARY - DECEMBER 2024	1,440.00
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PowerDMS, Inc.

INV. 47089 1/9/2024 MACP ACCREDITATION MA

Invoice Amount: \$6,978.28

Check Date: 01/23/2024

101-301-831.000	POWER DMS STANDARDS FOR MACPS 50 EMPL	650.00
101-301-831.000	POWERPOLICY PROFESSIONAL SUBSCRIPTION	6,328.28

Pro-Tech Security Sales

INV. 2922 12/15/2023 37 MM LAUNCHERS

Invoice Amount: \$3,495.00

Check Date: 01/23/2024

265-311-779.000	D37R DEUCE 37MM LAUNCHER	3,460.00
265-311-779.000	SHIPPING CHARGE	35.00

Providence Health & Services

INV# 4181 PALS INSTRUCTOR CARD & ALIGNME

Invoice Amount: \$40.00

Check Date: 01/23/2024

101-336-958.000	INV# 4181 ALIGNMENT FEE	30.00
101-336-958.000	PALS INSTRUCTOR CARD	10.00

Pumphrey, Zachary

TUITION REIMBURSEMENT 8/28/23-12/17/23 IN

Invoice Amount: \$847.00

Check Date: 01/23/2024

592-537-958.000	TUITION REINBURSEMENT	847.00
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Redford Lock Security Solutions

INV#901151 REPAIR DOOR INTO CLERKS AREA

Invoice Amount: \$1,535.39

Check Date: 01/23/2024

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

	101-215-930.000	INV#901151 REPAIR CLERKS DOOR	1,535.39
RITTER GIS, IIC		Invoice Amount:	\$675.00
CITYWORKS SERVICES DECEMBER 2023 #21678		Check Date:	01/23/2024
	592-537-803.000	CITYWORKS SERVICES DEC. 2023 #21678	675.00
ROZUM, CHARLES		Invoice Amount:	\$370.31
UNIFORM CLOTHING REIMBURSEMENT - 2024		Check Date:	01/23/2024
	101-301-767.000	Per Contract (Detective Bureau)	370.31
ROZUM, CHARLES		Invoice Amount:	\$129.69
UNIFORM CLOTHING REIMBURSEMENT - 2024		Check Date:	01/23/2024
	101-301-767.000	Per Contract (Detective Bureau)	129.69
SUPERIOR MEDICAL WASTE		Invoice Amount:	\$180.00
INV# 26874 MONTHLY MEDICAL WASTE DISPOS		Check Date:	01/23/2024
	101-336-773.000	INV# 26874 MONTHLY MEDICAL WASTE DISP	180.00
Superior Excavating, Inc.		Invoice Amount:	\$11,306.00
#24-158 12/21/23 15000 HINES DR 6" WMB REP		Check Date:	01/23/2024
	592-537-938.000	WMB	11,306.00
Takacs, Joseph		Invoice Amount:	\$75.46
MILEAGE REIMBURSEMENT		Check Date:	01/23/2024
	101-262-861.000	MILEAGE TRAINING 12-18-23	37.73
	101-262-861.000	MILEAGE TRAINING 12-18-23	37.73
TARGET SOLUTIONS LEARNING, LLC		Invoice Amount:	\$4,611.60
INV. INV86453 1/1/2024 GUARDIAN TRACKING, I		Check Date:	01/23/2024
	101-301-831.000	GUARDIAN TRACKING	4,244.10
	101-301-831.000	ANNUAL MAINTENANCE	367.50
TalkPoint Technologies, Inc		Invoice Amount:	\$116.80
INV. 0017728 11/21/2023 BATTERIES FOR POLIC		Check Date:	01/23/2024
	101-325-757.000	PLANTRONICS CA12 BATTERY	104.85
	101-325-757.000	SHIPPING	11.95
Terrell, Denisa		Invoice Amount:	\$43.03
TRAINING MEETINGS		Check Date:	01/23/2024
	101-262-958.000	TRAINING PROP22	9.30
	101-262-958.000	TRAIN THE TRAINER TO ROMULUS REC	9.30
	101-262-958.000	TRAIN THE TRAINER TO ROMULUS REC	9.30
	101-262-958.000	AWCG MEETING HOLIDAY	15.13
TOUCH OF CLASS CLEANERS		Invoice Amount:	\$1,172.65
UNIFORM DRY CLEANING / POLICE DEPT. SWOR		Check Date:	01/23/2024
	101-301-767.000	POLICE CLEANING 10/2/2023 - 12/29/2023	1,172.65
USA Bio Care LLC		Invoice Amount:	\$250.00
INV. 03012562 12/26/2023 DECONTAMINATION		Check Date:	01/23/2024
	101-351-822.000	BIO-HAZARD CLEANING OF JAIL CELL	200.00
	101-351-822.000	REGULATED MEDICAL WASTE DISPOSAL	50.00
USA Bio Care LLC		Invoice Amount:	\$175.00
INV. 03012570 1/8/2024 DECONTAMINATION OF		Check Date:	01/23/2024
	101-351-822.000	BIO-HAZARD CLEANING OF POLICE VEHICLE	175.00

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

VANCE OUTDOORS, INC.

QUOTE #00056786 12/7/2023 AMMUNITION FO

Invoice Amount: \$1,311.50

Check Date: 01/23/2024

101-301-778.000	USA 9MM LUGER 124 GR. FMJ	1,186.50
101-301-778.000	FREIGHT	125.00

Aaron Warring

REIMBURSEMENT FOR UNIFORM BOOTS - 12-18-

Invoice Amount: \$190.80

Check Date: 01/23/2024

101-301-767.000	TACTICAL WATERPROOF BOOT	190.80
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WAYNE COUNTY

INV # 1011887 -- TRAFFIC SIGNAL ENERGY 11/2

Invoice Amount: \$180.85

Check Date: 01/23/2024

101-441-923.000	TRAFFIC SIG ENERGY 11/23 - # 1011887	180.85
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WAYNE COUNTY CLERKS - ASSOCIATION

MEMBERSHIP DUES

Invoice Amount: \$400.00

Check Date: 01/23/2024

101-215-957.000	MEMBERSHIP DUES - JERRY VORVA	100.00
101-215-957.000	MEMBERSHIP DUES - PAULA JEFFERSON	100.00
101-215-957.000	MEMBERSHIP DUES - DENISA TERRELL	100.00
101-215-957.000	MEMBERSHIP DUES - ASHLEY SANDERS	100.00

WAYNE COUNTY TREASURER

2023 TRAILER PARK FEES

Invoice Amount: \$22,550.00

Check Date: 01/23/2024

101-000-225.434	School Trailer Fees	18,040.00
101-000-222.434	County Trailer Fees	4,510.00

Thomas Reuters -WEST PAYMENT CENTER

INV. 849490464 1/1/2024 WEST INFORMATION

Invoice Amount: \$798.58

Check Date: 01/23/2024

101-301-831.000	DECEMBER 1-31 CLEAR LAW ENF PLUS	118.87
101-301-831.000	DECEMBER 1-31 - CLEAR LICENSE PLATE REG	679.77

WEST METRO/ACME GARAGE DOOR

INV. 28515 9/22/2023 REPAIR PD GARAGE DOOR

Invoice Amount: \$1,950.00

Check Date: 01/23/2024

101-301-930.000	REPLACED OPERATOR PRO	1,950.00
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National Emergency Number Assoc.

INV. 300073558 12/5/2023 MEMBERSHIP DUES -

Invoice Amount: \$147.00

Check Date: 01/23/2024

101-325-957.000	2024 PUBLIC SECTOR DUES	147.00
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National Emergency Number Assoc.

INV. 300074229 12/5/2023 MEMBERSHIP DUES -

Invoice Amount: \$147.00

Check Date: 01/23/2024

101-325-957.000	2024 PUBLIC SECTOR DUES	147.00
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National Emergency Number Assoc.

INV. 200033050 1/11/2024 ENP RECERTIFICATIO

Invoice Amount: \$300.00

Check Date: 01/23/2024

101-325-957.000	2024 ENP RECERTIFICATION	300.00
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WINDER POLICE EQUIPMENT

INV. 240067 1/16/2024 FLARES FOR ROAD EMER

Invoice Amount: \$606.00

Check Date: 01/23/2024

101-301-757.000	30 minute fuses w/wire	606.00
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WITMER PUBLIC SAFETY GROUP INC

INV# SO341001 CHIN STRAPS

Invoice Amount: \$147.48

Check Date: 01/23/2024

101-336-767.000	INV# SO341001 EV1 HELMET CHINSTRAPS	134.95
101-336-767.000	FREIGHT	12.53

EVERGREEN DEVELOPMENT LLC

REFUND 8837 CORINNE

Invoice Amount: \$2,396.50

Check Date: 01/23/2024

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

592-537-964.000

8837 Corinne-Refund

2,396.50

Total Amount to be Disbursed:**\$575,583.88**

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

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VENDOR INFORMATION

INVOICE INFORMATION

ALERUS FINANCIAL

MERS-DC FT EMPLOYEE CONTRIBUTIONS 1-12-

Invoice Amount: \$10,040.91
Check Date: 01/17/2024

101-000-238.000	MERS EMPLOYEE PRE-TAX	8,818.75
101-000-238.000	MERS EMPLOYEE POST TAX	608.29
101-000-238.000	LOANS	613.87

ALERUS FINANCIAL

MERS-457 PLAN - ALL EMPLOYEE1/12/24 PAYDA

Invoice Amount: \$24,572.86
Check Date: 01/17/2024

101-000-239.000	457 CONT. PRE-TAX	22,059.13
101-000-239.000	457 CONT. ROTH POST-TAX	1,759.55
101-000-239.000	LOANS	754.18

ALERUS FINANCIAL

MERS - DC FT EMPL. -- EMPLOYER CONT -1-12-2

Invoice Amount: \$31,688.91
Check Date: 01/17/2024

101-171-716.000	SUPERVISOR	1,153.85
101-191-716.000	FINANCE	1,022.91
101-215-716.000	CLERK	1,518.34
101-228-716.000	INFORMATION SYSTEMS	625.04
101-253-716.000	TREASURER	1,463.90
101-265-716.000	BUILDING & GROUNDS	275.08
101-301-716.000	POLICE	6,909.45
101-325-716.000	DISPATCH	2,306.63
101-336-716.000	FIRE	8,592.15
101-351-716.000	LOCK UP	348.08
101-371-716.000	BUILDING DEPT	1,852.35
588-596-716.000	TRANSPORTATION	260.89
592-536-716.000	PUBLIC SERVICES	950.55
592-537-716.000	PUBLIC WORKS	3,708.69
596-528-716.000	RUBBISH	372.94
101-262-716.000	ELECTIONS	328.06

ADP INC

650620172 -- ADP- DEC. 2023 ACTIVITY - (D

Invoice Amount: \$4,570.22
Check Date: 01/17/2024

101-261-831.000	# 650620172 -- ADP- DEC. 2023 ACTIVITY	4,570.22
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BLUE CROSS/BLUE SHEILD OF MI

INV. # 230907389816 - BCBS-MEDICARE PLUS B

Invoice Amount: \$3,502.89
Check Date: 01/17/2024

101-261-875.000	GENERAL RETIREES	389.21
101-301-875.000	POLICE RETIREES	389.21
101-336-875.000	FIRE RETIREES (6)	2,724.47

C.O.A.M. - PLYMOUTH TOWNSHIP

COAM UNION DUES JANUARY 2024 (DETAILS AT

Invoice Amount: \$406.00
Check Date: 01/17/2024

101-000-240.305	MICHAEL FRITZ	81.20
101-000-240.305	JASON HAYES	81.20
101-000-240.305	MARC HOFFMAN	81.20
101-000-240.305	BRYAN RUPARD	81.20
101-000-240.305	SCOTT TIDERTINGTON	81.20

COMCAST

INV # 190908813 -INTERNET - JANUARY 2024--

Invoice Amount: \$166.80
Check Date: 01/17/2024

101-751-852.000	TOWNSHIP PARK	64.95
101-351-852.000	VIDEO ARRAIGNMENT	101.85

CONSUMERS ENERGY

MONTHLY CHGS - DECEMBER 2023 (3) -- DPW---

Invoice Amount: \$1,839.43
Check Date: 01/17/2024

592-537-921.000	DPW-ACCT. # 1000-2645-6283	1,801.93
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Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

592-537-921.000	DPW - ACCT. # 1000-2645-6408	21.50
592-537-921.000	477455 FIVE MILE # /31000.6277-1970	16.00

CONSUMERS ENERGY**Invoice Amount: \$917.54**

MONTHLY CHARGES - JANUARY 2024 (DETAILS B

Check Date: 01/17/2024

101-673-921.000	FRIENDSHIP STATION - 1000 257103478	289.25
588-596-921.000	SENIOR TRANS 1000 2571-3478	18.46
101-751-921.000	TWP. PARK 1000 257103262	131.57
101-336-921.000	FIRE STATION #2 - 1000 2571-3403	478.26

MICH MUN RISK MGT AUTHORITY ECP**Invoice Amount: \$14,961.91**

#D23121015 - ELECTRIC CHOICE MMRMA - DEC

Check Date: 01/17/2024

101-171-920.000	ELECTRIC CHOICE - SUPERVISOR/HR	475.12
101-228-920.000	ELECTRIC CHOICE - IT	400.88
101-257-920.000	ELECTRIC CHOICE - ASSESSING	163.32
101-215-920.000	ELECTRIC CHOICE - CLERK	678.83
101-253-920.000	ELECTRIC CHOICE - TREASURER	244.98
101-265-920.000	ELECTRIC CHOICE - TWP HALL - HAACK	14.85
101-673-920.000	ELECTRIC CHOICE - SR SERVICES	22.27
101-301-920.000	ELECTRIC CHOICE - POLICE	2,063.81
101-325-920.000	ELECTRIC CHOICE - DISPATCH	772.07
101-351-920.000	ELECTRIC CHOICE - LOCK-UP	631.02
101-336-920.000	ELECTRIC CHOICE - FIRE	363.79
101-371-920.000	ELECTRIC CHOICE - BUILDING DEPT	593.90
101-701-920.000	ELECTRIC CHOICE - COMM. DEV.	44.54
596-528-920.000	ELECTRIC CHOICE - RUBBISH	22.27
592-536-920.000	ELECTRIC CHOICE - DPS	668.14
592-537-920.000	ELECTRIC CHOICE - WATER	3,602.98
101-336-920.000	ELECTRIC CHOICE - FIRE	3,102.65
101-751-920.000	ELECTRIC CHOICE - PARKS	561.93
101-673-920.000	ELECTRIC CHOICE - FRIENDSHIP STATION	254.34
588-596-920.000	ELECTRIC CHOICE - TRANSPORTATION	16.23
101-191-920.000	ELECTRIC CHOICE - FINANCE	263.99

P.O.A.M. - PLYMOUTH TOWNSHIP**Invoice Amount: \$2,279.20**

POAM & DISPATCH UNION DUES - JAN 2024 (2 S

Check Date: 01/17/2024

101-000-240.301	POAM UNION DUES	1,680.00
101-000-240.325	DISPATCH UNION DUES	599.20

TEAMSTER LOCAL # 214**Invoice Amount: \$605.00**

TEAMSTER LOCAL #214 DUES - JANUARY 2024 (

Check Date: 01/17/2024

101-000-240.592	TEAMSTER #214 DUES - JAN 2024	605.00
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TECHNICAL, PROFESSIONAL AND OFFICE-**Invoice Amount: \$569.00**

TPOAM UNION DUES - JANUARY 2024 (DETAILS

Check Date: 01/17/2024

101-000-240.000	TPOAM UNION DUES JANUARY 2024	569.00
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WESTERN TOWNSIPS UTILITIES AUTHORITY**Invoice Amount: \$169,247.56**

WTUA - DECEMBER 2023 (SEE ATTACHED DETAI

Check Date: 01/17/2024

592-538-828.000	Monthly Charges	164,104.98
592-538-827.000	YUCA IPP-ITWG	4,403.83
592-537-757.000	Country Acres Pump Station	738.75

Total Amount to be Disbursed: \$265,368.23

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Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

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ACCT. 734-453-4461-659-5 (CENTREX LINES) (A

101-336-850.000	Fire	160.66
101-673-850.000	Twp. Hall	37.80
101-751-850.000	Parks	37.80
592-537-850.000	DPW	236.27

Invoice Amount: \$472.53
Check Date: 01/10/2024

AMERITAS LIFE INSURANCE CORP.

ACTIVE DENTAL - 1/24-- (SEE ATTACHED SPREA

101-171-718.000	SUPERVISOR	45.64
101-228-718.000	IT SERVICES	144.44
101-215-718.000	CLERK	131.40
101-253-718.000	TREASURY	433.32
101-265-718.000	TOWNSHIP HALL & GROUNDS	85.76
101-301-718.000	POLICE	3,230.84
101-325-718.000	DISPATCH	1,012.08
101-351-718.000	JAIL/LOCK UP	45.64
101-336-718.000	FIRE	2,743.36
101-371-718.000	BUILDING	217.16
588-596-718.000	TRANSPORTATION	144.44
596-528-718.000	RUBBISH	144.44
592-536-718.000	PUBLIC SERVICES	275.84
592-537-718.000	PUBLIC WORKS	656.00
101-000-243.000	COBRA (CLINTON)	45.64
101-262-718.000	ELECTIONS	144.44

Invoice Amount: \$9,500.44
Check Date: 01/10/2024

AMERITAS LIFE INSURANCE CORP.

RETIREE-DENTAL- JANUARY 2024 --- POLICY #0

101-261-875.000	GENERAL RETIREES	887.20
101-301-875.000	POLICE RETIREES	1,636.48
101-325-875.000	DISPATCH RETIREE	85.76
101-336-875.000	FIRE RETIREES	2,066.28
592-536-875.000	PUBLIC SERVICES RETIREE	45.64
592-537-875.000	DPW RETIREES	777.36
101-000-243.000	COBRA -IAFF	45.64

Invoice Amount: \$5,544.36
Check Date: 01/10/2024

Carlisle Wortman Associates

BD Bond Refund

101-371-283.019	BPPE23-0079 - PB23-1003	240.00
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Invoice Amount: \$240.00
Check Date: 01/10/2024

Carlisle Wortman Associates

BD Bond Refund

101-371-283.019	BPPE23-0083 - PB23-1030	360.00
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Invoice Amount: \$360.00
Check Date: 01/10/2024

Carlisle Wortman Associates

BD Bond Refund

101-371-283.019	BPPE23-0082 - PB23-1047	270.00
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Invoice Amount: \$270.00
Check Date: 01/10/2024

Carlisle Wortman Associates

BD Bond Refund

101-371-283.019	BPPE23-0072 - PB23-0125	120.00
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Invoice Amount: \$120.00
Check Date: 01/10/2024

Carlisle Wortman Associates

BD Bond Refund

101-371-283.019	BPPE23-0084 - PB23-1058	390.00
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Invoice Amount: \$390.00
Check Date: 01/10/2024

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

Carlisle Wortman Associates		Invoice Amount:	\$30.00
BD Bond Refund		Check Date:	01/10/2024
101-371-283.019	BP23-0085 - PB23-1066		30.00
Carlisle Wortman Associates		Invoice Amount:	\$240.00
BD Bond Refund		Check Date:	01/10/2024
101-371-283.019	BP23-0080 - PB23-1015		240.00
COMCAST		Invoice Amount:	\$299.85
FIRESTATION #3 - ...0147442 - JANUARY 2024		Check Date:	01/10/2024
101-336-852.000	FS #3 - JAN 2024		299.85
CONSUMERS ENERGY		Invoice Amount:	\$4,121.55
MONTHLY CHGS - DECEMBER 2023		Check Date:	01/10/2024
101-171-921.000	SUPERVISOR		148.01
101-228-921.000	INFO SERVICES		124.88
101-257-921.000	ASSESSING		50.88
101-215-921.000	CLERK		211.47
101-253-921.000	TREASURER		76.32
101-301-921.000	POLICE		642.92
101-325-921.000	DISPATCH		240.52
101-336-921.000	FIRE DEPT		1,403.23
101-371-921.000	BUILDING		182.70
101-701-921.000	COMM DEVELOPMENT		13.88
101-751-921.000	PARK		499.04
596-528-921.000	UTILITIES-RUBBISH		6.94
592-536-921.000	DPW - WATER & SEWER		210.45
101-351-921.000	CORRECTIONS & JAIL		196.58
101-673-921.000	UTIL - SENIOR SERVICES		6.94
101-191-921.000	FINANCE		82.24
101-265-921.000	BUILDINGS AND GROUNDS		4.63
592-537-921.000	DPW - WATER & SEWER T & D		19.92
DTE ENERGY		Invoice Amount:	\$7,373.59
ACCT # 9100-4060-6121 (REGULAR) STREET LIG		Check Date:	01/10/2024
101-441-923.000	MUN. STREET LIGHTS 12/23 -(REG)		7,373.59
FIDELITY SECURITY LIFE INSURANCE CO		Invoice Amount:	\$1,094.16
EYEMED - ACTIVE EMPLOYEES -JANUARY 2024 (Check Date:	01/10/2024
101-171-718.000	SUPERVISOR		5.69
101-228-718.000	IT SERVICES		15.87
101-215-718.000	CLERK		16.50
101-253-718.000	TREASURY		47.61
101-265-718.000	TOWNSHIP HALL & GROUNDS		10.81
101-301-718.000	POLICE		396.10
101-325-718.000	DISPATCH		112.98
101-336-718.000	FIRE		294.44
101-351-718.000	JAIL/LOCK UP		5.69
101-371-718.000	BUILDING		27.31
588-596-718.000	TRANSPORTATION		15.87
592-536-718.000	PUBLIC SERVICES		32.37
592-537-718.000	DPW		75.49
596-528-718.000	RUBBISH		15.87
101-262-718.000	ELECTIONS		15.87
101-191-718.000	FINANCE		5.09

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****FIDELITY SECURITY LIFE INSURANCE CO****Invoice Amount: \$673.73**

EYE MED - RETIREES - JANUARY 2024 (SPREADS)

Check Date: 01/10/2024

101-261-875.000	GENERAL RETIREES	109.18
101-301-875.000	POLICE RETIREES	194.28
101-325-875.000	DISPATCH RETIREE	10.81
101-336-875.000	FIRE RETIREES	255.91
592-536-875.000	PUBLIC SERVICES RETIREE	5.69
592-537-875.000	DPW RETIREES	97.86

FIDELITY SECURITY LIFE INSURANCE CO**Invoice Amount: \$5.69**

EYE MED COBRA COVERAGE - JANUARY 2024 (D

Check Date: 01/10/2024

101-000-243.000	CLINTON - EYEMED COBRA CHARGES	5.69
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HARTFORD, THE**Invoice Amount: \$6,016.68**

THE HARTFORD-INSURANCE-JANUARY 2024 (SP

Check Date: 01/10/2024

101-171-718.000	SUPERVISOR DEPT	126.84
101-191-718.000	FINANCE DEPT	126.65
101-215-718.000	CLERK DEPT	181.07
101-228-718.000	INFORMATION SYSTEMS DEPT	70.70
101-253-718.000	TREASURY DEPT	172.50
101-265-718.000	BUILDING & GROUNDS DEPT	42.38
101-301-718.000	POLICE DEPT	1,918.38
101-325-718.000	DISPATCH/COMMUNICATIONS DEPT	678.59
101-336-718.000	FIRE DEPT	1,646.53
101-351-718.000	JAIL/CORRECTIONS DEPT	48.68
101-371-718.000	BUILDING DEPT	183.12
588-596-718.000	TRANSPORTATION DEPT	40.34
592-536-718.000	PUBLIC SERVICES DEPT	141.22
592-537-718.000	PUBLIC WORKS DEPT	537.87
596-528-718.000	RUBBISH COLLECTION DISPOSAL DEPT	53.48
101-262-718.000	ELECTIONS	48.33

VERIZON WIRELESS**Invoice Amount: \$2,637.54**

JANUARY 2024 WIRELESS MI DEAL ACCT # 9868

Check Date: 01/10/2024

101-371-850.000	BUILDING INSPECTOR	123.32
101-265-850.000	BUILDING & GROUNDS	40.45
592-537-850.000	DPW	879.72
101-336-850.000	FIRE DEPT	256.51
101-228-850.000	IT SERVICES	46.06
101-751-850.000	PARKS	68.01
101-301-850.000	POLICE DEPT	319.36
101-325-850.000	DISPATCH	338.94
588-596-850.000	TRANSPORTATION	49.24
596-528-850.000	RUBBISH	40.45
101-253-850.000	TREASURY	40.45
101-262-850.000	ELECTIONS	435.03

WOW! BUSINESS**Invoice Amount: \$15.00**

ACCT. # 012299521 - PD AND FD CABLE CHARGE

Check Date: 01/10/2024

101-336-852.000	FD CABLE CHARGES	5.00
101-301-852.000	PD CABLE CHARGES	10.00

Hillside Investments**Invoice Amount: \$2,400.00**

BD Bond Refund

Check Date: 01/10/2024

101-371-283.019	BPRE23-0079 - PB23-1003	2,400.00
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Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

ALRIG USA Development BD Bond Refund		Invoice Amount:	\$2,640.00
		Check Date:	01/10/2024
	101-371-283.019	BPRE23-0083 - PB23-1030	2,640.00
Pulte Family Management SJ LLC BD Bond Refund		Invoice Amount:	\$2,160.00
		Check Date:	01/10/2024
	101-371-283.019	BPRE23-0080 - PB23-1015	2,160.00
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 027 03 0009 000		Invoice Amount:	\$475.62
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	475.62
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 045 01 0021 000		Invoice Amount:	\$5,420.80
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	5,420.80
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 065 02 0176 000		Invoice Amount:	\$711.95
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	711.95
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 022 03 0602 000		Invoice Amount:	\$924.17
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	924.17
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 060 02 0002 702		Invoice Amount:	\$245.87
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	245.87
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 060 02 0070 000		Invoice Amount:	\$1,076.50
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	1,076.50
CORELOGIC CENTRALIZED SERVICES 2023 Win Tax Refund 78 059 03 0374 000		Invoice Amount:	\$1,041.59
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	1,041.59
UNION HOME MORTGAGE 2023 Win Tax Refund 78 050 04 0327 000		Invoice Amount:	\$1,814.70
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	1,814.70
CORELOGIC CENTRALIZED SERVICES 2023 Sum Tax Refund 78 022 03 0602 000		Invoice Amount:	\$2,335.51
		Check Date:	01/10/2024
	703-000-202.000	Accounts Payable	2,335.51
Total Amount to be Disbursed:			\$60,651.83



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: January 23, 2024

ITEM: Public Hearing regarding Brownfield Plan Amendment #4 for properties within the Michigan International Technology Center Redevelopment Authority (MITC)

PRESENTER: Clerk Jerry Vorva

BACKGROUND:

Pursuant to MCL 125.2664 (1), notice of a public hearing on the proposed Brownfield Plan amendments was published in a newspaper of general circulation on January 12, 2024. 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 BOARD OF TRUSTEES
NOTICE OF PUBLIC HEARING

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

Tuesday, January 23, 2024
7:00 p.m.
Plymouth Township Hall
9955 North Haggerty Road
Plymouth, MI 48170

to receive comments concerning the following amendment to a Brownfield Plan for property within the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area:

Parcel 13 Brownfield Plan, Amendment No. 4 adds the Coldwater Ridge residential redevelopment project by Toll Northeast V Corp (assignee of Schafer Construction Co.) on MITC Parcel 7 to MITC's Act 381 brownfield tax increment financing program, and reclassifies certain previously approved eligible activities and costs associated with the New Northville, LLC (assignee of Northville Lumber Co.)'s redevelopment of the western portion of MITC Parcel 9.

Pursuant to Michigan's Brownfield Redevelopment Financing Act (P.A. Act 381 of 1996, as amended), Brownfield Plan Amendments provide for tax increment financing of the costs of eligible environmental and non-environmental activities incurred by developers to support development of land in the MITC Redevelopment Area. Property maps, redevelopment plans, and tax increment financing information can be found in the Parcel 13 Brownfield Plan, Amendment No. 4, which is available for public inspection at:

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

All aspects of Parcel 13 Brownfield Plan, Amendment No. 4 are open for discussion at the public hearing.

Written communications with reference to Parcel 13 Brownfield Plan, Amendment No. 4 may be submitted to the Township Clerk at jvorva@plymouthtwp.org on or before 4:30 p.m., Thursday, January 18, 2024.



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: January 23, 2024

ITEM: MITC Brownfield Redevelopment Plan Amendment #4

PRESENTERS: Supervisor Kurt Heise; MITC Consultant James Harless

BACKGROUND: I am requesting your approval of the fourth amendment to the MITC Brownfield Development Plan, which is required by state law. This amendment has already been approved by the MITC Authority Board and the Northville Township Board of Trustees. As with previous Plan Amendments, we are again modifying the original 'source' plan, the "Parcel 13" Brownfield Plan, which was first approved in 2018, and which serves as the touchstone for all subsequent plan amendments in the MITC Development Zone.

Amendment No. 4 to the Parcel 13 Brownfield Plan adds the 95-unit 'Coldwater Ridge' residential project by Toll Northeast V Corp (assignee of Schafer Construction Co.) on MITC Parcel 7 to MITC's Act 381 brownfield tax increment financing program, and reclassifies certain previously-approved eligible activities and costs associated with the 'New Northville, LLC' (assignee of Northville Lumber Company) redevelopment of the western portion of MITC Parcel 9 for the new 100 square foot Northville Lumber retail store and headquarters.

I have also attached a memo from the MITC Brownfield consultant, James Harless, providing additional background information on this request; Mr. Harless will also be at our January 23 meeting to answer any questions you may have.

PROPOSED MOTION: I move to adopt Resolution #2024-01-23-04 authorizing approval of the Michigan International Technology Center Redevelopment Authority MITC Base Brownfield Plan Amendment No. 4.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___Monaghan, ___Doroshewitz, ___Stewart, ___Heise, ___Buckley

RESOLUTION 2024-01-23-04
The Charter Township of Plymouth

Resolution Approving
Michigan International Technology Center Redevelopment Authority
MITC Base Brownfield Plan Amendment No. 4
Pursuant to and in Accordance with the Provisions of
Act 381 of the Public Acts of the State of Michigan of 1996, as Amended

At a regular meeting of the Board of Trustees of the Charter Township of Plymouth, held on Tuesday, January 23, 2024, at 7:00 p.m. at the Plymouth Township Hall, the following information was offered:

WHEREAS: the Michigan International Technology Center Redevelopment Authority (the "Authority"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Northville Charter Township Board of Trustees, the MITC Parcel 13 Brownfield Plan Amendment No. 4 (the "Plan") pursuant to and in accordance with Section 13 of the Act; and,

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

WHEREAS: the Township Board of Trustees, in accordance with the Act, met and conducted a public hearing on Tuesday, January 23, 2024, in order to review the Plan; and,

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. Plan Amendment No.4 Approved. Pursuant to the authority vested in the Township Board of Trustees by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan Amendment No. 4 is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

MOTION BY:

SUPPORTED BY:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED:

I, Jerry Vorva, Clerk of the Charter Township of Plymouth, County of Wayne, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution of action approved by the Board of Trustees at their regular meeting held on Tuesday, January 23, 2024, at 9955 N. Haggerty Road, Plymouth, Michigan 48170.

Jerry Vorva, Clerk

MEMORANDUM

Subject: MITC Parcel 13 Brownfield Plan Amendment No. 4 Summary

Date: January 6, 2024

From: James M. Harless, PhD, CHMM - MITC Brownfield Operations Consultant

The Parcel 13 Brownfield Plan, Amendment No. 4 is submitted to the MITC Redevelopment Authority and its governing bodies, the Charter Townships of Northville and Plymouth, for approval. Public hearings must be held by the two governing bodies to receive public comments, and all three entities must approve the brownfield plan amendment for it to become effective.

Parcel 13 Brownfield Plan, Amendment No. 4 adds the Coldwater Ridge residential redevelopment project by Toll Northeast V Corp (assignee of Schafer Construction Co.) on MITC Parcel 7 to MITC's Act 381 brownfield tax increment financing program and reclassifies certain previously approved eligible activities and costs associated with the New Northville, LLC (assignee of Northville Lumber Co.)'s redevelopment of the western portion of MITC Parcel 9.

The Parcel 13 Brownfield Plan, Amendment No. 4 includes approval of eligible activities and costs of \$4,738,362 for the Coldwater Ridge development of MITC Parcel 7, of which \$113,000 are for eligible environmental activities and \$4,625,362 are for public infrastructure (not included in previously approved MITC public infrastructure improvements) and eligible site preparation activities. Toll Northeast V Corp will redevelop MITC Parcel 7 into a market rate housing community consisting of 98, two-story, townhomes in 21 buildings with 4 or 5 units per building. Access to the development will be from Ridge Road. Each unit is designed with approximately 1,800–2,000 square feet of living space, three bedrooms, and attached, two-car garages. The development will include sustainable urban stormwater management systems, sidewalks, walking paths, and a pickleball court. The project will also include the following public infrastructure improvements: expansions of public water and sanitary sewer systems and completion of the paving of Ridge Road between Five Mile Road and Six Mile Road. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC. The projected cost of the project is approximately \$49,500,000. Construction is currently expected to begin in 2024 and be completed in 2029.

The Parcel 13 Brownfield Plan, Amendment No. 4 also includes reclassification of some eligible activities costs in the previously approved Parcel 13 Brownfield Plan, Amendment No. 3 for redevelopment of the New Northville, LLC's portion of MITC Parcel 9. Environmental due care activities with costs of \$1,735,511 were reclassified to non-environmental site preparation activities. Eligible non-environmental site preparation costs in the amount of \$281,741 have also been added. These changes were the result in large part of eligibility determinations by the Michigan Department of Environment, Great Lakes and Energy (EGLE).



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

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

BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 4

Plymouth Township and Northville Township, Michigan

Michigan International Technology Center Redevelopment Authority

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

Prepared with the assistance of:
Harless & Associates, LLC

January 5, 2024

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FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM

APPENDIX A

TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 13

**TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 11/12
(RIDGE 5 CORPORATE PARK)**

**TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 9 (NEW
NORTHVILLE, LLC PORTION)**

**TABLE 1-4 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 7
(COLDWATER RIDGE)**

**TABLE 1-5 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**

APPENDIX B

TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13

TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL 11/12

**TABLE 2-3 SUMMARY OF TIR CAPTURE FOR PARCEL 9 (NEW NORTHVILLE, LLC
PORTION)**

TABLE 2-4 SUMMARY OF TIR CAPTURE FOR PARCEL 7

APPENDIX C

TABLE 3 TIR REIMBURSEMENT ALLOCATION

APPENDIX D

LEGAL DESCRIPTION AND SURVEY (PARCEL 7)

LEGAL DESCRIPTIONS AND SURVEYS (PARCELS 6 AND 8-15)

APPENDIX E

PROJECT CONCEPTUAL DRAWINGS (PARCELS 7, 9, 11/12, AND 13)

PROJECT SUMMARY – AMENDMENT NO. 4

Project Names:	<p>Coldwater Ridge (MITC Parcel 7)</p> <p>Other included projects: 5 & Ridge Flex Building (MITC Parcel 13); Ridge 5 Corporate Park (MITC Parcel 11/12); Northville Lumber Co. (portion of MITC Parcel 9); and MITC public infrastructure improvements.</p> <p>All are component developments in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area and are included in this brownfield plan amendment.</p>
Developers:	<p>Toll Northeast V Corp</p> <p>Other included redevelopment project developers: Hillside Ridge Road Holdings East LLC (MITC Parcel 13); Hillside Ridge Road Holdings West LLC (Parcel 11/12); New Northville, LLC (western portion of Parcel 9); and MITC Redevelopment Authority.</p>
Estimated Investments:	<p>Coldwater Ridge - \$49,000,000</p> <p>Other included projects - \$132,000,000</p>
Project Locations:	<p>The Coldwater Ridge redevelopment will occupy approximately 25.5 acres of east of Ridge Road and north of Five Mile Road and Johnson Creek in Northville Township, Wayne County, Michigan.</p> <p>Other included redevelopment project locations: approximately 7.96 acres (MITC Parcel 13) and 133.12 acres (MITC Parcel 11/12) at the southeast and southwest corners, respectively, of the intersection of Five Mile Road and Ridge Road in Plymouth Township, Wayne County, Michigan, and approximately 27.39 acres (western portion of MITC Parcel 9) at the northeastern corner of Ridge Road and Five Mile Road in Northville Township.</p> <p>The MITC infrastructure improvement projects are in roadway rights-of-way or public easements in the MITC Redevelopment Area, which comprises seven tax parcels, being nine MITC parcels (MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15) in Plymouth and Northville Townships.</p>
Property Eligibilities:	<p>Parcel 7 is eligible as defined in Act 381 as blighted by being owned by the State Land Bank Authority (SLB) at the time of inclusion in this Brownfield Plan Amendment.</p> <p>Other parcel eligibilities: The other parcels of the Property are eligible by meeting the definition of a facility as defined in Part 201, being adjacent or contiguous to a facility, and/or being blighted through ownership or previous ownership by the SLB.</p>
Eligible Activities And Costs	<p>Tax increment revenues will be captured under this plan for deposit in the State Brownfield Revolving Fund (SBRF) and reimbursement of the following: MITC administrative expenses, costs of MITC public infrastructure improvements that benefit the eligible Property, and developers' eligible brownfield redevelopment activities and costs described in this plan amendment. The total department specific and Michigan Strategic Fund (MSF) eligible costs included in this brownfield plan amendment for redevelopment of Parcel 7 are \$4,738,362.</p>

Eligible activities and costs for other parcels previously included in the Parcel 13 Brownfield Plan and amendments are \$1,470,773 for Parcel 13, \$3,891,862 for the New Northville, LLC redevelopment on Parcel 9, and \$29,855,534 for the MITC public infrastructure improvements, all to be reimbursed with incremental local, state school taxes. The department specific eligible costs for redevelopment of Parcel 11/12 are \$1,356,494, to be reimbursed only with incremental local taxes.

Capture Periods: Capture period for all projects - 30 years.
Capture period for Coldwater Creek – 13 years

Capture period for Parcel 13 – 16 years
Capture period for Parcel 11/12 – 9 years
Capture period for Parcel 9 (Northville Lumber Co. portion) – 25 years
Capture period for MITC infrastructure – 23 years.

Project Summaries: Coldwater Creek will be a market rate residential development comprising 98 two-story, townhome style dwellings in individual buildings of four or five attached units.

The proposed redevelopment project for Parcel 13 is an approximately 66,952 square-foot, single-story, building designed for flexible commercial/industrial uses, such as research and development, office, laboratory, and warehouse activities.

The proposed redevelopment project for Parcel 11/12 is an industrial park for up to eight individual office, warehouse, or light industrial facilities. The site will also contain greenspace and a hike-and-bike trail along the east bank of Johnson Creek.

The Northville Lumber Co. redevelopment of the eastern portion of Parcel 9 is a lumber yard with an approximately 71,900 square-foot showroom plus exterior paved and gravel lumber storage areas and a maintenance building.

The MITC public infrastructure will consist of roadway upgrades to Five Mile Road and Ridge Road, potable water service, and sanitary sewer service serving the MITC Redevelopment Area.

I. INTRODUCTION

A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by an interlocal agreement (the Interlocal Agreement) approved by the Governor on December 27, 2018, between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA) and the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA) pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended ("Act 381"), is authorized to exercise its powers within the limits of the MITC Redevelopment Area.

The Plymouth Township Board of Trustees adopted the Brownfield Plan for Five Mile and Ridge Roads (Appendix F), hereinafter the Site #3 Brownfield Plan on September 11, 2018, for property then owned by the State Landbank Authority (SLB) at 47500 Five Mile Road, located at the southeast corner of Five Mile Road and Ridge Road in the Charter Township of Plymouth, Michigan. Pursuant to the Interlocal Agreement, the parcel, also known as MITC Parcel 13 (Figure 1), is located within the jurisdiction of MITC in the MITC Redevelopment Area. In February 2021, the Plymouth Township Board of Trustees amended the Site #3 Brownfield Plan to assign and incorporate all eligible activities to be conducted under that brownfield plan, and any future amendments, to the jurisdiction of MITC.

In December 2019, MITC and the two governing bodies approved an MITC Redevelopment Area Brownfield Plan (the Base Plan), which included all parcels of property and roadway rights-of-way in the MITC Redevelopment Area. The purpose of the Base Plan was to provide for capture of tax increment revenues (TIR) generated from redevelopment of the Redevelopment Area parcels to reimburse the following: 1) the costs of eligible brownfield redevelopment activities incurred by the parcel developers and 2) the eligible critical public infrastructure improvements costs incurred by MITC to support redevelopment projects in the MITC Redevelopment Area.

MITC approved Base Plan Amendment No. 1 in April 2020 to provide for reimbursement of eligible environmental costs incurred during redevelopment of MITC Parcel 11/12. In April 2021 the Base Plan was further amended (Base Plan Amendment No. 2) to remove MITC Parcels 11/12, 13, 14, and 15 and the approved eligible activities and costs for MITC Parcel 11/12 in preparation for their transfer to the Site #3 (MITC Parcel 13) Brownfield Plan; no tax capture had begun for these parcels. In April 2022 the Base Plan was further amended (Base Plan Amendment No. 3) to remove MITC Parcels 6, 7, 8, 9, and 10 in preparation for their transfer to the Site #3 (MITC Parcel 13) Brownfield Plan; no Act 381 eligible activities or tax increment capture had occurred on these parcels.

In April 2021 the Site #3 Brownfield Plan was renamed the Parcel 13 Brownfield Plan and was amended (Parcel 13 Brownfield Plan, Amendment No. 1) to add the adjacent or contiguous MITC Parcels 11/12, 14, and 15; incorporate the previously approved brownfield plan amendment for the adjacent Parcel 11/12; and update the reimbursable eligible activities and costs for redevelopment of the included parcels. The adjacent and contiguous parcels were expected to add value to the Parcel 13 redevelopment and the entire MITC Redevelopment Area by increasing marketability of the area for attracting new firms and employees and by supporting critical public infrastructure improvements.

MITC Parcels 6, 7, 8, 9, and 10, all being eligible properties, were added to the Parcel 13 Brownfield Plan in the Parcel 13 Brownfield Plan Amendment No. 2 in April 2022. The Parcel 13 Brownfield Plan now includes seven eligible tax parcels of land in the MITC Redevelopment Area comprising MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 (cumulatively "the Property").

The Parcel 13 Brownfield Plan Amendment No. 3 was approved to add \$400,000 in MITC public infrastructure improvements (storm water detention basin on Parcel 9) and the eligible activities and costs for redevelopment of the western, approximately 27.39 acres of MITC Parcel 9 by New Northville, LLC.

This Parcel 13 Brownfield Plan Amendment No. 4 (the "Plan Amendment") was prepared to add the Coldwater Ridge housing redevelopment project on Parcel 7 and its associated eligible activities and costs

and to reclassify certain eligible activities and costs for the New Northville, LLC redevelopment of Parcel 9 from department specific (environmental) to MSF eligible (site preparation).

MITC will implement this Plan Amendment to promote economic development of the MITC Redevelopment Area by encouraging and supporting redevelopment of the Property. The Plan Amendment allows MITC to capture TIR generated by redevelopment of the Property for reimbursement of the developers' costs of eligible activities required to prepare the individual parcels for safe redevelopment and reuse; capture TIR generated by redevelopment of the property included in this Plan Amendment for reimbursement of MITC's costs of critical public infrastructure improvements needed to support redevelopment of the Property; payments to the State Brownfield Redevelopment Fund (SBRF); and payment of MITC's annual administrative operating expenses. The capture and use of TIR generated by redevelopment of the Property are necessary to support needed environmental response actions on the Property, ensure the economic viability of each redevelopment project, and construct critical infrastructure in the MITC Redevelopment Area to ensure economic viability of MITC's redevelopment program.

B. PROPERTY DESCRIPTION

The Property consists of seven tax parcels occupying approximately 740 acres of land plus associated roadway rights-of-way (ROW) in the MITC Redevelopment Area. The Property lies in the Charter Township of Plymouth and the Charter Township of Northville, Wayne County, Michigan. The tax parcel identification numbers and current ownerships of the parcels included in this Plan Amendment are shown in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	OWNERSHIP
6, 7, & 8	77-066-99-0002-702	State Land Bank
9 (Northville Lumber Co. portion)	77-066-99-0002-701 (77-071-99-0002-703 in 2024)	New Northville, LLC (formerly State Land Bank)
9 (Remaining portion)	77-066-99-0002-701	State Land Bank
10	78-001-99-0001-703	City of Detroit
11	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000	Northville Downs, LLC
12	78-001-01-0009-000	Hillside Ridge Road Holdings West, LLC
13	78-006-99-0001-710	Hillside Ridge Road Holdings East, LLC (formerly State Land Bank)
14	78-006-99-0001-002	BCP Plymouth LLC
15	78-006-99-0001-711	State Land Bank
All	Adjoining road rights-of-way	Wayne County

The Property (Figure 2) is located on the north and south sides of Five Mile Road between Beck Road and Napier Road. Napier Road is the western boundary of the Property, and commercially developed land along Beck Road forms the eastern boundary. Residential neighborhoods, and undeveloped land lie north of the Property, and a large municipal waste landfill and a golf course lie to the west of the Property. Residential and light industrial developments and undeveloped land lie south of the Property. The C&O Railroad right-of-way, Ridge Road, Five Mile Road, and Johnson Creek bisect the Property.

The Property is a portion of a larger area, approximately 800 acres of land, that was formerly occupied by the Detroit House of Correction and the Western Wayne County Correctional Facility (the DeHoCo site) and associated agricultural land. The Property was used for agricultural purposes from at least the early 1900's until it was purchased by the City of Detroit as part of the approximately 800-acre acquisition. The larger site was first developed by the City of Detroit in 1920 as a prison camp. In 1930 the city completed construction of a permanent, maximum-security prison, the Detroit House of Correction (DeHoCo), on what is now MITC Parcel 15. The land outside the secure prison was used as a prison farm until the mid-20th century. The city sold the prison facility to the State of Michigan Department of Corrections in two transactions, one in 1979 and the other in 1985. The prison facility was renamed the Western Wayne County Correctional Facility and was operated as a men's prison until its closure in 2004. A portion of the prison property (MITC Parcels 13 and 15) was transferred to the State Land Bank (SLB) in 2014. MITC Parcel 10 was retained by the City of Detroit, and the other parcels were subsequently acquired by Plymouth Township, Northville Township, and other private parties. Ownership of MITC Parcels 3 through 9 was transferred from Northville Township to the SLB in 2022.

Parcel 7 is approximately 25.5 acres of undeveloped, vegetated land lying approximately 800 feet north of Five Mile Road. It is bounded on the east by Ridge Road and on the southeast by Johnson Creek. It is otherwise surrounded by undeveloped, vegetated land. Additional residential development lies further north of the parcel.

Proposed redevelopment projects on MITC Parcels 11/12, 13, and 9 were included in previous Parcel 13 Brownfield Plan amendments. Parcel 11/12 is approximately 133.12 acres of land where site infrastructure has been constructed to support the planned Ridge 5 Corporate Park, which has building sites for up to eight individual industrial/commercial developments. MITC Parcel 13 is approximately 7.96 acres of land that is currently vegetated and undeveloped and pending redevelopment. New Northville, LLC is developing the western, approximately 27.4 acres of the approximately 81.57-acre, MITC Parcel 9 as the new home of the Northville Lumber Co.'s lumber yard, showroom, and offices; the remainder of Parcel 9 is undeveloped.

MITC Parcel 14 comprises approximately 105 acres of land that is currently undergoing redevelopment with construction of a large warehouse/light industrial building, the first of multiple planned buildings. Redevelopment plans are currently being developed for all or parts of MITC Parcels 10 and 15. MITC Parcels 8, and 10 are currently vegetated, vacant land. MITC Parcel 15 is the site of the former DeHoCo prison facilities where all above-ground structures have been demolished, and the Property is now undeveloped and generally vegetated, except for remnant pavements and building foundations.

C. BASIS OF ELIGIBILITY

MITC Parcel 13 was determined to be eligible for inclusion in the Site #3 Brownfield Plan in accordance with MCL 125.2652(p) because it was blighted through ownership by the SLB at the time of inclusion and meets the definition of a "facility" pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter "Part 201". Eligibilities of all parcels included in the Property definition and this Plan Amendment are described in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	BASIS FOR ELIGIBILITY
6	77-066-99-0002-702	Owned by State Land Bank (blighted); Part 201 Facility
7	77-066-99-0002-702	Owned by State Land Bank (blighted);
8	77-066-99-0002-702	Part 201 Facility
9 (New Northville, LLC portion)	77-066-99-0002-701 77-071-99-0002-703 (in 2024)	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
9 (Remaining portion)	77-066-99-0002-701	Owned by State Land Bank (blighted); Part 201 Facility
10	78-001-99-0001-703	Contiguous with Part 201 Facility
11	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000	Part 201 Facility
12	78-001-01-0009-000	Adjacent to Part 201 Facility
13	78-006-99-0001-710	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
14	78-006-99-0001-002	Adjacent to Part 201 Facility
15	78-006-99-0001-711	Owned by State Land Bank (blighted); Part 201 Facility
All	Adjoining road rights-of-way	Adjacent to eligible property

Parcels owned or previously owned by the SLB are statutorily eligible as blighted property.

D. PROJECT DESCRIPTION

THE REDEVELOPMENT

The two townships, through their respective Brownfield Redevelopment Authorities and supported by Wayne County and the SLB, created MITC as a joint venture to promote and support the redevelopment of approximately 800 acres of land (including the Property), occupying 10 individual tax parcels (15 MITC Parcels; Figure 1), for technology research and light industrial uses. The Property includes ten MITC parcels (Figure 2) that will be redeveloped, transforming the currently vacant land into tax-producing, job-creating industrial, commercial, and residential developments. Redevelopment of the Property will be supported by local public infrastructure improvements, which both Plymouth Township and Northville Township have determined are critical for supporting the redevelopments described in this plan and catalyzing additional redevelopment in the area. Descriptions of the individual redevelopment projects included in this Plan Amendment are presented in the following paragraphs, and site plans and renderings are included in Appendix E.

Toli Northeast V Corp will redevelop MITC Parcel 7 into a market rate housing community consisting of 98, two-story, townhomes in 21 buildings with 4 or 5 units per building. Access to the development will be from

Ridge Road. Each unit is designed with approximately 1,800 – 2,000 square feet of living space, three bedrooms, and attached, two-car garages. The development will include sustainable urban stormwater management systems, sidewalks, walking paths, and a pickleball court. The project will also include the following public infrastructure improvements: expansions of public water and sanitary sewer systems and completion of the paving of Ridge Road between Five Mile Road and Six Mile Road. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC. The projected cost of the project is approximately \$49,500,000. Construction is currently expected to begin in 2024 and be completed in 2029.

New Northville, LLC is redeveloping the western approximately 27.4 acres of MITC Parcel 9 as the Northville Lumber Co. lumber yard. The development will include an approximately 75,000 square-foot main building along with an approximately 6,250 square foot maintenance building and associated large outdoor lumber storage areas. The main building will accommodate office, showroom, and indoor storage uses. The site will be accessed by two driveways onto Five Mile Road and one driveway onto Napier Road. Site development also includes the creation of a large, off-site, stormwater detention pond, berming of existing contaminated soils, and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Napier Road public ROWs. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created and approximately 105 permanent full-time equivalent jobs with an average hourly wage of \$22.75 will be created and/or brought to the new facility.

The proposed development on MITC Parcel 13 is a single, flexible-use, commercial/industrial building having a footprint of approximately 65,952 square feet. The single-story building can accommodate office, research and development, laboratory, and/or warehouse uses. A site plan and conceptual renderings of the project are attached in Appendix E. Site development also includes the creation of a large stormwater detention pond and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Ridge Road public ROWs. These infrastructure improvements are separate from, and are not duplicative of, the infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created and approximately 160 permanent full-time equivalent jobs with an average hourly wage of \$31.25 will be created. The projected cost of the project is approximately \$10,150,000. Construction is expected to begin in late 2022, and eligible activities will be completed within 18-24 months.

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

Critical upgrades of the sanitary sewer and potable water systems and roadway infrastructure in the Redevelopment Area are needed. MITC estimates that approximately \$30 million in improvements to this infrastructure will be required to successfully execute the redevelopment plans. MITC will use TIR generated from redevelopment projects on property in the MITC Redevelopment Area to fund expansion of water and sanitary sewer service to parcels lying west of Ridge Road and improve Five Mile Road and Ridge Road in the MITC Redevelopment area. MITC plans to obtain external capital to fund the infrastructure improvements and then reimburse the capital sources using TIR captured from redevelopment projects included in the Plan, as may be amended in the future.

BROWNFIELD CONDITIONS

Redevelopment of the Property is hindered by the presence of known environmental contamination on MITC Parcels, 6, 8, 9, 11/12, 13, and 15. Contamination is also possible on the other parcels in this Plan

Amendment, but environmental assessment data is not available. MITC Parcels 6, 7, 8, 9, 13, and 15 are blighted by statute because they were owned by the SLB at time of inclusion in a brownfield plan.

Known brownfield environmental conditions MITC parcels included in this Plan Amendment are summarized below:

- MITC Parcel 6 - Soil is contaminated with arsenic at concentrations greater than the Part 201 default residential direct contact and drinking water protection criteria and with cobalt at a concentration greater than groundwater protection criteria. Groundwater is contaminated with iron and manganese at levels above drinking water protection criteria and ammonia at a level greater than the surface water protection criterion.
- MITC Parcel 8 - Arsenic is present in soil at concentrations greater than the Part 201 default residential direct contact and drinking water protection criteria, and selenium is present at a concentration greater than the groundwater protection criterion. Groundwater is contaminated with iron and manganese at levels above drinking water protection criteria and cyanide at a level greater than the surface water protection criterion.
- MITC Parcel 9 (Northville Lumber Co. portion) – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion and aluminum, arsenic, chromium, cobalt, iron, magnesium, manganese, and selenium at concentrations above their respective groundwater protection criteria. Iron, aluminum, manganese and chloride are present in groundwater at levels greater than drinking water protection criteria.
- MITC Parcel 9 (Remainder portion) – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion and arsenic, cobalt, manganese, and selenium at concentrations above their respective groundwater protection criteria. Manganese is present in groundwater at levels greater than drinking water protection criteria.
- MITC Parcel 11 – Arsenic, cadmium, copper, mercury, selenium, and zinc are present in soil at levels above residential cleanup criteria on this parcel. Groundwater is contaminated with cadmium at concentrations greater than its residential use criterion. Residual structures from previous site use activities remain on the parcel.
- Arsenic is present in soil on Parcel 13 at levels greater than generic residential use criteria described in Part 201. Groundwater is contaminated with tetrachloroethene at levels that pose a potential risk to occupants of future buildings via the drinking water, groundwater-surface water protection, and vapor intrusion pathways. Waste materials in an unregulated disposal area on Parcel 15 are suspected to encroach on the southeastern portion of Parcel 13. Some foundations and footings of previous agricultural buildings and silos remain on the Property, as does fill unsuitable for construction.
- MITC Parcel 15 – Soil is contaminated with the following constituents at levels greater than groundwater protection criteria: benzene, n-propylbenzene, toluene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, phenanthrene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Soil is contaminated with the following compounds at concentrations greater than residential and non-residential human direct contact cleanup criteria: PCBs, arsenic, and lead. Soil is contaminated with the following compounds at concentrations at levels that may pose a risk to occupants of future buildings via the vapor intrusion pathway: benzene, ethylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, *cis*-dichloroethene, 1,4-dichlorobenzene, methane, and mercury.

Arsenic and barium are present in groundwater at levels above drinking water and surface water protection criteria. Levels of benzene and vinyl chloride are above vapor intrusion screening levels in soil gas.

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

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

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

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

III. BROWNFIELD PLAN

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

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local tax revenues and incremental SET and school operating tax revenues generated from the Property and captured by MITC. TIR will be determined individually for each parcel. Reimbursement of eligible costs will be subject to any limitations and conditions imposed by the following: parcel eligibilities determined pursuant to Act 381; this Plan Amendment; Act 381 work plan approvals by EGLE and MSF for SET school operating tax capture; and the terms of the Reimbursement Agreement between MITC and each party eligible to receive reimbursement with TIR. This Plan Amendment also allows capture of all new personal property taxes, if available, generated by redevelopment of the Property.

The estimated total costs of department specific and MSF eligible activities, Brownfield Plan Amendment preparation and implementation, and Act 381 Work Plan preparation and implementation activities associated with redevelopment of the Property that are eligible for reimbursement from TIR under this Plan Amendment are \$41,323,025. The eligible Department Specific and MSF Eligible activities for the four redevelopment projects and the MITC infrastructure project included in this Plan Amendment are summarized in project-specific Tables of Eligible Activities (Table 1-1 through Table 1-5) attached in Appendix A. The total reimbursable costs for the brownfield redevelopment projects included in this Plan Amendment are as follows:

- MITC parcel 7 (Coldwater Ridge) - \$4,738,362
- MITC Parcel 9 (Northville Lumber Co. portion) - \$3,891,862
- MITC Parcel 13 (flex commercial building) - \$1,470,773
- MITC Parcel 11/12 (Ridge 5 Corporate Park) - \$1,356,494
- MITC public infrastructure improvements (entire MITC Redevelopment Area) - \$29,865,534.

The costs of individual Department Specific (environmental) and MSF Eligible (non-environmental) activities eligible for reimbursement under this Plan Amendment are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during redevelopment. The Reimbursement Agreements and this Plan Amendment will dictate the total cost of eligible activities subject to reimbursement for the developer of each parcel and for MITC for public infrastructure improvements. As long as the applicable total cost limits described in this Plan Amendment for the eligible activities on each parcel included in this Plan Amendment (Tables 1-1, 1-2, 1-3, and 1-4) and for the MITC public infrastructure (Table 1-5) are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific activities and MSF Eligible activities categories relevant to the individual parcel and the MITC public infrastructure may be adjusted after the date of this Plan Amendment without additional brownfield plan amendment, to the extent the adjustments do not violate Act 381. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreements for each entity incurring brownfield redevelopment costs under this plan and with Act 381.

The contingency funds for reimbursement of the Department Specific and MSF Eligible Activities described in Table 1-1 through Table 1-5 may be applied when the respective cumulative eligible Department Specific or MSF Eligible expenses for those activities eligible for contingency application are exceeded. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and as provided in the approved Plan Amendment and the related Reimbursement Agreements.

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

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The initial taxable values and projected taxable values, if under development, for MITC parcels included in this Plan Amendment are presented in the following table; however, the actual taxable value in each year of this Plan Amendment will be determined by the Plymouth Township and Northville Township Assessors.

MITC PARCEL NUMBER	TAX PARCEL ID NO.	INITIAL TAXABLE VALUE	PROJECTED TAXABLE VALUE
6 & 8	77-066-99-0002-702	\$0	NA
7	77-066-99-0002-702	\$0	\$24,500,000
9 (Northville Lumber Co. portion)	77-066-99-0002-701	\$0	\$3,500,000
9 (Remainder portion)	77-066-99-0002-701	\$0	NA
10	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000	\$0	NA
11	78-001-01-0009-000		NA
12	78-001-99-0001-704	\$0	\$30,000,000
13	78-006-99-0001-710	\$0	\$2,846,680
14	78-006-99-0001-002	\$1,093,233	NA
15	78-006-99-0001-711	\$0	NA

Estimated taxable values, TIR to be captured and impacts on taxing jurisdictions are presented in Table 2-1 through Table 2-4, attached in Appendix B. Reimbursement cash flows are presented in Table 3, attached in Appendix C. The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan Amendment. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of each parcel of the Property and the millages approved by the relevant taxing jurisdictions.

The Site #3 Brownfield Plan for Parcel 13 was approved in 2018, and tax increment revenue was first captured from Parcel 13 in 2019, which began the 30-year maximum capture period for this Plan Amendment. The projected TIR capture starting date of 2027 for the Coldwater Ridge redevelopment in this Plan Amendment is year 9 of the Parcel 13 Brownfield Plan capture period.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from each parcel of the Property to reimburse the costs of eligible activities under this Plan Amendment in accordance with the respective Reimbursement Agreements and approved Act 381 Work Plans. Incremental tax revenue associated with all new personal property will also be captured as part of this plan.

Reimbursement using incremental SET and school operating tax revenues is limited to those eligible activities and costs approved by EGLE and/or MSF or that are otherwise eligible under Act 381 without approval of a work plan.

It is the intent of this Plan Amendment to provide for the proportional capture of all eligible incremental taxes in whatever amounts and years they become available until the eligible cost reimbursements described in this Plan Amendment are complete or for the maximum duration provided in Act 381, whichever is shorter. Eligible costs for Baseline Environmental Assessments (BEA), Due Care assessments, Due Care planning, and preparation and implementation of Brownfield Plans and Act 381 Work Plans for redevelopment projects included in this Plan Amendment will be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan. Costs for public infrastructure associated with market rate housing developments will also be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan in accordance with Act 381.

Eligible environmental and non-environmental activities for Parcel 13 (Table 1-1), Parcel 9 (New Northville, LLC portion; Table 1-3), and the MITC public infrastructure improvements (Table 1-5) will be reimbursed with local, SET, and school operating TIR to the extent allowed by Act 381 and approved Act 381 Work Plans. The eligible environmental and non-environmental activities described in Table 1-2 for the Parcel 11/12 and Table 1-4 for the Parcel 7 redevelopment projects that are not exempt from Act 381 Work Plan approval for capture of incremental SET and school operating taxes ("state school taxes") will be fully reimbursed only with local TIR.

Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elects not to support capture of state school taxes for a redevelopment project included in this Plan Amendment or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local tax increments) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school taxes.

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

The developers of each parcel in this Plan Amendment will be responsible for financing the costs of eligible activities for the brownfield redevelopment project on that parcel. Neither MITC nor the local governing bodies will advance any funds to finance the costs of eligible activities that are incurred by the developers of the Property. MITC may, at its sole discretion, reimburse developers for the costs of MITC public infrastructure improvement activities described in Table 1-5 and the approved Act 381 Work Plan with captured TIR when those activities are conducted on behalf of MITC.

Public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program will be funded by third parties. Act 381 TIR arising from brownfield redevelopment of the Property is anticipated to be the source for repayment of the costs of public infrastructure improvements. Notwithstanding the foregoing, if the water and sewer improvements cannot be funded by third parties, the local Township Boards may elect to 1) fund or incur financial obligations to fund the water improvements and 2) request the Western Townships Utility Authority (WTUA) to fund the sewer improvements. Tax increment revenues will be used to reimburse the Townships and/or WTUA for such funding or financing of the public infrastructure improvements as provided in the respective Reimbursement Agreements. The MITC and two townships may also act as pass-through entities for any grants-in-aid provided to fund project activities.

The inclusion of eligible activities and estimate costs to be reimbursed pursuant to this Plan Amendment is intended to authorize the MITC to fund such reimbursements. The amount and source of any TIR that will be used for purposes authorized by this Plan, and the terms and conditions for such use and any reimbursement of the expenses permitted by the Plan, will be provided solely under the respective Reimbursement

Agreements. Reimbursements under each Reimbursement Agreement shall not exceed the respective cumulative eligible costs or any reimbursement period limits described in this Plan Amendment, unless further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan Amendment shall not exceed the shorter of the following time periods without further brownfield plan amendment: 1) reimbursement of all eligible costs, cumulatively not to exceed reimbursement of the costs of developers' eligible activities plus reimbursement of MITC's costs for public infrastructure improvements or 2) until 30 years after first capture of TIR under the Site #3 (Parcel 13) Brownfield Plan. The date for beginning tax capture for Parcel 13 and Parcel 11/12 was tax year 2021. The estimated start date for beginning tax capture for the Northville Lumber Co. redevelopment project is 2024. The estimated beginning of tax capture for the Coldwater Ridge redevelopment is 2027.

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

MITC will capture available incremental local, SET, and school operating tax revenues generated by the redeveloped Property until all incurred eligible environmental and non-environmental brownfield redevelopment costs and MITC administrative expenses are reimbursed to the extent described in this Plan Amendment. The TIR available for capture by MITC will be captured in equal proportions from local and state school operating tax revenue sources based on the approved millage rates for each tax year in which TIR are captured; 100% of available local and state school operating TIR will be captured. The impact of the incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Tables, Table 2-1, Table 2-2, Table 2-3, and Table 2-4, attached in Appendix B.

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

The Property consists of approximately 760 acres of land in Plymouth Township. It comprises Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 in the MITC Redevelopment Area. Property surveys and legal descriptions for Parcel 7, Parcel 9 (New Northville, LLC portion), Parcel 11/12, and Parcel 13, the parcels currently proposed for reimbursement of eligible brownfield redevelopment costs under this Plan Amendment, are attached in Appendix D.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

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

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

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

J. PROVISIONS FOR RELOCATION COSTS

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

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

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

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

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

M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT

The incremental tax revenues collected under this Plan Amendment will be adjusted as necessary to account for all precedent tax sharing and/or abatement programs. At the time of this Plan Amendment, MITC Parcel 7, MITC Parcel 9, and MITC Parcel 13 are subject to the SLB 5/50 Tax for five years beginning with the first year of taxation after sale to the respective developers.

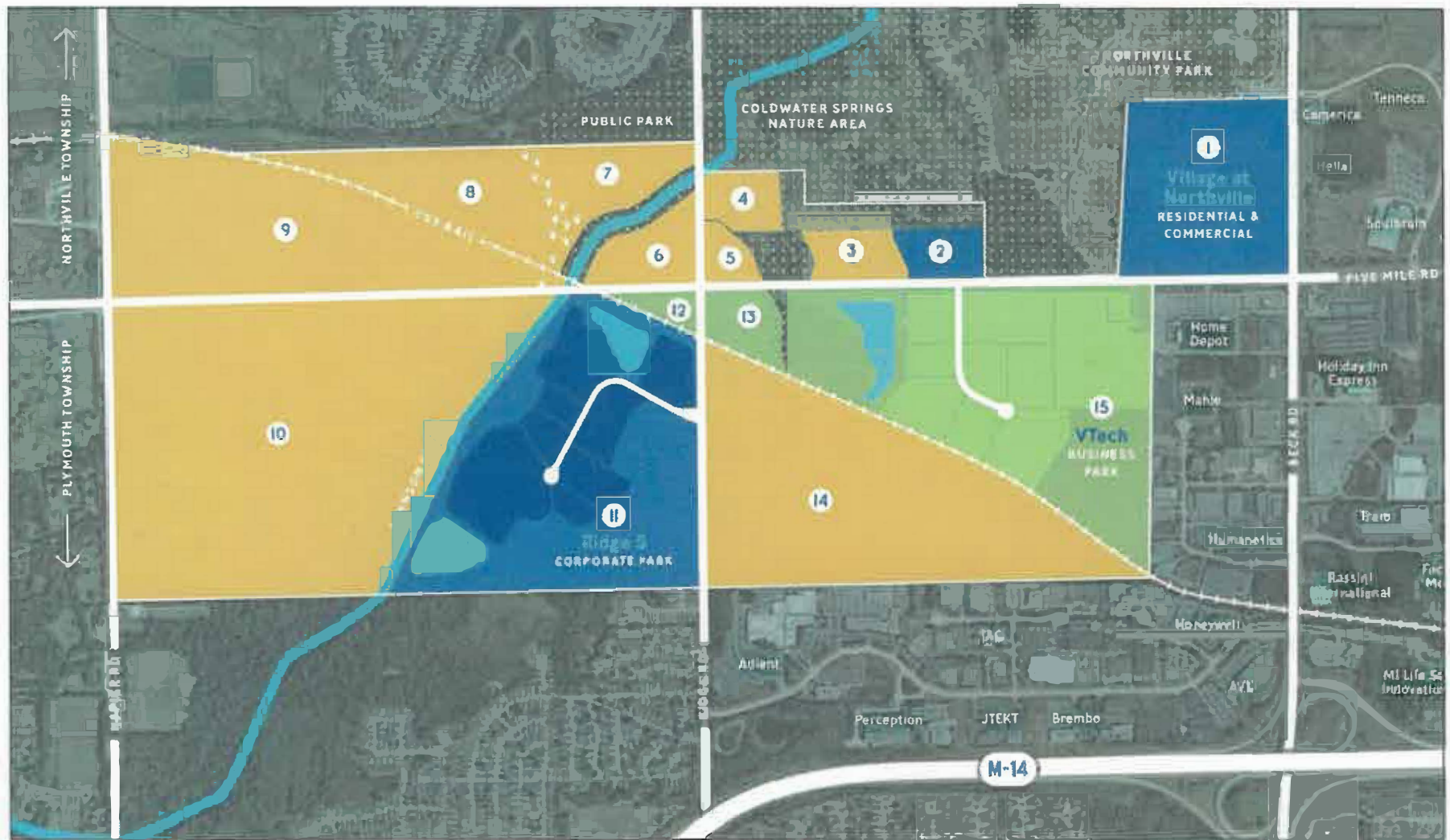
MITC anticipates that some developments on the Property will seek and be granted an Industrial Development District designation and Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from the project parcel by approximately 50% during the exemption period. At the time this Plan Amendment was prepared, the Parcel 14 redevelopment had been granted a 7-year, Industrial Development District designation.

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

FIGURES

FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM



Date: February 23, 2022
Project #: HA001.20
Scale: Not To Scale

FIGURE NO. 1
MITC REDEVELOPMENT AREA



Date: February 23, 2022
Project #: HA001.20
Scale: Not To Scale

FIGURE NO. 2
PROPERTY BOUNDARY
MITC PARCEL 13 BROWNFIELD PLAN
AMENDMENT NO. 4

APPENDIX A

TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 13

**TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 11/12
(RIDGE 5 CORPORATE PARK)**

**TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 9 (NEW
NORTHVILLE, LLC PORTION)**

**TABLE 1-4 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 7
(COLDWATER RIDGW)**

**TABLE 1-5 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**



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

1/12/2024

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

Notes:

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

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 1-2

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

3/1/2022

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

Notes:

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

⁽²⁾ These costs are not included in the contingency calculation.



**TABLE 1-3
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Northville Lumber**

1/12/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$45,765
Due Care Assessment/Planning Activities Due Care Plans and Documentation ⁽²⁾ Due Care Assessment Site Specific Health and Safety Plan ⁽²⁾	\$63,600
Department Specific Activities Protection of Underground Utilities Site Environmental Monitoring and Management Engineering Design and Professional Fees Site Construction Management	\$54,018
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$37,500
Subtotal Department Specific Activities	\$200,883
Contingency (15%)	\$10,443
Total Department Specific Activities	\$211,326
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$56,500
Public Infrastructure Improvements ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$467,988
Site Preparation Activities Clearing and Grubbing Topsoil Stripping/Relocation Trackout and Dust Control Temporary Facilities Surveying and Staking Site Grading and Balancing Imported Fill for Site Balancing Utility Relocation Onsite Field Monitoring and Project Management Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,647,717
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$32,500
Subtotal Department Specific Activities	\$3,204,705
Contingency (15%)	\$475,831
Total MSF Eligible Activities	\$3,680,536
TOTAL ELIGIBLE ACTIVITIES	\$3,891,862

Notes:

⁽¹⁾ Cost estimates are based on consultant, engineering, contractor, or developer estimates.

⁽²⁾ These costs are not included in the contingency calculation.



**TABLE 1-4
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Coldwater Ridge**

1/12/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities Phase I ESA Phase II ESA BEA Report	\$48,100
Due Care Assessment/Planning Activities Due Care Consulting and Planning	\$26,000
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$109,100
Contingency (15%)	\$3,900
Total Department Specific Activities	\$113,000
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Public Infrastructure Improvements Low Impact Storm Water Management Ridge Road Roadway Improvements Public Sanitary Sewer Improvements Public Water Main Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,677,054
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Geotechnical Engineering Temporary Construction Items Surveying and Staking Retaining Walls Architectural and Engineering Design Site Construction Management Construction General Conditions	\$1,314,565
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$4,026,619
Contingency (15%)	\$598,743
Total MSF Eligible Activities	\$4,625,362
TOTAL ELIGIBLE ACTIVITIES	\$4,738,362

Notes:

⁽¹⁾ Cost estimates are based on consultant, engineering, contractor, or developer estimates.

⁽²⁾ These costs are not included in the contingency calculation.



**TABLE 1-5
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Infrastructure**

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation ⁽²⁾	
Management and Disposal of Contaminated Soil	
Management and Disposal of Contaminated Dewatering Effluent	
Dust, Runoff, and Track-out Control	
Prevent Exacerbation of Contaminated Groundwater - Utilities	
Prevent Exacerbation and Human Exposure - Utilities	
Due Care Design, Engineering, Management and Coordination	
	\$800,000
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$890,000
Contingency (10%)	\$120,000
Total Department Specific Activities	\$1,010,000
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities	
Pavement and drainage structure removal	\$1,260,000
Public Infrastructure Improvements - Roadway Improvements	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	\$15,282,225
Public Infrastructure Improvements - Sanitary Sewer	
Excavation and Earthwork	
Dewatering	
Install Upgraded Sewer	
Construct Pump Station	
Install Back-up Generator	
Site Restoration	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	\$3,178,350
Public Infrastructure Improvements - Water Main	
Excavation and Earthwork	
Dewatering	
Install Upgraded Water Main	
Construct Water Storage Tank	
Roadway and Site Restoration	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	\$6,029,910
Public Infrastructure Improvements	
Western Storm Water Management System	\$400,000
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$26,240,485
Contingency (10%)	\$2,615,049
Total Non-Environmental Activities	\$28,855,534
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$29,865,534

Notes:

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

⁽²⁾ These costs are not included in the contingency calculation.

APPENDIX B

TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13

TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL 11/12

**TABLE 2-3 SUMMARY OF TIR CAPTURE FOR PARCEL 9 (NEW NORTHVILLE, LLC
PORTION)**

TABLE 2-4 SUMMARY OF TIR CAPTURE FOR PARCEL 7



Table 2-1
TAX INCREMENT REVENUE
Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate: 2% per year																	
Plan Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
* Base Taxable Value																	
Estimated New TV ¹	\$ 2,846,680	\$ 2,903,614	\$ 2,961,686	\$ 3,020,920	\$ 3,081,338	\$ 3,142,965	\$ 3,205,824	\$ 3,269,941	\$ 3,335,339	\$ 3,402,046	\$ 3,470,087	\$ 3,539,489	\$ 3,610,279	\$ 3,682,484	\$ 3,756,134	\$ 3,831,256	
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 2,846,680	\$ 2,903,614	\$ 2,961,686	\$ 3,020,920	\$ 3,081,338	\$ 3,142,965	\$ 3,205,824	\$ 3,269,941	\$ 3,335,339	\$ 3,402,046	\$ 3,470,087	\$ 3,539,489	\$ 3,610,279	\$ 3,682,484	\$ 3,756,134	\$ 3,831,256	
41.4026																	
9.3273																	
School Captures		SLBA 5/50															
State Education Tax (SET)	4.0000	\$ 8,540	\$ 17,422	\$ 17,770	\$ 18,126	\$ 18,488	\$ 18,858	\$ 19,235	\$ 19,620	\$ 20,012	\$ 20,412	\$ 20,821	\$ 21,237	\$ 21,662	\$ 22,095	\$ 22,537	\$ 22,988
School Operating Tax	18.0000	\$ 25,620	\$ 52,265	\$ 53,310	\$ 54,377	\$ 55,464	\$ 56,573	\$ 57,705	\$ 58,859	\$ 60,036	\$ 61,237	\$ 62,462	\$ 63,711	\$ 64,985	\$ 66,285	\$ 67,610	\$ 68,963
School Total	24.0000	\$ 34,160	\$ 69,687	\$ 71,080	\$ 72,503	\$ 73,952	\$ 75,431	\$ 76,940	\$ 78,479	\$ 80,048	\$ 81,649	\$ 83,283	\$ 84,948	\$ 86,647	\$ 88,380	\$ 90,147	\$ 91,951
Local Captures		Millage Rate															
Township (winter)	0.8103	\$ 1,154	\$ 2,353	\$ 2,400	\$ 2,448	\$ 2,497	\$ 2,547	\$ 2,598	\$ 2,650	\$ 2,703	\$ 2,757	\$ 2,812	\$ 2,868	\$ 2,925	\$ 2,984	\$ 3,044	\$ 3,104
Police-Fire (1) (winter)	1.6211	\$ 2,308	\$ 4,707	\$ 4,801	\$ 4,887	\$ 4,995	\$ 5,095	\$ 5,197	\$ 5,301	\$ 5,407	\$ 5,515	\$ 5,625	\$ 5,738	\$ 5,853	\$ 5,970	\$ 6,089	\$ 6,211
Police-Fire (2) (winter)	0.5583	\$ 795	\$ 1,621	\$ 1,654	\$ 1,687	\$ 1,720	\$ 1,755	\$ 1,790	\$ 1,826	\$ 1,862	\$ 1,899	\$ 1,937	\$ 1,976	\$ 2,016	\$ 2,056	\$ 2,097	\$ 2,139
Police-Fire (3) (winter)	1.1926	\$ 1,698	\$ 3,463	\$ 3,532	\$ 3,603	\$ 3,675	\$ 3,748	\$ 3,823	\$ 3,900	\$ 3,978	\$ 4,057	\$ 4,138	\$ 4,221	\$ 4,306	\$ 4,392	\$ 4,480	\$ 4,569
Fire (Winter)	0.9866	\$ 1,405	\$ 2,865	\$ 2,922	\$ 2,980	\$ 3,040	\$ 3,101	\$ 3,163	\$ 3,226	\$ 3,291	\$ 3,356	\$ 3,424	\$ 3,492	\$ 3,562	\$ 3,633	\$ 3,706	\$ 3,780
Wayne County (winter)	0.9897	\$ 1,409	\$ 2,874	\$ 2,931	\$ 2,990	\$ 3,050	\$ 3,111	\$ 3,173	\$ 3,236	\$ 3,301	\$ 3,367	\$ 3,434	\$ 3,503	\$ 3,573	\$ 3,645	\$ 3,717	\$ 3,792
Wayne County Jail (winter)	0.9381	\$ 1,335	\$ 2,724	\$ 2,778	\$ 2,834	\$ 2,891	\$ 2,948	\$ 3,007	\$ 3,068	\$ 3,129	\$ 3,191	\$ 3,255	\$ 3,320	\$ 3,387	\$ 3,455	\$ 3,524	\$ 3,594
Wayne County Parks (winter)	0.2459	\$ 350	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804	\$ 820	\$ 837	\$ 853	\$ 870	\$ 888	\$ 906	\$ 924	\$ 942
HCMA (winter)	0.2104	\$ 300	\$ 611	\$ 623	\$ 636	\$ 648	\$ 661	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775	\$ 790	\$ 806
Plymouth Library (winter)	1.4448	\$ 2,057	\$ 4,195	\$ 4,279	\$ 4,365	\$ 4,452	\$ 4,541	\$ 4,632	\$ 4,724	\$ 4,819	\$ 4,915	\$ 5,014	\$ 5,114	\$ 5,216	\$ 5,320	\$ 5,427	\$ 5,535
Community College (winter)	0.0177	\$ 25	\$ 51	\$ 52	\$ 53	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63	\$ 64	\$ 65	\$ 66	\$ 68
Community College (summer)	2.2700	\$ 3,231	\$ 6,591	\$ 6,723	\$ 6,857	\$ 6,995	\$ 7,135	\$ 7,277	\$ 7,423	\$ 7,571	\$ 7,723	\$ 7,877	\$ 8,035	\$ 8,195	\$ 8,359	\$ 8,526	\$ 8,697
RESA - Spec Ed (summer)	3.3578	\$ 4,734	\$ 9,779	\$ 9,974	\$ 10,174	\$ 10,377	\$ 10,585	\$ 10,797	\$ 11,013	\$ 11,233	\$ 11,457	\$ 11,687	\$ 11,920	\$ 12,159	\$ 12,402	\$ 12,650	\$ 12,903
RESA - Gen Operating (summer)	0.0365	\$ 138	\$ 280	\$ 286	\$ 292	\$ 297	\$ 303	\$ 309	\$ 316	\$ 322	\$ 328	\$ 335	\$ 342	\$ 348	\$ 355	\$ 362	\$ 370
RESA - Enhance (summer)	2.0000	\$ 2,847	\$ 5,807	\$ 5,923	\$ 6,042	\$ 6,163	\$ 6,286	\$ 6,412	\$ 6,540	\$ 6,671	\$ 6,804	\$ 6,940	\$ 7,079	\$ 7,221	\$ 7,365	\$ 7,512	\$ 7,663
Wayne County (Summer)	5.5483	\$ 8,040	\$ 16,400	\$ 16,728	\$ 17,063	\$ 17,404	\$ 17,752	\$ 18,107	\$ 18,470	\$ 18,839	\$ 19,216	\$ 19,600	\$ 19,992	\$ 20,392	\$ 20,800	\$ 21,216	\$ 21,640
Local Total	22.9581	\$ 31,880	\$ 65,035	\$ 66,334	\$ 67,664	\$ 69,017	\$ 70,397	\$ 71,805	\$ 73,243	\$ 74,707	\$ 76,198	\$ 77,722	\$ 79,278	\$ 80,865	\$ 82,482	\$ 84,130	\$ 85,813
Non-Capturable Millages		Millage Rate															
School Debt (summer)	4.0200	\$ 5,722	\$ 5,837	\$ 5,953	\$ 6,072	\$ 6,194	\$ 6,318	\$ 6,444	\$ 6,571	\$ 6,700	\$ 6,830	\$ 6,961	\$ 7,093	\$ 7,226	\$ 7,361	\$ 7,500	\$ 7,640
Wayne County Art Institute (winter)	0.2000	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 368	\$ 376	\$ 383
Wayne County Zoo	0.1000	\$ 143	\$ 145	\$ 148	\$ 151	\$ 154	\$ 157	\$ 161	\$ 164	\$ 167	\$ 170	\$ 173	\$ 176	\$ 179	\$ 182	\$ 185	\$ 188
Total Non-Capturable Taxes	4.3200	\$ 6,148	\$ 6,272	\$ 6,397	\$ 6,523	\$ 6,656	\$ 6,789	\$ 6,925	\$ 7,064	\$ 7,204	\$ 7,346	\$ 7,490	\$ 7,636	\$ 7,784	\$ 7,934	\$ 8,086	\$ 8,240
Total Tax Increment Revenue (TIR) Available for Capture		\$ 68,040	\$ 134,722	\$ 137,414	\$ 140,167	\$ 142,969	\$ 145,828	\$ 148,745	\$ 151,722	\$ 154,755	\$ 157,847	\$ 161,005	\$ 164,226	\$ 167,512	\$ 170,862	\$ 174,277	\$ 177,764



Table 2-1
TAX INCREMENT REVENUE
Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate:											
Plan Year/ Calendar Year	21 2039	22 2040	23 2041	24 2042	25 2043	26 2044	27 2045	28 2046	29 2047	30 2048	Total (M)
* Base Taxable Value											
Estimated New TV	\$ 3,907,882	\$ 3,986,039	\$ 4,065,760	\$ 4,147,075	\$ 4,230,017	\$ 4,314,617	\$ 4,400,909	\$ 4,488,928	\$ 4,578,706	\$ 4,670,280	
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 3,907,882	\$ 3,986,039	\$ 4,065,760	\$ 4,147,075	\$ 4,230,017	\$ 4,314,617	\$ 4,400,909	\$ 4,488,928	\$ 4,578,706	\$ 4,670,280	
41.4026											
School Capture											
State Education Tax (SET)	\$ 23,447	\$ 23,916	\$ 24,395	\$ 24,882	\$ 25,380	\$ 25,898	\$ 26,405	\$ 26,934	\$ 27,472	\$ 28,022	\$ 566,564
School Operating Tax	\$ 70,342	\$ 71,749	\$ 73,184	\$ 74,647	\$ 76,140	\$ 77,663	\$ 79,216	\$ 80,801	\$ 82,417	\$ 84,065	\$ 1,699,686
School Total	\$ 93,789	\$ 95,665	\$ 97,579	\$ 99,529	\$ 101,520	\$ 103,561	\$ 105,621	\$ 107,735	\$ 109,889	\$ 112,087	\$ 2,266,250
Local Taxation											
Township (winter)	\$ 3,167	\$ 3,230	\$ 3,294	\$ 3,360	\$ 3,428	\$ 3,496	\$ 3,566	\$ 3,637	\$ 3,710	\$ 3,784	\$ 76,516
Police-Fire (1) (winter)	\$ 6,335	\$ 6,462	\$ 6,591	\$ 6,723	\$ 6,857	\$ 6,994	\$ 7,134	\$ 7,277	\$ 7,423	\$ 7,571	\$ 153,076
Police-Fire (2) (winter)	\$ 2,182	\$ 2,225	\$ 2,270	\$ 2,315	\$ 2,362	\$ 2,409	\$ 2,457	\$ 2,506	\$ 2,556	\$ 2,607	\$ 52,719
Police-Fire (3) (winter)	\$ 4,661	\$ 4,754	\$ 4,849	\$ 4,946	\$ 5,045	\$ 5,146	\$ 5,249	\$ 5,353	\$ 5,461	\$ 5,570	\$ 112,617
Fire (Winter)	\$ 3,856	\$ 3,933	\$ 4,011	\$ 4,092	\$ 4,173	\$ 4,257	\$ 4,342	\$ 4,429	\$ 4,517	\$ 4,608	\$ 93,164
Wayne County (winter)	\$ 3,868	\$ 3,945	\$ 4,024	\$ 4,104	\$ 4,186	\$ 4,270	\$ 4,356	\$ 4,443	\$ 4,532	\$ 4,622	\$ 93,456
Wayne County Jail (winter)	\$ 3,666	\$ 3,739	\$ 3,814	\$ 3,890	\$ 3,968	\$ 4,048	\$ 4,128	\$ 4,211	\$ 4,295	\$ 4,381	\$ 88,580
Wayne County Parks (winter)	\$ 961	\$ 980	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,148	\$ 23,220
HCMA (winter)	\$ 822	\$ 839	\$ 855	\$ 873	\$ 890	\$ 908	\$ 926	\$ 944	\$ 963	\$ 983	\$ 19,869
Plymouth Library (winter)	\$ 5,646	\$ 5,759	\$ 5,874	\$ 5,992	\$ 6,112	\$ 6,234	\$ 6,358	\$ 6,486	\$ 6,615	\$ 6,748	\$ 136,429
Community College (winter)	\$ 69	\$ 71	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 79	\$ 81	\$ 83	\$ 1,670
Community College (summer)	\$ 8,871	\$ 9,048	\$ 9,229	\$ 9,414	\$ 9,602	\$ 9,794	\$ 9,990	\$ 10,190	\$ 10,394	\$ 10,602	\$ 214,349
RESA - Spec Ed (summer)	\$ 13,161	\$ 13,424	\$ 13,693	\$ 13,967	\$ 14,246	\$ 14,531	\$ 14,821	\$ 15,118	\$ 15,420	\$ 15,729	\$ 318,014
RESA - Gen Operating (summer)	\$ 377	\$ 385	\$ 392	\$ 400	\$ 408	\$ 416	\$ 425	\$ 433	\$ 442	\$ 451	\$ 9,112
RESA - Enhance (summer)	\$ 7,816	\$ 7,972	\$ 8,132	\$ 8,294	\$ 8,460	\$ 8,629	\$ 8,802	\$ 8,978	\$ 9,157	\$ 9,341	\$ 188,856
Wayne County (Summer)	\$ 22,073	\$ 22,514	\$ 22,955	\$ 23,424	\$ 23,892	\$ 24,370	\$ 24,858	\$ 25,355	\$ 25,862	\$ 26,379	\$ 533,351
Local Total	\$ 87,531	\$ 89,280	\$ 91,065	\$ 92,887	\$ 94,744	\$ 96,633	\$ 98,572	\$ 100,543	\$ 102,554	\$ 104,607	\$ 2,114,992
Non-Capturable Millages											
School Debt (summer)	\$ 15,710	\$ 16,024	\$ 16,344	\$ 16,671	\$ 17,005	\$ 17,345	\$ 17,692	\$ 18,045	\$ 18,406	\$ 18,775	\$ 342,782
Wayne County Art Institute (winter)	\$ 782	\$ 797	\$ 813	\$ 829	\$ 846	\$ 863	\$ 880	\$ 898	\$ 916	\$ 934	\$ 17,052
Wayne County Zoo	\$ 391	\$ 399	\$ 407	\$ 415	\$ 423	\$ 431	\$ 440	\$ 449	\$ 458	\$ 467	\$ 8,528
Total Non-Capturable Taxes	\$ 16,883	\$ 17,220	\$ 17,564	\$ 17,915	\$ 18,274	\$ 18,639	\$ 19,012	\$ 19,392	\$ 19,780	\$ 20,176	\$ 368,362
Total Tax Increment Revenue (TIR) Available for Capture	\$ 181,320	\$ 184,945	\$ 188,644	\$ 192,416	\$ 196,264	\$ 200,190	\$ 204,193	\$ 208,278	\$ 212,443	\$ 216,694	\$ 4,381,242



Table 2-2
TAX INCREMENT REVENUE
Parcel 11/12 - Ridge 5 Corporate Park
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate: 2% per year																			
Plan Year		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ²		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ³		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ⁴		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ⁵		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ⁶		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ⁷		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ⁸		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ⁹		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹⁰		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹¹		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹²		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹³		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹⁴		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹⁵		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹⁶		\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,								



Table 2-2
TAX INCREMENT REVENUE
Parcel 11/12 - Ridge 5 Corporate Park
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate:														TOTAL
Plan Year	20	21	22	23	24	25	26	27	28	29	30			
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048			
*Base Taxable Value	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Estimated New TV ¹	\$ 37,301,229	\$ 38,047,254	\$ 38,808,199	\$ 39,584,363	\$ 40,376,050	\$ 41,183,571	\$ 42,007,242	\$ 42,847,387	\$ 43,704,335	\$ 44,578,422	\$ 45,469,990			
Incremental Difference (New TV - Base TV)	\$ 37,301,229	\$ 38,047,254	\$ 38,808,199	\$ 39,584,363	\$ 40,376,050	\$ 41,183,571	\$ 42,007,242	\$ 42,847,387	\$ 43,704,335	\$ 44,578,422	\$ 45,469,990			
School Capture														
State Education Tax (SET)	6.0000	\$ 223,807	\$ 228,284	\$ 232,849	\$ 237,506	\$ 242,256	\$ 247,101	\$ 252,043	\$ 257,084	\$ 262,226	\$ 267,471	\$ 272,820	\$ 5,534,816	
School Operating	16.0000	\$ 671,422	\$ 684,851	\$ 698,548	\$ 712,519	\$ 726,769	\$ 741,304	\$ 756,130	\$ 771,253	\$ 786,678	\$ 802,412	\$ 818,460	\$ 16,604,452	
School Total	24.0000	\$ 895,229	\$ 913,135	\$ 931,397	\$ 950,025	\$ 969,025	\$ 988,405	\$ 1,008,173	\$ 1,028,337	\$ 1,048,904	\$ 1,069,883	\$ 1,091,280	\$ 22,139,268	
Local Capture														
Township	0.8134	\$ 30,341	\$ 30,948	\$ 31,567	\$ 32,198	\$ 32,842	\$ 33,499	\$ 34,169	\$ 34,852	\$ 35,549	\$ 36,260	\$ 36,985	\$ 750,340	
Police-Fire (1)	1.6272	\$ 60,697	\$ 61,910	\$ 63,149	\$ 64,412	\$ 65,700	\$ 67,014	\$ 68,354	\$ 69,721	\$ 71,116	\$ 72,538	\$ 73,989	\$ 1,501,044	
Police-Fire (2)	0.5604	\$ 20,904	\$ 21,322	\$ 21,748	\$ 22,183	\$ 22,627	\$ 23,079	\$ 23,541	\$ 24,012	\$ 24,492	\$ 24,982	\$ 25,481	\$ 516,953	
Police-Fire (3)	1.1971	\$ 44,653	\$ 45,546	\$ 46,457	\$ 47,386	\$ 48,334	\$ 49,301	\$ 50,287	\$ 51,293	\$ 52,318	\$ 53,365	\$ 54,432	\$ 1,104,287	
Fire	0.9903	\$ 36,939	\$ 37,678	\$ 38,432	\$ 39,200	\$ 39,984	\$ 40,784	\$ 41,600	\$ 42,432	\$ 43,280	\$ 44,146	\$ 45,029	\$ 913,519	
Plymouth Library	1.4535	\$ 54,217	\$ 55,302	\$ 56,408	\$ 57,536	\$ 58,687	\$ 59,860	\$ 61,058	\$ 62,279	\$ 63,524	\$ 64,795	\$ 66,091	\$ 1,340,811	
Wayne County	5.6483	\$ 210,689	\$ 214,902	\$ 219,200	\$ 223,584	\$ 228,056	\$ 232,617	\$ 237,270	\$ 242,015	\$ 246,855	\$ 251,792	\$ 256,828	\$ 5,210,384	
Wayne County	0.9697	\$ 36,917	\$ 37,655	\$ 38,408	\$ 39,177	\$ 39,960	\$ 40,759	\$ 41,575	\$ 42,406	\$ 43,254	\$ 44,119	\$ 45,002	\$ 912,967	
WC Jail	0.9381	\$ 34,992	\$ 35,692	\$ 36,406	\$ 37,134	\$ 37,877	\$ 38,634	\$ 39,407	\$ 40,195	\$ 40,999	\$ 41,819	\$ 42,655	\$ 865,368	
WC Parks	0.2459	\$ 9,172	\$ 9,356	\$ 9,543	\$ 9,734	\$ 9,928	\$ 10,127	\$ 10,330	\$ 10,536	\$ 10,747	\$ 10,962	\$ 11,181	\$ 224,836	
HCMA	0.2117	\$ 7,897	\$ 8,055	\$ 8,216	\$ 8,380	\$ 8,548	\$ 8,719	\$ 8,893	\$ 9,071	\$ 9,252	\$ 9,437	\$ 9,626	\$ 195,289	
Community College	2.2516	\$ 83,987	\$ 85,667	\$ 87,381	\$ 89,128	\$ 90,911	\$ 92,729	\$ 94,584	\$ 96,475	\$ 98,405	\$ 100,373	\$ 102,380	\$ 2,077,032	
RESA - Spec Ed	3.3678	\$ 125,623	\$ 128,136	\$ 130,698	\$ 133,312	\$ 135,978	\$ 138,698	\$ 141,472	\$ 144,301	\$ 147,187	\$ 150,131	\$ 153,134	\$ 3,106,692	
RESA - Gen Oper	0.0965	\$ 3,600	\$ 3,672	\$ 3,745	\$ 3,820	\$ 3,896	\$ 3,974	\$ 4,054	\$ 4,135	\$ 4,217	\$ 4,302	\$ 4,388	\$ 89,020	
RESA - Enhance	2.0000	\$ 74,602	\$ 76,095	\$ 77,616	\$ 79,169	\$ 80,752	\$ 82,367	\$ 84,014	\$ 85,695	\$ 87,409	\$ 89,157	\$ 90,940	\$ 1,844,940	
Local Total	22.3915	\$ 835,230	\$ 851,936	\$ 868,974	\$ 886,353	\$ 904,080	\$ 922,161	\$ 940,608	\$ 959,418	\$ 978,604	\$ 998,178	\$ 1,018,141	\$ 20,655,482	
Other Community Taxes														
WC Zoo	0.1000	\$ 3,730	\$ 3,805	\$ 3,881	\$ 3,958	\$ 4,038	\$ 4,118	\$ 4,201	\$ 4,285	\$ 4,370	\$ 4,458	\$ 4,547	\$ 84,716	
WC Art Institute	0.2000	\$ 7,460	\$ 7,609	\$ 7,762	\$ 7,917	\$ 8,075	\$ 8,237	\$ 8,401	\$ 8,569	\$ 8,741	\$ 8,916	\$ 9,094	\$ 189,433	
School Debt	4.0200	\$ 149,951	\$ 152,950	\$ 156,009	\$ 159,129	\$ 162,312	\$ 165,558	\$ 168,869	\$ 172,246	\$ 175,691	\$ 179,205	\$ 182,789	\$ 3,405,619	
Total Non-Captureable Taxes	4.3200	\$ 161,141	\$ 164,364	\$ 167,652	\$ 171,004	\$ 174,425	\$ 177,913	\$ 181,471	\$ 185,100	\$ 188,802	\$ 192,579	\$ 196,430	\$ 3,659,768	
Total Tax Increment Revenue (TIR) Available for Capture		\$ 1,730,459	\$ 1,765,071	\$ 1,800,371	\$ 1,836,378	\$ 1,873,105	\$ 1,910,566	\$ 1,948,781	\$ 1,987,755	\$ 2,027,508	\$ 2,068,061	\$ 2,108,421	\$ 42,794,790	



Table 2-3
TAX INCREMENT REVENUE
Parcel 9 (Portion) - Northville Lumber Co.
MITC Redevelopment Area
Plymouth Township, Michigan
4/14/2023

		Estimated Taxable Value (TV) Increase Rate: 2% per year																			
		Plan Year																			
Calendar Year		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22			
Base Taxable Value		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
Estimated New TV ¹		\$ 1,500,000	\$ 3,750,000	\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045	\$ 5,047,006			
Incremental Difference (New TV - Base TV)		\$ 1,500,000	\$ 3,750,000	\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045	\$ 5,047,006			
Ad Valorem Taxes																					
State Education Tax (SET)		\$ 4,500	\$ 4,500	\$ 11,250	\$ 11,475	\$ 11,705	\$ 11,939	\$ 24,355	\$ 24,842	\$ 25,339	\$ 25,845	\$ 26,362	\$ 26,890	\$ 27,427	\$ 27,976	\$ 28,535	\$ 29,106	\$ 29,688	\$ 30,282		
School Operating		\$ 13,000	\$ 13,500	\$ 33,750	\$ 34,425	\$ 35,114	\$ 35,816	\$ 73,064	\$ 74,525	\$ 76,016	\$ 77,536	\$ 79,087	\$ 80,669	\$ 82,282	\$ 83,928	\$ 85,606	\$ 87,318	\$ 89,065	\$ 90,846		
School Total		\$ 24,000	\$ 18,000	\$ 45,000	\$ 45,900	\$ 46,819	\$ 47,755	\$ 97,419	\$ 99,367	\$ 101,355	\$ 103,381	\$ 105,449	\$ 107,559	\$ 109,709	\$ 111,904	\$ 114,141	\$ 116,424	\$ 118,753	\$ 121,128		
Local Captures																					
Northville Township Operating		\$ 6,391	\$ 576	\$ 1,441	\$ 1,470	\$ 1,499	\$ 1,529	\$ 3,120	\$ 3,182	\$ 3,246	\$ 3,311	\$ 3,377	\$ 3,445	\$ 3,513	\$ 3,584	\$ 3,655	\$ 3,728	\$ 3,803	\$ 3,879		
Public Safety		\$ 6,436	\$ 4,827	\$ 12,069	\$ 12,310	\$ 12,556	\$ 12,807	\$ 26,127	\$ 26,649	\$ 27,182	\$ 27,726	\$ 28,281	\$ 28,846	\$ 29,423	\$ 30,012	\$ 30,612	\$ 31,224	\$ 31,849	\$ 32,486		
Shared Services		\$ 0.7561	\$ 567	\$ 1,418	\$ 1,446	\$ 1,475	\$ 1,504	\$ 3,069	\$ 3,130	\$ 3,193	\$ 3,257	\$ 3,322	\$ 3,389	\$ 3,456	\$ 3,525	\$ 3,596	\$ 3,668	\$ 3,741	\$ 3,816		
School Sinking Fund		\$ 0.4698	\$ 352	\$ 881	\$ 898	\$ 916	\$ 935	\$ 1,907	\$ 1,945	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,105	\$ 2,148	\$ 2,191	\$ 2,234	\$ 2,279	\$ 2,325	\$ 2,371		
RESA Operating		\$ 0.0956	\$ 72	\$ 179	\$ 183	\$ 186	\$ 190	\$ 388	\$ 395	\$ 404	\$ 412	\$ 420	\$ 428	\$ 437	\$ 446	\$ 455	\$ 464	\$ 473	\$ 482		
RESA Special Ed.		\$ 3.3443	\$ 2,508	\$ 6,271	\$ 6,396	\$ 6,524	\$ 6,654	\$ 13,575	\$ 13,846	\$ 14,123	\$ 14,406	\$ 14,694	\$ 14,988	\$ 15,288	\$ 15,593	\$ 15,905	\$ 16,223	\$ 16,548	\$ 16,879		
RESA Enhancement		\$ 1.9876	\$ 1,491	\$ 3,727	\$ 3,801	\$ 3,877	\$ 3,955	\$ 8,068	\$ 8,229	\$ 8,394	\$ 8,562	\$ 8,733	\$ 8,908	\$ 9,086	\$ 9,267	\$ 9,453	\$ 9,642	\$ 9,835	\$ 10,031		
HCMA		\$ 0.2070	\$ 155	\$ 388	\$ 396	\$ 404	\$ 412	\$ 840	\$ 857	\$ 874	\$ 892	\$ 910	\$ 928	\$ 946	\$ 965	\$ 984	\$ 1,004	\$ 1,024	\$ 1,045		
Library Operating		\$ 1.0975	\$ 823	\$ 2,058	\$ 2,099	\$ 2,141	\$ 2,184	\$ 4,455	\$ 4,544	\$ 4,635	\$ 4,728	\$ 4,822	\$ 4,919	\$ 5,017	\$ 5,117	\$ 5,220	\$ 5,324	\$ 5,430	\$ 5,539		
Wayne County Operating		\$ 6.9528	\$ 4,945	\$ 12,362	\$ 12,609	\$ 12,861	\$ 13,118	\$ 26,761	\$ 27,296	\$ 27,842	\$ 28,399	\$ 28,967	\$ 29,546	\$ 30,137	\$ 30,740	\$ 31,355	\$ 31,982	\$ 32,621	\$ 33,274		
WC Jail		\$ 0.9358	\$ 702	\$ 1,755	\$ 1,790	\$ 1,826	\$ 1,862	\$ 3,799	\$ 3,874	\$ 3,952	\$ 4,031	\$ 4,112	\$ 4,194	\$ 4,278	\$ 4,363	\$ 4,451	\$ 4,540	\$ 4,630	\$ 4,723		
WC Parks		\$ 0.2442	\$ 183	\$ 458	\$ 467	\$ 476	\$ 486	\$ 991	\$ 1,011	\$ 1,031	\$ 1,052	\$ 1,073	\$ 1,094	\$ 1,116	\$ 1,139	\$ 1,161	\$ 1,185	\$ 1,208	\$ 1,232		
Schoolcraft Community College		\$ 2.2700	\$ 1,703	\$ 4,256	\$ 4,341	\$ 4,428	\$ 4,517	\$ 9,214	\$ 9,398	\$ 9,586	\$ 9,778	\$ 9,974	\$ 10,173	\$ 10,377	\$ 10,584	\$ 10,796	\$ 11,012	\$ 11,232	\$ 11,457		
Local Total		\$ 25.2059	\$ 18,904	\$ 47,263	\$ 48,206	\$ 49,169	\$ 50,153	\$ 102,314	\$ 104,357	\$ 106,446	\$ 108,578	\$ 110,749	\$ 112,963	\$ 115,222	\$ 117,526	\$ 119,877	\$ 122,275	\$ 124,719	\$ 127,214		
Non-Capturable Millages																					
WC Zoo		\$ 0.0017	\$ 74	\$ 186	\$ 190	\$ 194	\$ 197	\$ 403	\$ 411	\$ 419	\$ 427	\$ 436	\$ 445	\$ 453	\$ 463	\$ 472	\$ 481	\$ 491	\$ 501		
WC Art Institute		\$ 0.1985	\$ 149	\$ 372	\$ 380	\$ 387	\$ 395	\$ 806	\$ 822	\$ 839	\$ 855	\$ 873	\$ 890	\$ 908	\$ 926	\$ 945	\$ 963	\$ 983	\$ 1,002		
Property Bond Prop		\$ 0.3500	\$ 263	\$ 656	\$ 669	\$ 683	\$ 696	\$ 1,421	\$ 1,449	\$ 1,478	\$ 1,508	\$ 1,538	\$ 1,569	\$ 1,600	\$ 1,632	\$ 1,665	\$ 1,698	\$ 1,732	\$ 1,766		
School Debt		\$ 1.7000	\$ 1,275	\$ 3,188	\$ 3,251	\$ 3,316	\$ 3,383	\$ 6,901	\$ 7,039	\$ 7,179	\$ 7,323	\$ 7,469	\$ 7,619	\$ 7,771	\$ 7,927	\$ 8,085	\$ 8,247	\$ 8,417	\$ 8,580		
Total Non-Capturable Taxes		\$ 2.3478	\$ 1,761	\$ 4,402	\$ 4,490	\$ 4,580	\$ 4,672	\$ 9,530	\$ 9,721	\$ 9,915	\$ 10,113	\$ 10,316	\$ 10,521	\$ 10,732	\$ 10,947	\$ 11,166	\$ 11,389	\$ 11,617	\$ 11,849		
Total Tax Increment Revenue (TIR) available for Capture		\$ 36.904	\$ 36,904	\$ 92,263	\$ 94,106	\$ 95,988	\$ 97,908	\$ 199,733	\$ 203,724	\$ 207,801	\$ 211,959	\$ 216,198	\$ 220,522	\$ 224,931	\$ 229,430	\$ 234,018	\$ 238,699	\$ 243,472	\$ 248,342		

Footnote:
1. The taxable value at project completion was based on input from Northville Township.
Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-3
TAX INCREMENT REVENUE
Parcel 9 (Portion) - Northville Lumber Co.
MITC Redvelopment Area
Plymouth Township, Michigan
4/14/2023

Estimated Taxable Value (TV) Increase Rate:		Plan Year												TOTAL
Calendar Year		23	24	25	26	27	28	29	30	31	32	33		
		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051		
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV		\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,719	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	\$ 6,275,318		
Incremental Difference (New TV - Base TV)		\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,719	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	\$ 6,275,318		
State Education Tax (SET)		0.0000	\$ 30,888	\$ 31,505	\$ 32,136	\$ 32,778	\$ 33,434	\$ 34,102	\$ 34,785	\$ 35,480	\$ 36,190	\$ 36,914	\$ 37,652	\$ 753,380
School Operating		18.0000	\$ 92,663	\$ 94,516	\$ 96,407	\$ 98,335	\$ 100,301	\$ 102,307	\$ 104,354	\$ 106,441	\$ 108,570	\$ 110,741	\$ 112,956	\$ 2,260,138
School Total		24.0000	\$ 123,551	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 144,760	\$ 147,655	\$ 150,608	\$ 3,013,518
Northville Township Operating		0.0000	\$ 3,957	\$ 4,036	\$ 4,117	\$ 4,199	\$ 4,283	\$ 4,369	\$ 4,456	\$ 4,545	\$ 4,636	\$ 4,729	\$ 4,823	\$ 96,508
Public Safety		6.4366	\$ 33,135	\$ 33,798	\$ 34,474	\$ 35,163	\$ 35,867	\$ 36,584	\$ 37,316	\$ 38,062	\$ 38,823	\$ 39,600	\$ 40,392	\$ 808,200
Shared Services		0.7561	\$ 3,892	\$ 3,970	\$ 4,050	\$ 4,131	\$ 4,213	\$ 4,297	\$ 4,383	\$ 4,471	\$ 4,561	\$ 4,652	\$ 4,745	\$ 94,937
School Sinking Fund		0.4698	\$ 2,419	\$ 2,467	\$ 2,516	\$ 2,567	\$ 2,618	\$ 2,670	\$ 2,724	\$ 2,778	\$ 2,834	\$ 2,890	\$ 2,948	\$ 58,990
RESA Operating		0.0956	\$ 492	\$ 502	\$ 512	\$ 522	\$ 533	\$ 543	\$ 554	\$ 565	\$ 577	\$ 588	\$ 600	\$ 12,003
RESA Special Ed.		3.3443	\$ 17,216	\$ 17,561	\$ 17,912	\$ 18,270	\$ 18,635	\$ 19,008	\$ 19,388	\$ 19,776	\$ 20,172	\$ 20,575	\$ 20,987	\$ 419,921
RESA Enhancement		1.9876	\$ 10,232	\$ 10,437	\$ 10,645	\$ 10,858	\$ 11,076	\$ 11,297	\$ 11,523	\$ 11,753	\$ 11,988	\$ 12,228	\$ 12,473	\$ 249,569
HCMA		0.2070	\$ 1,066	\$ 1,087	\$ 1,109	\$ 1,131	\$ 1,153	\$ 1,177	\$ 1,200	\$ 1,224	\$ 1,249	\$ 1,274	\$ 1,299	\$ 25,993
Library Operating		1.0975	\$ 5,650	\$ 5,763	\$ 5,878	\$ 5,996	\$ 6,116	\$ 6,238	\$ 6,363	\$ 6,490	\$ 6,620	\$ 6,752	\$ 6,887	\$ 137,808
Wayne County Operating		6.5928	\$ 33,939	\$ 34,618	\$ 35,311	\$ 36,017	\$ 36,737	\$ 37,472	\$ 38,221	\$ 38,986	\$ 39,765	\$ 40,561	\$ 41,372	\$ 827,814
WC Jail		0.9358	\$ 4,817	\$ 4,914	\$ 5,012	\$ 5,112	\$ 5,215	\$ 5,319	\$ 5,425	\$ 5,534	\$ 5,644	\$ 5,757	\$ 5,872	\$ 117,503
WC Parks		0.2442	\$ 1,257	\$ 1,282	\$ 1,308	\$ 1,334	\$ 1,361	\$ 1,388	\$ 1,416	\$ 1,444	\$ 1,473	\$ 1,502	\$ 1,532	\$ 30,660
Schoolcraft Community College		2.2700	\$ 11,686	\$ 11,920	\$ 12,158	\$ 12,401	\$ 12,649	\$ 12,902	\$ 13,160	\$ 13,423	\$ 13,692	\$ 13,966	\$ 14,245	\$ 285,028
Local Total		25.2099	\$ 129,758	\$ 132,355	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 149,051	\$ 152,034	\$ 155,074	\$ 158,175	\$ 3,164,994
WC Zoo		0.0000	\$ 511	\$ 521	\$ 531	\$ 542	\$ 553	\$ 564	\$ 575	\$ 587	\$ 598	\$ 610	\$ 623	\$ 12,458
WC Art Institute		0.3986	\$ 1,022	\$ 1,043	\$ 1,064	\$ 1,085	\$ 1,107	\$ 1,129	\$ 1,151	\$ 1,174	\$ 1,198	\$ 1,222	\$ 1,246	\$ 24,936
Property Bond Prop		0.3500	\$ 1,802	\$ 1,838	\$ 1,875	\$ 1,912	\$ 1,950	\$ 1,989	\$ 2,029	\$ 2,070	\$ 2,111	\$ 2,153	\$ 2,196	\$ 43,461
School Debt		1.7000	\$ 8,752	\$ 8,927	\$ 9,105	\$ 9,287	\$ 9,473	\$ 9,662	\$ 9,856	\$ 10,053	\$ 10,254	\$ 10,459	\$ 10,668	\$ 213,461
Total Non-Opturable Taxes		2.3478	\$ 12,086	\$ 12,328	\$ 12,575	\$ 12,826	\$ 13,083	\$ 13,344	\$ 13,611	\$ 13,883	\$ 14,161	\$ 14,444	\$ 14,733	\$ 294,796
Total Tax Increment Revenue (TIR) Available for Capture			\$ 253,309	\$ 258,376	\$ 263,545	\$ 268,814	\$ 274,191	\$ 279,673	\$ 285,268	\$ 290,972	\$ 296,794	\$ 302,729	\$ 308,783	\$ 6,178,452



Table 2-4
TAX INCREMENT REVENUE
Parcel 7
MITC Redevelopment Area
Plymouth Township, Michigan
12/1/2023

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ -	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364
Estimated New TV	\$ -	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364
Incremental Difference (New TV - Base TV)	\$ -	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364
School Districts															
State Education Tax (SET)	\$ -	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	\$ 180,573	\$ 184,184
School Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	\$ 6.0000	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	\$ 180,573	\$ 184,184
Local Entities															
Northville Township Operating	0.7686	\$ 1,441	\$ 4,352	\$ 7,321	\$ 9,678	\$ 19,742	\$ 20,137	\$ 20,540	\$ 20,951	\$ 21,370	\$ 21,797	\$ 22,233	\$ 22,678	\$ 23,131	\$ 23,594
Public Safety	6.4366	\$ 12,069	\$ 36,447	\$ 61,313	\$ 81,045	\$ 165,332	\$ 168,638	\$ 172,011	\$ 175,451	\$ 178,960	\$ 182,540	\$ 186,190	\$ 189,914	\$ 193,712	\$ 197,587
Shared Services	0.7561	\$ 1,418	\$ 4,281	\$ 7,202	\$ 9,520	\$ 19,421	\$ 19,810	\$ 20,206	\$ 20,610	\$ 21,022	\$ 21,443	\$ 21,872	\$ 22,309	\$ 22,755	\$ 23,210
School Sinking Fund	0.4698	\$ 881	\$ 2,660	\$ 4,475	\$ 5,915	\$ 12,067	\$ 12,309	\$ 12,555	\$ 12,806	\$ 13,062	\$ 13,323	\$ 13,590	\$ 13,862	\$ 14,139	\$ 14,422
RESA Operating	0.0956	\$ 179	\$ 541	\$ 911	\$ 1,204	\$ 2,456	\$ 2,505	\$ 2,555	\$ 2,606	\$ 2,658	\$ 2,711	\$ 2,765	\$ 2,821	\$ 2,877	\$ 2,935
RESA Special Ed.	3.3443	\$ 6,271	\$ 18,937	\$ 31,857	\$ 42,109	\$ 85,902	\$ 87,620	\$ 89,373	\$ 91,160	\$ 92,983	\$ 94,843	\$ 96,740	\$ 98,675	\$ 100,648	\$ 102,661
RESA Enhancement	1.9876	\$ 3,727	\$ 11,255	\$ 18,933	\$ 25,026	\$ 51,054	\$ 52,075	\$ 53,116	\$ 54,179	\$ 55,262	\$ 56,368	\$ 57,495	\$ 58,645	\$ 59,818	\$ 61,014
HICMA	0.2070	\$ 388	\$ 1,172	\$ 1,972	\$ 2,606	\$ 5,317	\$ 5,423	\$ 5,532	\$ 5,642	\$ 5,755	\$ 5,870	\$ 5,988	\$ 6,108	\$ 6,230	\$ 6,354
Library Operating	1.0975	\$ 2,058	\$ 6,215	\$ 10,455	\$ 13,819	\$ 28,191	\$ 28,754	\$ 29,329	\$ 29,916	\$ 30,514	\$ 31,125	\$ 31,747	\$ 32,382	\$ 33,030	\$ 33,690
Wayne County Operating	6.5928	\$ 12,362	\$ 37,332	\$ 62,801	\$ 83,012	\$ 169,344	\$ 172,731	\$ 176,185	\$ 179,709	\$ 183,303	\$ 186,969	\$ 190,709	\$ 194,523	\$ 198,413	\$ 202,382
WC Jail	0.9358	\$ 1,755	\$ 5,299	\$ 8,914	\$ 11,783	\$ 24,037	\$ 24,518	\$ 25,008	\$ 25,508	\$ 26,019	\$ 26,539	\$ 27,070	\$ 27,611	\$ 28,163	\$ 28,727
WC Parks	0.2442	\$ 458	\$ 1,383	\$ 2,326	\$ 3,075	\$ 6,273	\$ 6,398	\$ 6,526	\$ 6,656	\$ 6,790	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349	\$ 7,496
Schoolers ft Community College	2.2700	\$ 4,256	\$ 12,854	\$ 21,623	\$ 28,582	\$ 58,308	\$ 59,474	\$ 60,663	\$ 61,877	\$ 63,114	\$ 64,376	\$ 65,664	\$ 66,977	\$ 68,317	\$ 69,683
Local Total	25.2059	\$ 47,269	\$ 142,728	\$ 240,103	\$ 317,374	\$ 647,444	\$ 660,392	\$ 673,599	\$ 687,071	\$ 700,812	\$ 714,829	\$ 729,127	\$ 743,710	\$ 758,582	\$ 773,755
Non-Capturable Taxes															
WC Zoo	0.1973	\$ 186	\$ 562	\$ 945	\$ 1,249	\$ 2,548	\$ 2,599	\$ 2,651	\$ 2,704	\$ 2,758	\$ 2,813	\$ 2,870	\$ 2,927	\$ 2,985	\$ 3,045
WC Art Institute	0.1986	\$ 372	\$ 1,125	\$ 1,892	\$ 2,501	\$ 5,101	\$ 5,203	\$ 5,307	\$ 5,414	\$ 5,522	\$ 5,632	\$ 5,745	\$ 5,860	\$ 5,977	\$ 6,096
Property Bond Prop	0.3500	\$ 656	\$ 1,982	\$ 3,334	\$ 4,407	\$ 8,990	\$ 9,170	\$ 9,353	\$ 9,540	\$ 9,731	\$ 9,926	\$ 10,124	\$ 10,327	\$ 10,533	\$ 10,744
School Debt	1.7000	\$ 3,188	\$ 9,626	\$ 16,194	\$ 21,405	\$ 43,667	\$ 44,540	\$ 45,431	\$ 46,339	\$ 47,266	\$ 48,211	\$ 49,176	\$ 50,159	\$ 51,162	\$ 52,186
Total Non-Capturable Taxes	2.3478	\$ 4,402	\$ 13,294	\$ 22,365	\$ 29,562	\$ 60,306	\$ 61,512	\$ 62,742	\$ 63,997	\$ 65,277	\$ 66,583	\$ 67,914	\$ 69,273	\$ 70,658	\$ 72,071
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ 58,513	\$ 176,703	\$ 297,258	\$ 392,922	\$ 801,561	\$ 817,591	\$ 833,942	\$ 850,621	\$ 867,633	\$ 884,987	\$ 902,698	\$ 920,742	\$ 939,155	\$ 957,926

Footnotes:

1. The taxable value at project completion was based on input from Northville Township.
Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-4
TAX INCREMENT REVENUE
Parcel 7
MITC Redevelopment Area
Plymouth Township, Michigan
12/1/2023

Estimated Taxable Value (TV) Increase Rate:		Plan Year									TOTAL
Calendar Year		2041	2042	2043	2044	2045	2046	2047	2048		
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV ¹		\$ 31,311,311	\$ 31,937,537	\$ 32,576,288	\$ 33,227,814	\$ 33,892,370	\$ 34,570,217	\$ 35,261,622	\$ 35,966,854		
Incremental Difference (New TV - Base TV)		\$ 31,311,311	\$ 31,937,537	\$ 32,576,288	\$ 33,227,814	\$ 33,892,370	\$ 34,570,217	\$ 35,261,622	\$ 35,966,854		
Millsage Rate											
State Education Tax (SET)	6.0000	\$ 187,868	\$ 191,625	\$ 195,458	\$ 199,367	\$ 203,354	\$ 207,421	\$ 211,570	\$ 215,801	\$ 3,477,930	
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total	6.0000	\$ 187,868	\$ 191,625	\$ 195,458	\$ 199,367	\$ 203,354	\$ 207,421	\$ 211,570	\$ 215,801	\$ 3,477,930	
Millsage Rate											
Northville Township Operating	0.7686	\$ 24,066	\$ 24,547	\$ 25,038	\$ 25,539	\$ 26,050	\$ 26,571	\$ 27,102	\$ 27,644	\$ 445,522	
Public Safety	6.4366	\$ 201,538	\$ 205,569	\$ 209,681	\$ 213,874	\$ 218,152	\$ 222,515	\$ 226,965	\$ 231,504	\$ 3,731,007	
Shared Services	0.7561	\$ 23,674	\$ 24,148	\$ 24,631	\$ 25,124	\$ 25,626	\$ 26,139	\$ 26,661	\$ 27,195	\$ 438,277	
School Sinking Fund	0.4698	\$ 14,710	\$ 15,004	\$ 15,304	\$ 15,610	\$ 15,923	\$ 16,241	\$ 16,566	\$ 16,897	\$ 272,321	
RESA Operating	0.0956	\$ 2,993	\$ 3,053	\$ 3,114	\$ 3,177	\$ 3,240	\$ 3,305	\$ 3,371	\$ 3,438	\$ 55,415	
RESA Special Ed.	3.3443	\$ 104,714	\$ 106,809	\$ 108,945	\$ 111,124	\$ 113,346	\$ 115,613	\$ 117,925	\$ 120,284	\$ 1,938,539	
RESA Enhancement	1.9876	\$ 62,234	\$ 63,479	\$ 64,749	\$ 66,044	\$ 67,364	\$ 68,712	\$ 70,086	\$ 71,488	\$ 1,152,123	
HCMA	0.2070	\$ 6,481	\$ 6,611	\$ 6,743	\$ 6,878	\$ 7,016	\$ 7,156	\$ 7,299	\$ 7,445	\$ 119,986	
Library Operating	1.0975	\$ 34,364	\$ 35,051	\$ 35,752	\$ 36,468	\$ 37,197	\$ 37,941	\$ 38,700	\$ 39,474	\$ 636,172	
Wayne County Operating	6.5928	\$ 206,429	\$ 210,558	\$ 214,769	\$ 219,064	\$ 223,446	\$ 227,915	\$ 232,473	\$ 237,122	\$ 3,821,551	
WC Jail	0.9358	\$ 29,301	\$ 29,887	\$ 30,485	\$ 31,095	\$ 31,716	\$ 32,351	\$ 32,998	\$ 33,658	\$ 542,442	
WC Parks	0.2442	\$ 7,646	\$ 7,799	\$ 7,955	\$ 8,114	\$ 8,277	\$ 8,442	\$ 8,611	\$ 8,783	\$ 141,551	
Schoolcraft Community College	2.2700	\$ 71,077	\$ 72,498	\$ 73,948	\$ 75,427	\$ 76,936	\$ 78,474	\$ 80,044	\$ 81,645	\$ 1,315,817	
Local Total	25.2059	\$ 789,227	\$ 805,013	\$ 821,114	\$ 837,538	\$ 854,289	\$ 871,375	\$ 888,801	\$ 906,577	\$ 14,610,723	
Millsage Rate											
WC Zoo	0.17932	\$ 3,106	\$ 3,168	\$ 3,232	\$ 3,296	\$ 3,362	\$ 3,429	\$ 3,498	\$ 3,568	\$ 57,501	
WC Art Institute	0.1986	\$ 6,218	\$ 6,343	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,866	\$ 7,003	\$ 7,143	\$ 115,120	
Property Bond Prop	0.3500	\$ 10,959	\$ 11,178	\$ 11,402	\$ 11,630	\$ 11,862	\$ 12,100	\$ 12,342	\$ 12,588		
School Debt	1.7000	\$ 53,229	\$ 54,294	\$ 55,380	\$ 56,487	\$ 57,617	\$ 58,769	\$ 59,945	\$ 61,144	\$ 985,415	
Total Non-Capturable Taxes	2.3478	\$ 73,513	\$ 74,983	\$ 76,483	\$ 78,012	\$ 79,573	\$ 81,164	\$ 82,787	\$ 84,443	\$ 1,360,914	
Total Tax Increment Revenue (TIR) Available for Capture		\$ 977,095	\$ 996,638	\$ 1,016,572	\$ 1,036,905	\$ 1,057,843	\$ 1,078,796	\$ 1,100,371	\$ 1,122,378	\$ 18,018,653	

APPENDIX C

TABLE 3 TIR REIMBURSEMENT ALLOCATION

Packet Page 112 of 168

Packet Page 113 of 168

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

PARCEL 7

PARCELS 6 – 9

PARCEL 10

PARCEL 11/12

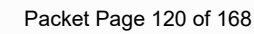
PARCELS 13 AND 15

PARCEL 14

PARCEL 7

PARCELS 6, 7, 8 AND 9





PARCEL 9 - NORTHVILLE LUMBER CO. PORTION AND RESIDUAL PORTION



SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°31'45"E	325.62'
L2	S87°28'15"W	350.00'
L3	S02°31'45"E	774.19'
L4	S87°28'15"W	27.00'
L5	N02°31'45"W	900.00'
L6	S87°28'15"W	33.00'
L7	S02°31'45"E	1200.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1 (R)	2008.25'	7472.79'		N75°49'57"W 2002.32'
C1 (M)	2008.36'	7472.79'	15°23'54"	N75°49'57"W 2002.32'
C2	477.87'	7472.79'	3°19'50"	N85°21'50"W 477.79'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/13/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 12, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR EXISTING LEGAL DESCRIPTION.
3. BEARINGS AND DISTANCES NOT DESIGNATED WITH AN (M) FOR MEASURED, AND AN (R) FOR RECORD, ARE CONSIDERED MEASURED AND RECORD VALUES.

WEST 1/4
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 46822,
P. 1467,
W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.
& CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:

NORTHVILLE LUMBER

PARCEL SPLIT

PARCEL NO. 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL

0 200 400

FBK: --

CHF: MM

SCALE HOR 1"=400 FT.
VER 1"= -- FT.

1/3

20-372

NORTH-SOUTH 1/4 LINE SEC. 18

CHESAPEAKE & OHIO R.R.
(99 FEET WIDE)
SOUTHERLY RIGHT-OF-WAY LINE

SOUTH 1/4
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 27003,
P. 583,
W.C.R.

VACANT NAPIER ROAD
PARCEL NO.
77-071-99-0002-701

81.48 ACRES
(GROSS)

33' RIGHT-OF-WAY LINE

2726.58' (M)
2726.55' (R)

PHOENIX ROAD (5 MILE)
(66 FEET WIDE)

SOUTHWEST
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 27003,
P. 581,
W.C.R.

N85°48'32"E

NAPIER ROAD (66 FEET WIDE)
WASHTENAW COUNTY

P.O.B.
PARCEL



SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°31'45"W	1200.00'
L2	N87°28'15"E	33.00'
L3	S07°31'45"E	900.00'
L4	N87°28'15"E	27.00'
L5	N02°31'45"W	774.19'
L6	N87°28'15"E	350.00'
L7	N02°31'45"W	325.62'
L8	S04°11'28"W	1298.39'
L9	S85°48'32"W	1003.03'
L10	N04°11'28"W	1298.39'
L11	S68°05'00"E	1554.74'
L12	S85°47'40"W	1493.08'
L13	S85°48'32"W	1723.55'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°45'12"	S75°31'06"E 1921.05'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/13/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 13, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR PROPOSED LEGAL DESCRIPTIONS.

WEST 1/4
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 46822,
P. 1467,
W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:

NORTHVILLE LUMBER

PARCEL SPLIT

PARCEL NO. 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL

0 200 400

F B: --- 2/3

CHF: MM

SCALE HOR 1"=400 FT.
VER 1"=--- FT.

LEGAL DESCRIPTION PARCEL NO. 77-071-99-0002-701 (BY OTHERS):

PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID **POINT OF BEGINNING** NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE), A MEASURED DISTANCE OF 2726.58 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 85 DEGREES 47 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A DISTANCE OF 1493.08 FEET TO THE POINT OF INTERSECTION OF SAID SECTION LINE, WITH THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (99 FEET WIDE); THENCE NORTH 68 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1554.74 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 2008.25 FEET, (CHORD BEARS NORTH 75 DEGREES 49 MINUTES 57 SECONDS WEST, 2002.32 FEET) TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 477.87 FEET, (CHORD BEARS NORTH 85 DEGREES 21 MINUTES 50 SECONDS WEST, 477.79 FEET) TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 325.62 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 774.19 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG A LINE 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE 1200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND NAPIER ROAD).

LEGAL DESCRIPTION PARCEL 'A':

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N02°31'45"W 1200.00 FEET; ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF NAPIER ROAD, 66 FEET WIDE; THENCE N87°28'15"E 33.00 FEET; THENCE S02°31'45"E 900.00 FEET; THENCE N87°28'15"E 27.00 FEET; THENCE N02°31'45"W 774.19 FEET; THENCE N87°28'15"E 350.00 FEET; THENCE N02°31'45"W 325.62 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 559.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°17'33", AND A CHORD BEARING S85°02'58"E 559.72 FEET; THENCE S04°11'28"E 1298.39 FEET TO THE SOUTH LINE OF SAID SECTION 18, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 1003.03 FEET TO SAID SOUTHWEST CORNER OF SAID SECTION 18 AND TO THE **POINT OF BEGINNING**. CONTAINING 27.39 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION PARCEL 'B'):

PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1298.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES, (1) 1926.38 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 14°46'12", AND A CHORD BEARING S75°31'06"E 1921.05 FEET, AND (2) S68°08'00"E 1554.74 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°47'40"W 1493.08 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE CONTINUING ON SAID SOUTH LINE OF SAID SECTION 18, S85°48'32"W 1723.55 FEET TO THE **POINT OF BEGINNING**. CONTAINING 54.18 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

LEGAL DESCRIPTION FOR EXISTING PARCEL NO. 77-071-99-0002-701 AS PROVIDED BY THE CLIENT, FROM DAVID C. ADAMS & SON ATLA/NSPS LAND TITLE SURVEY, DATED NOVEMBER 16, 2017, DCA SURVEY NO. 20199, REMAINDER 'A' PARCEL DESCRIPTION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/12/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 400104878
EMAIL: PAUL@GREENTECHENGINEERING.NET

SEPTEMBER 13, 2022

DATE OF MAP



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:

NORTHVILLE LUMBER

PARCEL SPLIT

PARCEL NO. 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL

0 200 400

FBK: —

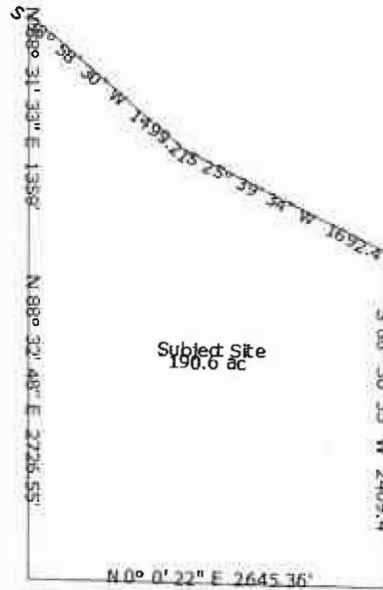
CHF: MM

SCALE HOR 1"= 400 FT.
VER 1"= — FT.

3/3
20-372

PARCEL 10

MITC PARCEL 10
PROPERTY SKETCH AND LEGAL DESCRIPTION



A PARCEL OF LAND IN THE N 1/2 OF SEC 19 T1S R8E DESC AS BEG S 88D 31M 33S W 1284.22 FT FROM NE COR OF SAID SECTION TH S 38D 58M 31S W 1499.20 FT; TH S 25D 39M 34S W 1692.40 FT; TH S 88D 36M 35S W 2409.40 FT; TH N 00D 00M 22S E 2645.36 FT; TH N 88D 32M 48S E 2726.55 FT; TH N 88D 31M 33S E 1359.00 FT POB NET ACRES = 186.50 AC OF LAND, MORE OR LESS ROAD AREA = 4.07 AC OF LAND, MORE OR LESS TOTAL AREA = 190.57 AC OF LAND, MORE OR LESS SUBJECT TO EASEMENTS OF RECORD -----
 ----- SPLIT ON 02/12/2009 FROM R-78-001-99-0001-702 CREATING 78-001-99-0001-703 & 78-001-99-0001-704

PARCEL 11/12

GRAPHIC SCALE



N

600

300

150

75

0

150

300

600

1200

1800

2400

3000

3600

4200

4800

5400

6000

6600

7200

7800

8400

9000

9600

10200

10800

11400

12000

12600

13200

13800

14400

15000

15600

16200

16800

17400

18000

18600

19200

19800

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21000

21600

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22800

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24600

25200

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26400

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77400

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78600

79200

79800

80400

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91200

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93000

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95400

96000

96600

97200

97800

98400

99000

99600

100200

100800

101400

102000

102600

103200

103800

104400

105000

105600

106200

106800

107400

108000

108600

109200

109800

110400

111000

111600

112200

112800

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114000

114600

115200

115800

116400

117000

117600

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118800

119400

120000

120600

121200

121800

122400

123000

123600

124200

124800

125400

126000

126600

127200

127800

128400

129000

129600

130200

130800

131400

132000

132600

133200

133800

134400

135000

135600

136200

136800

137400

138000

138600

139200

139800

140400

141000

141600

142200

142800

143400

144000

144600

145200

145800

146400

147000

147600

148200

148800

149400

150000

150600

151200

151800

152400

153000

153600

154200

154800

155400

156000

156600

157200

157800

158400

159000

159600

160200

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161400

162000

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163200

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165000

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166200

166800

167400

168000

168600

169200

169800

170400

171000

171600

172200

172800

173400

174000

174600

175200

175800

176400

177000

177600

178200

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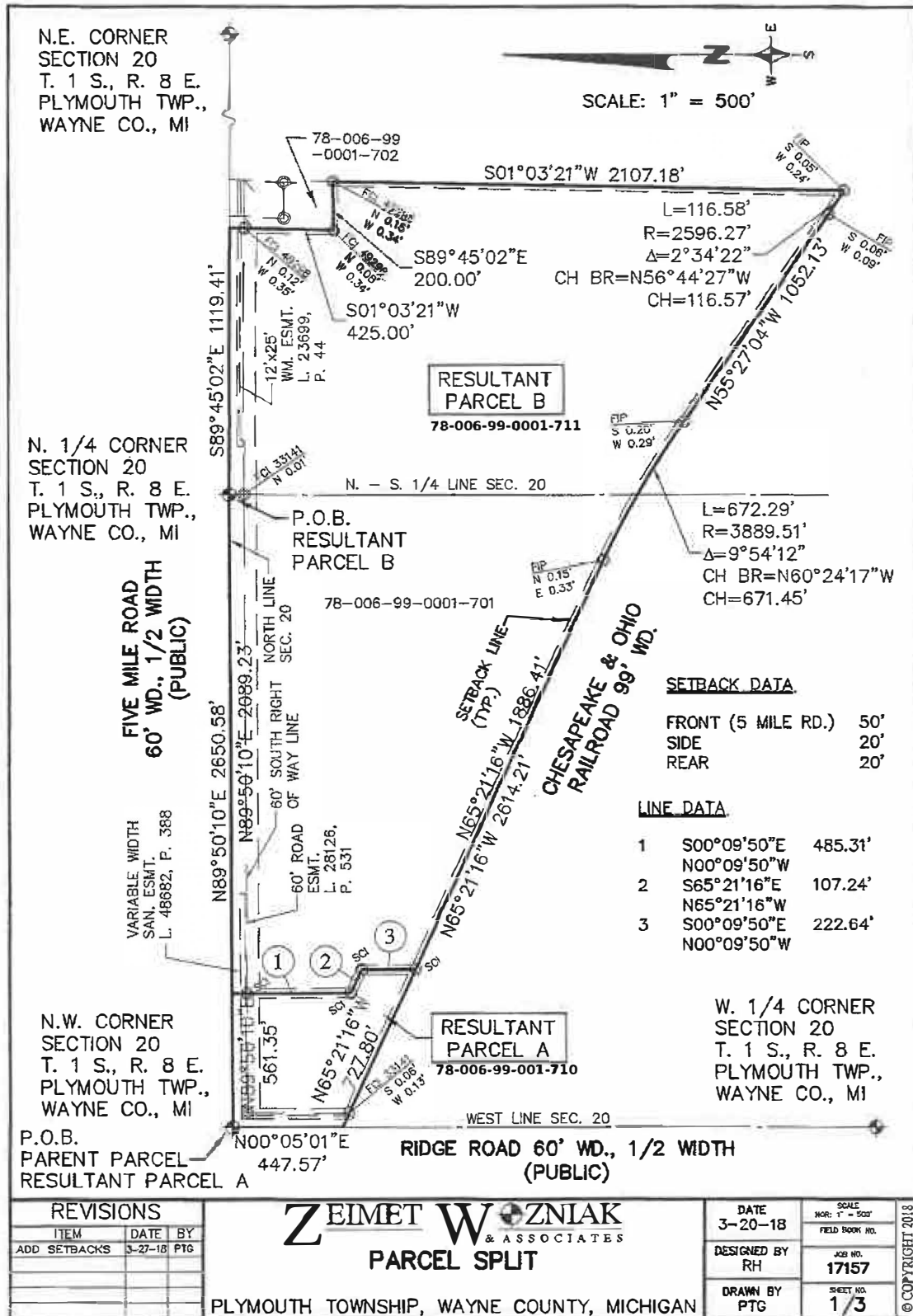
187200

PARCEL 13 AND PARCEL 15

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

Lot Division

Existing Parcel ID	78-006-99-0001-701
New Parcel ID	78-006-99-0001-710, Parcel A
New Parcel ID	78-006-99-0001-711, Parcel B



LEGAL DESCRIPTION (PARENT PARCEL)

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

LEGAL DESCRIPTION (RESULTANT PARCEL 'A')

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 561.35 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE S. 00°09'50" E. 485.31 FEET; THENCE S. 65°21'16" E. 107.24 FEET; THENCE S. 00°09'50" E. 222.64 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N. 65°21'16" W. 727.80 FEET TO THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CENTERLINE OF RIDGE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID LINE N. 00°05'01" E. 447.57 FEET TO THE POINT OF BEGINNING, CONTAINING 346,684 SQUARE FEET OR 7.96 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION (RESULTANT PARCEL 'B')

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

CERTIFICATION:

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

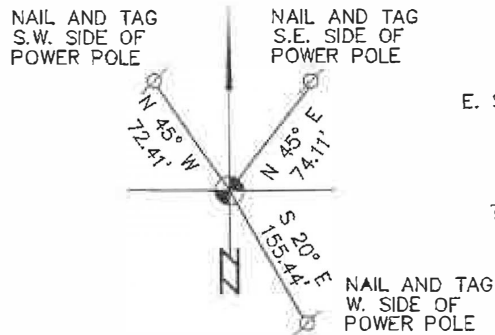
3-27-18

DATE

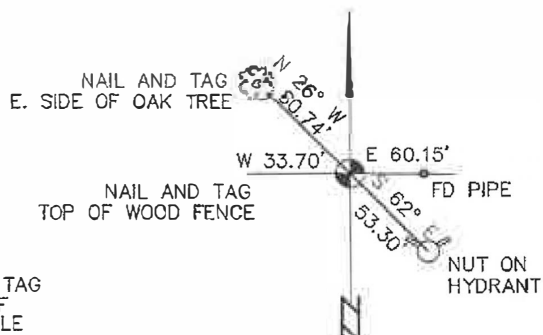
RICHARD A. HOFSESS
PROFESSIONAL SURVEYOR
No. 47955



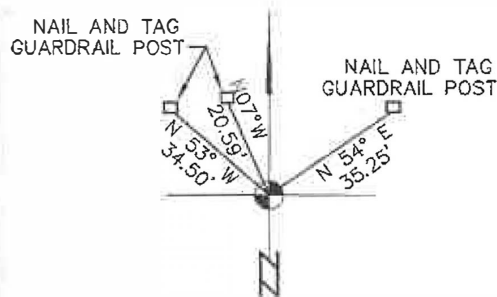
REVISIONS			PARCEL SPLIT		DATE		SCALE	
ITEM	DATE	BY			3-20-18		HOR: 1" =	
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN				FIELD BOOK NO.	
			ZEIMET WOZNAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099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



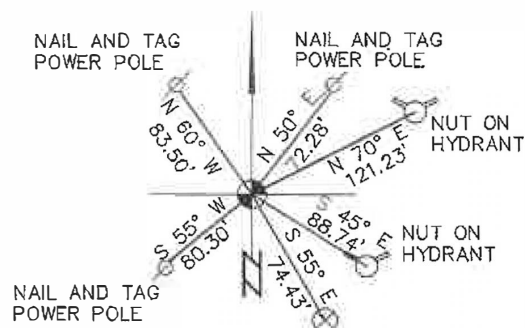
N.W. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27003, P. 586



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



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



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

REVISIONS			PARCEL SPLIT		DATE	SCALE
ITEM	DATE	BY			3-20-18	HOR: 1" =
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN			FIELD BOOK NO.
			ZEIMET WOZNAK		DESIGNED BY	JOB NO.
			& ASSOCIATES		RH	17157
			Civil Engineers & Land Surveyors		DRAWN BY	SHEET NO.
			55800 GRAND RIVER AVE, SUITE 100		PTG	2/3
			NEW HUDSON, MICHIGAN 48165			
			P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com			



MCKENNA

May 9, 2018

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

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

Dear Supervisor Heise,

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

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

The following comments are offered for your consideration:

1. Certified Survey

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

2. Dimensional / Zoning Requirements

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

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

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

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

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

3. Utilities

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

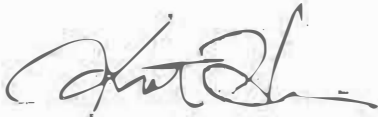
4. Previous Land Splits

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

FINDINGS

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

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

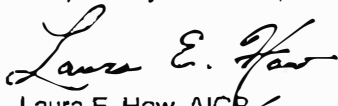


5/10/18

Signature Authorization: Supervisor Kurt Heise

Date

Respectfully submitted,



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



PARCEL 14

MITC PARCEL 14
LEGAL DESCRIPTION

20B2 TH NW 1/4 ALSO W 1/2 OF NE 1/4 SEC 20 T1S R8E EXC C AND O RR R.O.W. ALSO EXC ALL LAND N OF C.O.R.R.
R.O.W. 102.82 AC K102.82

APPENDIX E

PROJECT SITE PLANS AND CONCEPTUAL DRAWINGS

PARCEL 7

PARCEL 9 (NORTHVILLE LUMBER CO.)

PARCEL 11/12

PARCEL 13

PARCEL 7



HORTON ELITE
DEVONSHIRE

HOWE
NEWHAVEN

HOWE
WETHERBY

HOWE
NEWHAVEN

HORTON ELITE
NEWHAVEN



FULMER ELITE
DEVONSHIRE

SANDERS
NEWHAVEN

SANDERS
WETHERBY

SANDERS
NEWHAVEN

FULMER ELITE
NEWHAVEN

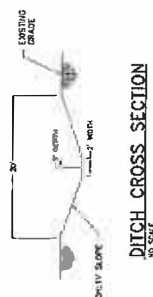
PARCEL 9 (NORTHVILLE LUMBER CO.)

BENCHMARKS:
SITE 84 01

[illegible]

EXISTING BUILDING

ALL PROPOSED PARALLEL CROSS-SECTIONS
ARE PER NORTHWALL TOWNSHIP
SPECIFICATIONS, TYP.



THE STORMWATER DETENTION FOR THE PROPOSED SITE IS ACCOMMODATED WITHIN THE REGIONAL ON-SITE DETENTION BASIN AS SHOWN.



Proposed Exterior Rendering for:

NORTHVILLE
LUMBER CO.

Schafer F.A.studio
CONSTRUCTION, INC. design to inspire



Proposed Exterior Rendering for:

NORTHVILLE
UMBER CO.

Schaler F.A.studio
CONSTRUCTION, INC. design to inspire



Proposed Exterior Rendering for:
NORTHVILLE
UMBER CO.

Schafer F.A.studio
CONSTRUCTION, INC. design to inspire

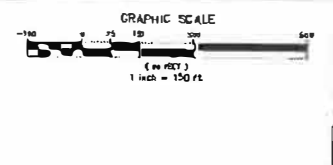
PARCEL 13







PARCEL 11/12



Ridge 5 Corporate Park

Plymouth Township, MI

June, 2019

PEA, Inc.
 1007 Northway, 20115
 Brighton, MI 48116
 C 313.255.8100
 F 313.255.8101
 www.pea.com







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

MEETING DATE: January 23, 2024

ITEM: Resolution to Oppose 'Water Affordability' Legislation

PRESENTERS: Supervisor Heise

BACKGROUND: I was recently contacted by my friend and former colleague Candice Miller, who serves as the Macomb County Water Resources Commissioner, regarding bills currently pending in Lansing that would impose a \$24 per year 'fee' on all water customers in Michigan. Her detailed letter explaining her opposition (and mine) is attached to this memo along with the bill summaries prepared by the State Legislative Services Bureau. I would appreciate your support of the attached Resolution as we stand up against unnecessary taxation on our hardworking residents.

PROPOSED MOTION: I move that the Board of Trustees approve the attached Resolution 2024-01-23-05 opposing proposed legislation concerning "Water Affordability" that is currently pending in Lansing.

Moved By _____ Seconded By _____

ROLL CALL:

____Vorva,____ Curmi,____ Monaghan, ____Buckley, ____Doroshewitz,____Stewart, ____Heise

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

RESOLUTION # 2024-01-23-05

**Opposition to mandated “Water Affordability” legislation and urge state
lawmakers to also oppose this legislation**

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, Michigan on January 23, 2024, the following resolution was offered:

WHEREAS Plymouth Township and all Wayne County communities receive water services from the Great Lakes Water Authority (GLWA); and

WHEREAS the Great Lakes Water Authority (GLWA) currently provides the Water Residential Assistance Program (WRAP) that offers low-income customers an income-based assistance plan with up to \$100 a month in bill credits, \$2,400 in bill arrearage assistance, and \$2,000 in plumbing repairs; and

WHEREAS legislation has been introduced in the State Legislature (SB 0549-0554, HB 5088-5093) that would mandate a statewide \$24 annual meter fee on water and sewer bills to create a low-income assistance program; and

WHEREAS this legislation would also create a state entity to duplicate the same function and benefits as the WRAP program while providing no local control or opt-out option; and

WHEREAS Plymouth Township works continuously through its Public Works Department and the Western Wayne Utilities Authority to control local costs in water and sewer rates for the benefit of our ratepayers; and

WHEREAS this legislation is an illegal tax, or in the alternative, would effectively impose a fee on water customers in Plymouth Township without their consent in violation of the Bolt v. City of Lansing decision, and would make water *less affordable* for more residents statewide;

THEREFORE, BE IT RESOLVED:

The Plymouth Township Board of Trustees opposes the proposed “Water Affordability” bills and urges our state elected Representatives and Senators to oppose this legislation.

FURTHER, that copies of this Resolution be delivered to our local legislative delegation in Lansing, the Conference of Western Wayne, and our Wayne County commissioner.

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on January 23, 2024

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: 2024-01-23-05



Candice S. Miller

Public Works Commissioner
Macomb County

December 1, 2023

Macomb County Leaders,

RE: State Mandated Water Meter Fee Legislation

If there is one issue that all local elected officials hear about, it's that water and sewer bills are too high. Are you aware that every water and sewer customer in the entire State of Michigan is about to have their rates increased?

Several "Water Affordability" bills have been introduced in the State Legislature (SB 0549-0554, HB 5088-5093). While the bills' proponents claim they have had extensive discussions with stakeholders, I don't believe these discussions have included those responsible for providing water and sewer services or setting local rates. While I fully support continuing to assist low-income customers, I have serious concerns with this legislation.

Unfortunately, the bills needlessly duplicate an existing and successful low-income assistance program already funded by and benefiting 40% of the State. It also mandates a new statewide \$24 annual meter fee (soon to be \$36) on water and sewer bills, creating a pool of \$72 million annually. Macomb County customers alone would pay an additional \$8 million a year.

The Great Lakes Water Authority (GLWA) already provides a Water Residential Assistance Program (WRAP) that offers low-income customers an income-based assistance plan with up to \$100 a month in bill credits, \$2,400 in bill arrearage assistance, and \$2,000 in plumbing repairs. The new state plan would mirror and duplicate this existing GLWA program. WRAP is administered in our county by Macomb Community Action which does an excellent job providing a central intake to assist all low-income residents with county, state and federal assistance programs. We don't need to create another state entity to do this work.

The amount Macomb customers pay into the GLWA's WRAP program is committed to be spent in our county. This is not the case with the proposed state plan, where likely most of the money would be spent elsewhere. In fact, in most years the majority of the eight counties served by WRAP have not fully spent their funds and have chosen to give it to the City of Detroit and Flint. Oakland County has never fully utilized their WRAP funds. Even existing state and federal low-income water assistance funds have not been fully spent.

With 40% of the state already covered by WRAP, the new state program would add only 30% of outstate residents, as 30% of the remaining state residents on wells and septic systems would not be

ADDRESS: 21777 Dunham Road, Clinton Township, Michigan 48036 • Phone: 586-469-5325 • Fax: 586-469-5933
ENGINEERING • Phone: 586-469-5910 • Fax: 586-469-7693 ♦ **SOIL EROSION** • Phone: 586-469-5327 • Fax 586-307-8264

covered. The bulk of the \$72 million raised annually would most likely go to the City of Detroit. I would argue there are other state or federal funds that could continue to benefit them, or they could simply choose to increase their local WRAP funding to serve their customers. The 30% of the state not covered by WRAP could simply choose to fund their own WRAP program.

The legislation also does not allow a county or community to opt out of this program. In addition, the proposed per meter fee would be the same for a small low-income homeowner or senior citizen as it would for a large business. This is hardly a fair approach. GLWA's WRAP program revenues are more fairly based on water usage.

As leaders of local water utilities, I want to bring these issues to your attention. I urge you to share your perspectives on these bills with your elected representatives in Lansing, as this legislation will be debated as soon as next month.

Sincerely,

A handwritten signature in black ink, reading "Candice S. Miller". The signature is written in a cursive, flowing style.

Candice S. Miller, Commissioner



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

MEETING DATE: January 23, 2024

ITEM: Public Hearing for the 2024-2028 Parks and Recreation Master Plan

PRESENTERS: Laura Haw, AICP, NCI, Township Planner

BACKGROUND:
Plymouth Township's Recreation Master Plan, last updated in 2018, is an important resource to strategically guide the development, maintenance, and programming of parks and recreation facilities in the community. The draft Plan can be viewed online here:
https://www.plymouthtwp.org/government/departments/parks_and_recreation/index.php

The draft Plan has been available for public comment (both online and in-person at Township Hall) for at least a month. As required by the Michigan Department of Natural Resources (MDNR), the Board is charged with holding a public hearing on the draft Plan, prior to considering adoption. A summary of any comments will be provided to the Board that evening; to date, one individual has commented.

PROPOSED MOTION: N/A

Public Hearing opened at _____ **Moved by:** _____

Seconded by: _____

Public Hearing closed at _____ **Moved by:** _____

Seconded by: _____



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: January 23, 2024

**ITEM: Request for Adoption: 2024-2028 Parks and Recreation Master Plan,
Resolution # 2024-01-23-06**

PRESENTERS: Laura Haw, AICP, NCI, Township Planner

BACKGROUND:

Project Importance. McKenna is excited to present the 2024-2028 Parks and Recreation Master Plan. This Plan was last updated in 2018 and it is an important resource to strategically guide the development, maintenance, and programming of parks and recreation facilities. The Plan meets State requirements, but more importantly, encompasses aspirations and goals for the future of parks and recreation in Plymouth Township. Renewal of this important Plan also ensures that the Township maintains eligibility for future grant funding from the Michigan Department of Natural Resources (MDNR).

While this project was first intended to be a joint recreation plan with the City of Plymouth, both communities have pursued individual plans. However, both documents speak to the desire for continual collaboration on recreation matters, to maximize resources and ensure that the highest quality parks and recreation opportunities are available to the entire Plymouth community.

The draft Plan can be viewed online here:

https://www.plymouthtwp.org/government/departments/parks_and_recreation/index.php

Public Engagement. In addition to the various public meetings with the Planning Commission and Environmental Leadership Commission where the draft Plan was discussed, along with a presentation to the Board of Trustees on September 16, 2023, the Township hosted an in-person open house and community-wide survey (total of 820 survey responses).

The Township also created a dedicated email for questions and comments regarding recreation planning matters (recreation@plymouthtwp.org).

Next Steps. After the Plan is adopted, we will finalize the document for production and distribute it to the necessary entities (Wayne County, SEMCOG, MDNR). The Plan must be uploaded to the MDNR's website by February 1, with all supporting documentation attached.

PROPOSED MOTION:

I move to adopt Resolution #2024-01-23-06, authorizing adoption of the 2024-2028 Parks and Recreation Master Plan.

Moved By _____ Seconded By _____

ROLL CALL:

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

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

**RESOLUTION TO ADOPT THE
2024-2028 PARKS & RECREATION MASTER PLAN**

RESOLUTION # 2024-01-23-06

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the 'Board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on January 23, 2024, the following resolution was offered:

WHEREAS, Plymouth Township has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five-year period covering the years 2024 through 2028, and

WHEREAS, Plymouth Township began the process of updating its community parks, recreation and natural resource conservation plan in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources (MDNR), and

WHEREAS, residents of Plymouth were provided with multiple opportunities during the development of the draft plan to express opinions, ask questions and discuss all aspects of the 2024-2028 Parks and Recreation Master Plan, and

WHEREAS, the public was given an opportunity and accommodations to review the final draft plan for a period of at least 30 days, and

WHEREAS, a public hearing was held on January 23, 2024, to provide an opportunity for all residents to express opinions, ask questions, and discuss all aspects of the draft plan, and

WHEREAS, Plymouth Township has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the Plymouth community, and

WHEREAS, after the public hearing, the Plymouth Township Board voted to adopt said 2024-2028 Parks and Recreation Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby approve Resolution # 2024-01-23-06 authorizing adoption of the 2024-2028 Parks and Recreation Master Plan.

Motion By: _____ Seconded By: _____

Roll Call:

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

MOTION CARRIED _____

MOTION DEFEATED _____



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: January 23, 2024

ITEM: Collective Bargaining Agreement with the Police Officers Association of Michigan (Police Officers)

PRESENTERS: Supervisor Heise, Chief Knittel

BACKGROUND: I am requesting that the Board approve the Collective Bargaining Agreement with the Police Officers Association of Michigan (Police Officers) for a term beginning January 1, 2024 and ending December 31, 2027. This Agreement has been ratified by the Union and the Tentative Agreement List is attached containing all changes to the contract. The entire 'red-lined' contract is included in your electronic packet, and a hard-copy of that document will be in the Clerk's Office for public review.

PROPOSED MOTION: I move that the Board of Trustees approve the Collective Bargaining Agreement with the Police Officers Association of Michigan (Police Officers) for a term beginning January 1, 2024 and ending December 31, 2027, and authorize the Supervisor and Clerk to sign same.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva, ___Curmi, ___Monaghan, ___Buckley, ___Doroshewitz, ___Stewart, ___Heise

December 5, 2023

TENTATIVE AGREEMENT

Between Charter Township of Plymouth and Plymouth Township Police Officers Association/POAM

This Tentative Agreement shall be made for a term of four (4) years, beginning January 1, 2024 and shall remain in effect through December 31, 2027.

ARTICLE 8 – Wages and Other Benefits

Wages:

4%	Across the Board	January 1, 2024 [only the top step will receive]
4%	Across the Board	January 1, 2025
4%	Across the Board	January 1, 2026
4%	Across the Board	January 1, 2027

One-Time Essential Worker Bonus of \$3,000.00 (less standard withholdings) will be paid to those employees at the top of the scale as of December 31, 2023. This bonus payment shall not count toward base wages, and shall have no impact on overtime rates, pension benefits, or leave time payouts.

Starting pay at year 1 of the wage scale. Top pay after 3 years.

	2024	2025	2026	2027
Start	\$60,000	\$62,400	\$64,896	\$67,492
After 1 year	\$63,008	\$65,528	\$68,149	\$68,153
After 2 years	\$76,079	\$79,122	\$82,287	\$85,579
After 3 years	\$88,879	\$92,434	\$96,132	\$99,977

8.6: ~~Effective January 1, 1996, the d~~ Detectives shall receive the additional five (5%) percent compensation as long as police officers are working twelve (12) hour shifts. ~~Effective July 1, 1999,~~
The ~~School Community~~ Resource Officer shall receive the same additional percentage upon the same terms.

Incentives for Recruiting and Transfers Include the previously agreed upon Letter of Agreement in the successor Collective Bargaining Agreement.

ARTICLE 10 – Overtime

Field Training Officer Pay. FTO shall receive one (1) hour at one and one-half (1.5) times pay OR one and one-half (1.5) times comp time for each shift of FTO Training.



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10.1: All full-time police officers shall be paid overtime at the rate of one and one-half (1 ½) times their base hourly rate of pay for all hours worked in excess of eight (8) hours for eight (8) hour shifts and in excess of twelve (12) hours for twelve (12) hour shifts, should the Township utilize a twelve (12) hour day work shift. ~~Officers covered by Article 8.6 shall be paid overtime for all hours worked in excess of 42 hours per week.~~

10.2(D): If an insufficient number of officers are available for an overtime situation in accordance with the above procedures, the officer with the lowest seniority shall be ordered to work the overtime. ~~Pagers shall not be used to call employees in to fill patrol overtime.~~ No message is required to be left on answering machines. Overtime patrol duties shall be filled by a patrol officer. The need to call in a supervisor for overtime shall be subject to the discretion of the Chief of Police or his designee.

ARTICLE 11 – Promotions – Police Officers

~~11.4: Candidates must pass a physical examination including drug testing and Psychological testing.~~

11.9: The positions of Deputy/Assistant Chief and Chief shall be filled by the Township, as the Township sees fit.

ARTICLE 16 – Holidays

16.1: The following calendar days, or calendar day customarily celebrated in lieu thereof, shall be holidays for the purpose of this Collective Bargaining Agreement. This provision is effective from the date of the signing of this Agreement forward.

New Years Day
Martin Luther King, Jr. Day
Presidents' Day
Memorial Day
Independence Day
Labor Day
Good Friday ~~(1/2 day)~~
Veteran's Day
Thanksgiving Day
Day after Thanksgiving
Christmas Eve
Christmas Day
New Year's Eve

16.2: Holiday Pay. Police officers will be paid at the rate of one eight (8) hour day's pay (8 hours at the employee's regular hourly rate) for each holiday (~~13.12.5~~ x 1 day's pay). Holiday pay will be paid to an employee regardless of whether s/he works the holiday or not. If an employee works a holiday, s/he will only receive regular pay in addition to this holiday allowance, which will be paid in one lump sum by the last week of November. For those employees who are hired or who

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are terminated during a calendar year, the number of holidays paid will be pro-rated based on the number of holidays falling within the period that the employee worked.

ARTICLE 17 – Vacation

17.3: Method of earning:

- A. Date of hire to less than five years of service = 1-1/2 days a month accrual (maximum 18-12 days).
- B. Five to less than ten years of service = 2-1-1/2 days a month accrual (maximum 24-18 days).
- C. Ten to less than fifteen years of service = 2-08 days a month accrual (maximum 25-24 days).
- D. Fifteen to less than twenty years or more of service = 2-17-08 days a month accrual (maximum 26-25 days).
- ~~E. Twenty years of service or more = 2-17 days a month accrual (maximum 26 days).~~

ARTICLE 28 – Weapon Proficiency

28.1: ~~Commencing in 1997, between April 1 and June 30 of each year, every officer shall demonstrate his weapon proficiency by qualifying in accordance with a standardized test established by the Chief.~~

~~28.2: Sufficient range time shall be made available for practice and all practice shall be performed on the officer's own time. However, the Township shall provide one hundred fifty (150) rounds of ammunition of a caliber which coincides with the department issued standardized weapon to each officer every three (3) months for practice purposes provided said officer returns empty used brass shell casings of each round previously issued. Disbursement under this section shall not exceed six hundred (600) rounds of ammunition per officer per calendar year.~~

Miscellaneous

- All other terms of the parties' Collective Bargaining Agreement, not otherwise modified by this Tentative Agreement shall remain in full force and effect.
- The parties understand, acknowledge, and agree that the terms of the Tentative Agreement must still be converted into final contract language that both parties will have to review and approve.
- This Tentative Agreement is not enforceable until fully ratified by the Charter Township of Plymouth and the POAM members.

December 5, 2023

POLICE OFFICERS ASSOCIATION
OF MICHIGAN

By: 

Al Bruns 12.5.23

CHARTER TOWNSHIP OF
PLYMOUTH

By: 

Kurt Heise 1/4/24

PLYMOUTH TOWNSHIP POLICE
OFFICERS ASSOCIATION

By: 

JOE SMITH