

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

Tuesday, March 26, 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, March 26, 2024

D. CLOSED SESSION

At _____ p.m., _____ moved that a Closed Session be called, in response to a request by the Township Labor Attorney John Clark, pursuant to MCL 15.268(1)(h) to discuss an attorney-client privileged memorandum that is exempt from disclosure pursuant to MCL 15.243(1)(g).

Seconded by _____

RETURN TO OPEN SESSION

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

DECISION REGARDING RESULTS OF CLOSED SESSION

E. APPROVAL OF CONSENT AGENDA

1. **Approval of Minutes** – Regular Meeting March 12, 2024

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- 2a. BCP Plymouth, LLC (Halyard Ridge Business Park), Storm Drain Agreement,
Resolution # 2024-03-24-13, Jeremy Schrot, P.E., Township Engineer
- 2b. BCP Plymouth, LLC (Halyard Ridge Business Park), Water Main Easement,
Resolution # 2024-03-26-14, Jeremy Schrot, P.E., Township Engineer
- 2c. Appointments of Cheryl Pond and Sarah Visel to the Environmental Leadership
Commission, *Supervisor Kurt Heise*
- 2d. Appointment of Kevin Kramer to the Downtown Development
Authority/Brownfield Redevelopment Authority, *Supervisor Kurt Heise*

3. Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	560,469.82	64,501.73	624,971.55
Drug Forfeiture Federal	262	.00	.00	.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	.00	.00
ARPA	285	.00	.00	.00
Improv. Rev.	446	.00	.00	.00

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Senior Transportation	588	5059.80	91.79	5,151.59
Water/Sewer Fund	592	247,532.35	26,243.23	273,775.58
Solid Waste Fund	596	4,832.91	114,315.36	119,148.27
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	.00	.00	.00
Special Assessment Capital	805	.00	.00	.00
TOTALS:		817,894.88	205,152.11	1,023,046.99

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

G. NEW BUSINESS

1. Public Hearing to Receive Comments Concerning MITC Parcel 13 Brownfield Plan, Amendment No. 5, *Clerk Jerry Vorva*
2. MITC Brownfield Redevelopment Plan Amendment No. 5, **Resolution # 2024-03-26-15**, *Supervisor Kurt Heise and MITC Consultant James Harless*
3. FY2024 Budget Adjustments and FY2023 Carry-Forwards, **Resolution # 2024-03-26-16**, *Elizabeth Kutey, Finance Director*
4. Extension of Paramedic Ambulance Services Agreement with Huron Valley Ambulance, Inc., **Resolution # 2024-03-26-17**, *Supervisor Kurt Heise and Fire Chief Pat Conley*

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5. Water AMI Assessment, **Resolution # 2024-03-26-18**, *Treasurer Bob Doroshewitz and Director of Public Services, Patrick Fellrath, P.E.*
6. First Reading of Amendment of Section 93.03 of the Parks and Recreation Ordinance, *Township Attorney Kevin Bennett*
7. First Reading of Amendment of Sections 90.02, 90.10, and 90.15 and for the Addition of Section 90.24 of the Animals Ordinance, *Township Attorney Kevin Bennett*

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

I. BOARD COMMENTS

J. ADJOURNMENT

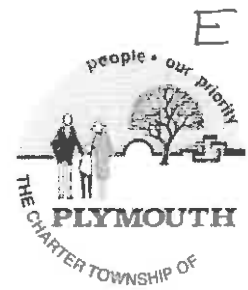
PLEASE TAKE NOTE: The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two 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**

E-1

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

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CALL TO ORDER AT 7:00 P.M.

ROLL CALL:

Supervisor Kurt Heise ✓	Treasurer Bob Doroshewitz ✓
Clerk Jerry Vorva ✓	Trustee Jen Buckley ✓
Trustee Chuck Curmi ✓	Trustee Audrey Monaghan ✓
Trustee John Stewart ✓	

Also Attending:

Chief Conely, Police Chief Knittel, Assistant Chief Dan Kudra,
Atty Kevin Bennett
Recording Secretary Denisa Terrell

26 Community Members

A. PLEDGE OF ALLEGIANCE

LT. Ryan Krebs

B. APPROVAL OF AGENDA

- Tuesday, March 12, 2024

Moved by Trustee Monaghan and supported by Treasurer Doroshewitz to approve the agenda for the Regular Board of Trustees meeting held on March 12, 2024.

All Ayes.

Motion Passed.

C. APPROVAL OF CONSENT AGENDA

1. **Approval of Minutes** – Regular Meeting February 6, 2024

2. New Business

- a. The Inn at St. John's, Storm Drain Agreement, **Resolution # 2024-2024-03- 12-10**, *Jeremy Schrot, PE, Township Engineer*

3. Acceptance of Communications, Correspondence, and Reports

- a. Report: All Statistics from the February 27, 2024 Presidential Primary Election – *Township Clerk Jerry Vorva*

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b. Reports: January and February 2024

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

4. Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	1,648,095.80	608,242.87	2,256,338.67
Drug Forfeiture Federal	262	1,374.00	.00	1,374.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	58.80	58.80
ARPA	285	.00	279,509.00	279,509.00
Improv. Rev.	446	.00	.00	.00
Senior Transportation	588	8,690.03	2,463.05	11,153.08

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Water/Sewer Fund	592	449,868.16	487,896.25	937,764.41
Solid Waste Fund	596	122,508.97	286.28	122,795.25
Tax Pool	703	1,738.45	.00	1,738.45
Police Bond Fund	710	4,995.00	.00	4,995.00
Special Assessment Capital	805	2,900.00	41,929.75	44,829.75
TOTALS:		2,240,170.41	1,420,386.00	3,660,556.41

Moved by Clerk Vorva and Supported by Trustee Monaghan to approve the Consent Agenda and amend the minutes of February 6, 2024, as requested by Trustee Stewart
All Ayes
Motion Passed.

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

There were no comments.

E. NEW BUSINESS

1. Purchase of new Storage Area Network (SAN), **Resolution # 2023-03-12-11**,
Township Information Services Director Bob Janks
 Bob Janks and Treasurer Doroshewitz reviewed the urgent necessity to address the expansive storage unit that supports the Township's operation of backup servers. It was expressed that the Storage Area Network (SAN) supports BS&A modules, SCADA systems, imaging, printers, and more.

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Moved by Clerk Vorva and supported by Trustee Monaghan authorizing the IT Director Bob Janks to issue Purchase Orders in the amounts not to exceed \$125,000 to purchase and install a Pure Storage SAN solution, including miscellaneous parts and supplies, external labor, maintenance plans, and electrical contracting work.

Roll Call Vote

All Ayes

Motion Passed.

2. Review of Draft Design and Cost Consideration for Possible New Fire Station #2, *Supervisor Kurt Heise, Fire Chief Pat Conely, Partners in Architecture, PLC, and Thomas D. Colis, Bond Counsel, Miller-Canfield*

The draft design and cost consideration for a possible new fire station was presented to the Board of Trustees. The draft included the planning requirements, the architecture that included four apparatus bi-fold door bays, a laundry room, and five sleeping accommodations for the firefighters. It was explained that the sleeping accommodations were designed to expand staff in the future. It was also expressed that the bi-fold doors were best suited for longevity. The Board of Trustees asked several fact-finding questions of Fire Chief Conely and David Gasso of Partners in Architecture. The first steps include defining the project. Trustee Curmi asked questions that included building functionality, style, design, and materials. The next steps will include review and additional presentations from consultants, refining the structure along with the mechanical and electrical systems, and the conclusion of construction documents ready for bidding.

Trustee Curmi suggested the fire station could be considered as a future voting site. Clerk Vora advised the fire station cannot accommodate an early voting center as it will not be large enough or centrally located for voters, in addition to inadequate parking.

3. Collective Bargaining Agreement with the Command Officers Association of Michigan (Police Sergeants), *Supervisor Kurt Heise and Police Chief James H. Knittel, Jr.*

Attorney Bennett advised the language in the contract is standard. Chief Knittel shared that the contract allows for retention including a 12-hour shift for maximum management options.

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Moved by Trustee Stewart and Supported by Trustee Monaghan to approve the Collective Bargaining Agreement with the Command Officers Association of Michigan (Sergeants) for a term beginning January 1, 2024, and ending December 31, 2027, and authorize the Supervisor and Clerk to sign same.

All Ayes.

Motion Passed.

4. Employment Agreements for Non-Union Police Personnel, **Resolution # 2024-03-12-12**, *Supervisor Kurt Heise and Police Chief James H. Knittel, Jr.*

Police Chief Knittel expressed that Lieutenant Ryan Krebs and Assistant Police Chief Dan Kudra are dedicated professional leaders who respond to calls at all hours of the night.

Move by Clerk Vorva and supported by Trustee Curmi to approve Resolution 2024-03-12-12, approving the Employment Agreements for Assistant Police Chief Dan Kudra and Lieutenant Ryan Krebs as submitted and authorize the Supervisor and Clerk to sign each.

All Ayes.

Motion Passed.

5. Goal Prioritization Chart and Summary Sheet for 2024, *Supervisor Kurt Heise and Treasurer Bob Doroshewitz*

The goal prioritization chart summary was reviewed. Trustee Curmi suggested to slow down the Sidewalk Gap Program and Sidewalk Replacement Program due to cost and poor service. Supervisor Heise advised the Township is moving forward with the Sidewalk Gap Program on Powell Road. He also indicated as far as the Sidewalk Replacement Program there will be a look back and fix the areas of error from 2023 and pause for 2024. He expressed the citizens of Plymouth admire the Sidewalk Gap Program.

Treasurer Doroshewitz inquired about the alignment of projects such as the fire station which ranked low. It was advised that during the ranking the fire station project was still being researched.

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Moved by Trustee Stewart and supported by Clerk Vorva that the Township Board Receive and File the Goals Prioritization Chart and Summary Sheet for 2024.
All Ayes.

6. Proposed Amendments to the Animal Ordinance, Park Ordinance, and Park Rules - discussion only, *Township Attorney Kevin Bennett*

Attorney Kevin Bennett reviewed the Animal Ordinance, Park Ordinance, and Park Rules. He reviewed the language that defines a kennel. He also removed language that suggests dogs commit offenses to align with the owners commit offenses. Attorney Bennett also changed the language that implies owners intend to allow dogs to run freely. The removal of excrement of a dog immediately will also be implemented. The Park Ordinance will be updated to reflect that dogs and cats will be placed on a suitable lease or carriage. Supervisor Heise suggested that Trustees should email Attorney Bennett with the goal of having the 1st reading at the next Board of Trustees meeting.

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

Robert Harris shared excerpts of the Northfield Downs lawsuit.

G. BOARD COMMENTS

- Trustee Stewart thanked Assistant Chief Kudra and Lt. Krebs for locating the missing 13-year-old girl. He also emphasized to keep moving forward with the drudging, restoration, and cleaning of lakes.
- Treasurer Doroshewitz shared that OPEB is at 29%. He also shared that the Township collected 98.8 % of tax bills.
- Trustee Curmi requested that the Hazardous Waste days be placed front and center on the website.
- Clerk Vorva expressed that the election was smooth and successful. He thanked his staff. He shared that the Presidential Primary is paid for by the state. He used the state resources to train the staff on Early Voting.
- Supervisor Heise thanked Clerk Vorva and his staff for a job well done with the election. He also spoke about the fake cameras and the individual who turned himself in as a result of being on the national news. The Salem Sewer Project will have a public hearing on April 4, 2024, at 7:00 p.m. at Northridge Church. He shared that there will be

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exciting news coming about the MITC Corridor. There will be a VIP enrollment day for ages 2-26 to get fingerprints and register with the police to locate missing people with Building Bridges. closed session. Wayne County Parks will be conducting a clean-up of Wilcox Lake and Pheonix Lake. The Board of Trustees' next meeting will take place on March 26th at 6:00 p.m. with a Closed Session on an employment matter. The Brownfield Amendment # 5 will be discussed to address the Meijer's site. Budget adjustments will be presented as well as the AMI Water Systems. Treasurer Doroshewitz will present the annual treasurer report.

H. ADJOURNMENT

Moved by Trustee Stewart and Supported by Clerk Vorva to adjourn the meeting of the Board of Trustees on February 6, 2024, at 8:51 PM.

All Ayes

Motion Passed.

Jerry Vorva, Clerk

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



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: BCP Plymouth LLC (Halyard Ridge Business Park), Storm Drain Agreement, Resolution #2024-03-26-13

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

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

ACTION REQUESTED:

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

PROPOSED MOTION: Move to adopt **Resolution #2024-03-26-13** authorizing the Township Supervisor to sign the Wayne County Permit M24-0012 and approve the Storm Drain Agreement with BCP Plymouth LLC (Halyard Ridge Business Park) and authorize the Township Supervisor and Clerk to execute same.

Moved By _____ Seconded By _____

ROLL CALL:

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

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

**RESOLUTION TO APPROVE
STORM DRAIN AGREEMENT – HALYARD RIDGE BUSINESS PARK
78-006-99-0001-002**

RESOLUTION #2024-03-26-13

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on, March 26, 2024, the following resolution was offered:

WHEREAS, the Plymouth Charter Township has been requested by BCP Plymouth, LLC, 400 W. North Street, Suite 112, Raleigh, North Carolina, 27603, to assume jurisdiction and maintenance of a certain storm drain for the Halyard Ridge Business Park (or storm sewer, as the case may be); and,

WHEREAS, the Wayne County Department of Public Services for the County of Wayne is agreeable to such request and has prepared a Permit No. M24-0012 to be entered into by said Wayne County Department of Public Services, the Plymouth Charter Township and BCP Plymouth, LLC for the purposes therein stated; and,

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

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

NOW, THEREFORE, BE IT RESOLVED that the Plymouth Charter Township shall assume jurisdiction and maintenance of the storm drain servicing Halyard Ridge Business Park premises, within 15000 Ridge Road, Plymouth, MI 48170

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute Permit No. M24-0012 of the Wayne County Department of Public Services on behalf of the Plymouth Charter Township; and,

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute the Storm Drain Agreement, Halyard Ridge Business Park, on behalf of the Plymouth Charter Township together with BCP Plymouth LLC in the form and substance of the instrument presented to this Board.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz___ Vorva___ Buckley___ Curmi___ Monaghan___ Stewart___

STORM WATER DRAINAGE SYSTEM AGREEMENT

THIS AGREEMENT by resolution # _____ is made this _____ day of _____, 20____, by and between the Charter Township of Plymouth, a Michigan municipal corporation, with principal offices located at 9955 N. Haggerty Road, Plymouth, MI 48170 ("Township") and BCP Plymouth, LLC, a Michigan limited liability company, with principal offices located at 400 W. North Street, Suite 112, Raleigh, NC 27601 ("Proprietor").

RECITATIONS:

- A. Proprietor is developing certain property located in Plymouth Township, Wayne County, Michigan as **BCP Plymouth, LLC** ("Development") as more particularly described in Exhibit A attached hereto.
- B. As part of the Development, Proprietor is required to construct a storm drainage system ("System") to provide adequate drainage of storm water for the Development. The storm water drainage system is depicted on the map attached hereto as Exhibit A.
- C. The Township and/or Wayne County Department of Public Services or the Michigan Department of Transportation has issued a permit ("Permit") to Proprietor authorizing the construction, operation and maintenance of the storm drainage system, which is located within the Wayne County Department of Public Services and/or the Michigan State Highway Department's right-of-way and/or drain, on or adjacent to the Development as described in the Permit attached as Exhibit C attached hereto and incorporated herein by reference, so long as the Township assumes jurisdiction for the operation and maintenance of the storm drainage system referred to in the Permit.
- D. The Permit M# _____ issued Wayne County Department of Public Services will benefit the Proprietor and the proposed Development.
- E. The Township desires to transfer, and Proprietor agrees to assume, certain responsibilities of the Township required under the Permit, and Proprietor hereby confirms its

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A

Provide legal description of the development and engineering drawings of storm drainage system.



LOCATION MAP

LEGAL DESCRIPTION OF PARCEL #78-006-99-0001-002 15000 RIDGE ROAD, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN (PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

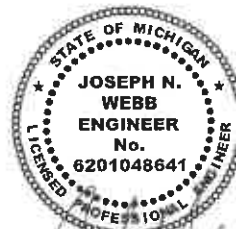
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE TOWNSHIP OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, AS FOLLOWS:

PART OF THE NORTH 1/2 OF SECTION 20, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN. THE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE MONUMENT AT THE WEST 1/4 CORNER OF SECTION 20 AND SAID POINT ALSO BEING ON THE CENTERLINE OF RIDGE ROAD; THENCE NORTH 00°05'01" EAST, 2095.90 FEET ALONG THE WEST LINE OF SECTION 20 TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SECTION 20 WITH THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE SOUTH 65°21'16" EAST, 2568.96 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD TO AN IRON; THENCE 655.17 FEET ALONG THE ARC OF A 3790.50 FEET RADIUS CURVE, CONCAVE NORTH, WITH A LONG CHORD OF 654.36 FEET, BEARING SOUTH 60°24'17" EAST TO AN IRON ON THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE SOUTH 55°27'04" EAST, 1052.19 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD TO AN IRON; THENCE 179.88 FEET ALONG THE ARC OF A 2695.26 FEET RADIUS CURVE, CONCAVE SOUTH, WITH A CHORD OF 179.84 FEET, BEARING SOUTH 57°21'47" EAST TO A MONUMENT; THENCE SOUTH 89°53'35" WEST, 1334.30 FEET ALONG THE EAST-WEST 1/4 LINE TO AN IRON; THENCE SOUTH 89°53'00" WEST, 2590.78 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING.

EASEMENT PARCEL:

ALL BENEFIT OF EASEMENT(S) AS CREATED, LIMITED AND DEFINED BY ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN LIBER 38799, PAGE 30, AS MODIFIED WITHIN BY FIRST AMENDMENT TO ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN UBER 40355, PAGE 2456, WAYNE COUNTY RECORDS.



1 INCH = 1,400 FEET

Webb Engineering

314 Pauline Boulevard, Ann Arbor, Michigan 48103
 Tel: 248.762.1100 or 248.762.1101 or 248.762.1102
 Fax: 248.762.1103 or 248.762.1104 or 248.762.1105
 Email: info@webbeng.com

HALYARD RIDGE BUSINESS PARK STORM WATER MAINTENANCE AGREEMENT

OWNER: BROOKWOOD CAPITAL PARTNERS
400 W. NORTH STREET, SUITE 112, RALEIGH, NC 27603

WEI PROJECT No. 21.326-2
 DATE 11/13/2023
 DRAWN BY TBD
 CHECKED BY JNW

EXHIBIT "A"
PAGE 1 of 2

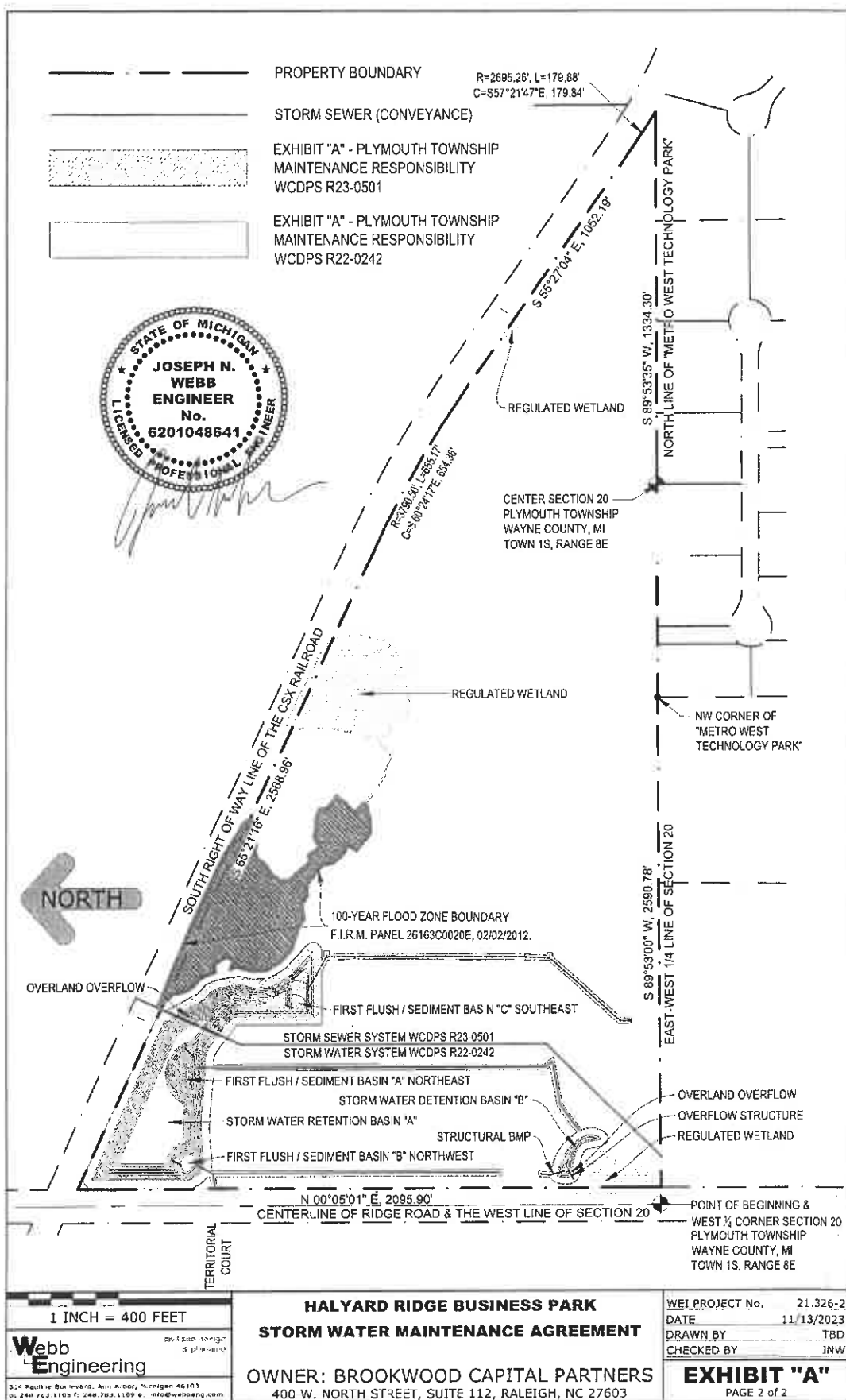


EXHIBIT B

Attach Proprietor's long-term maintenance plan for the proposed storm drainage system (Proprietor's engineer will create this based on standards set by the Township's engineering consultant).

Table 1
Long-Term Maintenance Schedule
Halyard Ridge Business Park, Ridge Road, 15000 Plymouth Township, MI 48170

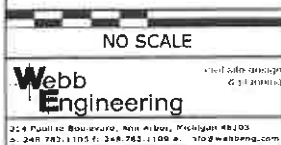
Maintenance Activities	System Component											Frequency ¹
	Catch Basins, Inlets	Channels & Vegetated	Inlet to Pretreatment Systems and Detention/Retentd	Forebays	Open Detention Basins & Retention Basins	Flow Restrictors, Overflow Structures & Outlet Pipes	Emergency Overflow	Riprap	Buffer Strip	Manufactured Treatment		
Monitoring/Inspection												
Inspect for sediment accumulation ^{2,3} and/or clogg of stone filter	X	X	X	X	X	X	X			X	Annually	
Inspect for floatables, dead vegetation and debris	X	X	X	X	X	X	X	X		X	Annually and after major	
Inspect for erosion and integrity of banks and berms		X	X	X	X			X	X	X	Annually and after major	
Inspect all components during wet weather and compare to as-built plans	X	X	X	X	X	X	X	X	X	X	Annually	
Monitor plantings/vegetation		X		X	X			X		X	2 times per year	
Ensure means of access for maintenance remain	X	X	X	X	X	X	X	X	X	X	Annually	
Preventative Maintenance												
Mowing		X			X			X		X	Up to 2 times/year, select areas	
Remove accumulated sediment ^{2,3}	X	X		X	X	X				X	As needed	
Remove floatables, dead vegetation and debris	X	X	X	X	X	X	X			X	As needed	
Replace or wash/reuse stone riser filters ⁴						X	X	X			Every 3 years; more frequently as needed	
Re-apply / replace mulch layer											Reapply every 6 months. Replace every 2 years.	
Replace subsurface components (e.g., soil, underdrain systems, etc.)											Every 5 years or as needed (e.g., when water ponds more than 6 hours)	
Remove invasive plant species		X		X	X				X		Annually	
Street sweeping of paved surfaces											Semi-annually	
Other: Specify (e.g., recommended by manufacturer)										X		
Remedial Actions												
Repair/stabilize areas of erosion		X	X	X	X		X	X	X		As needed	
Replaced dead plantings, bushes, trees		X		X	X				X		As needed	
Reseed bare areas		X		X	X			X		X	As needed	
Structural repairs	X		X			X	X	X		X	As needed	
make adjustments/repairs to ensure proper functioning	X	X	X	X	X	X	X	X	X	X	As-needed	

¹ Not to exceed the length allowed by local community ordinance.

² Manufactured treatment systems and underground detention systems to be cleaned according to manufacturer's recommendations; at a minimum, whenever sediment accumulates to a depth of 6-12 inches or if sediment resuspension is observed.

³ Forebays, open detention basins, and retention basins to be cleaned whenever sediment accumulates to a depth of 6-12 inches or if sediment resuspension is observed.

⁴ Replace stone if it cannot be adequately cleaned.



HALYARD RIDGE BUSINESS PARK
STORM WATER MAINTENANCE AGREEMENT

OWNER: BROOKWOOD CAPITAL PARTNERS
 400 W. NORTH STREET, SUITE 112, RALEIGH, NC 27603

WEI PROJECT No. 21-326-2
 DATE 11/13/2023
 DRAWN BY TBD
 CHECKED BY JNW

EXHIBIT "B"
 PAGE 1 of 1

EXHIBIT C

Attach a copy of the storm water maintenance permit issued by the Wayne County Department of Environmental Services.

PERMIT OFFICE
33809 MICHIGAN AVE
WAYNE, MI 48184
PHONE (734) 858-2774
FAX (734) 595-6356

72 HOURS BEFORE ANY
CONSTRUCTION CALL
Inspection Staff
(734) 858-2761
FOR INSPECTION



WAYNE COUNTY
DEPARTMENT OF PUBLIC SERVICES
PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN

Permit No.
M24-0012
ISSUE DATE
6/10/2022
REVIEW NO.
R22-0242

PROJECT NAME: Maintenance Permit for Halyard Ridge Business Park

LOCATION: Ridge Road 750 FT South of 5 Mile Rd. CITY/TOWNSHIP: Plymouth Township

PERMIT HOLDER:

Plymouth Township	Work: 734 354-3201
9955 N.Haggerty Rd	Work Ext:
Plymouth Township, MI 48170	Mobile: 313 303-8534
Contact: Kurt Heise	Home:

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

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

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

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

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

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

APPROVED PLANS PREPARED BY
Applicant :

PLANS APPROVED BY
IMAD YOUSIF
DATE
02/14/2024

REQUIRED ATTACHMENTS
EXHIBIT A: MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM
EXHIBIT B: LONG TERM MAINTENANCE PLAN
EXHIBIT C: BINDING AGREEMENT (COMMUNITY RESOLUTION)

(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)

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

WAYNE COUNTY DEPARTMENT
OF PUBLIC SERVICES

Kurt Heise
PERMIT HOLDER NAME / AUTHORIZED AGENT

DATE

PREPARED BY

VALIDATED BY PERMIT COORDINATOR

DATE



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM BCP Plymouth, LLC (Halyard Ridge Business Park), Water Main Easement, Resolution #2024-03-26-14

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

The Board is required to approve water main easement for all projects within the Charter Township of Plymouth.

Once approved by the Board, the documents are signed by the Township Clerk, the Township Attorney and the Township Engineer before recording them with Wayne County. Once recorded, the original easement remains on file in the Clerk's office.

ACTION REQUESTED:

Approve the easement.

PROPOSED MOTION: I move to adopt **Resolution #2024-03-26-14** authorizing the Township Clerk, Township Attorney and Township Engineer to sign the water main easement for BCP Plymouth LLC (Halyard Ridge Business Park) and to authorize the recording of same.

Moved By _____ Seconded By _____

ROLL CALL:

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

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

**RESOLUTION TO AUTHORIZE THE WATER MAIN EASEMENT
FOR BCP Plymouth LLC (HALYARD RIDGE BUSINESS PARK),
78-006-99-0001-002**

RESOLUTION #2024-03-26-14

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on March 26, 2024, the following resolution was offered:

WHEREAS, BCP Plymouth LLC, located at 400 W. North Street, Suite 112, Raleigh, NC 27603 installed a water main necessary for the development of their property, and,

WHEREAS, said water main is a public water main and requires access by the Charter Township of Plymouth for routine maintenance and/or repairs to the water main;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2024-03-26-14** authorizing the easement for the water main located on the property at 78-006-99-0001-002, commonly known as: Halyard Ridge Business Park, 15000 Ridge Road , Plymouth, Michigan 48170 and grants approval for the Township Clerk, Township Attorney, and Township Engineer to sign and file the appropriate paperwork with Wayne County.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz ___ Vorva ___ Buckley___ Curmi___ Monaghan___ Stewart___

EASEMENT

BCP Plymouth, LLC having an address of 400 W. North Street, Suite 112, Raleigh, NC 27603 hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Plymouth Charter Township, a Michigan municipal corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", an easement and right of way for the purpose of installation, inspection, maintenance, repair, operation and removal of municipally owned utilities, including without limitation water, storm sewer and sanitary sewer and connections thereto, in, upon and across the property owned by GRANTOR, situated in the Plymouth Charter Township, Wayne County, Michigan and more particularly described in EXHIBIT A. Resolution # _____

Parcel ID 78-006-99-0001-002

Commonly known as Halvard Ridge Business Park

Exempt from the taxation under MCL 207.505(a) and MCL 207.526(a).

The GRANTEE, its employees, agents or independent contractors, shall have full right upon said property and ingress and egress thereto for the purpose of constructing, installing, maintaining, repairing, altering or removing the aforementioned facilities. Further, for the purpose of storing or moving machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and across adjoining lands of GRANTOR. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the property or deposited on the property in a manner satisfactory to GRANTOR. Upon completion of installation, construction, maintenance, repairs, alteration or removal of said facilities, the premises shall be left as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed.

The granting of the easement as stated herein shall vest in the GRANTEE authority to use said property for the purposes herein designated. This grant of easement shall run with the land and be binding upon the heirs, successors and assigns of GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned utilities in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S fees, rules, regulations and ordinances.

END OF PAGE

IN WITNESS WHEREOF, GRANTOR has executed this instrument on February 27, 2023.

BCP Plymouth, LLC

Joe McSweeney, Partner

(Signature of Grantor)

State of MI)
County of LIVINGSTON)ss.

The foregoing instrument was acknowledged before me this 27 Day of February, 2023.

By Joe McSweeney, Partner

(print grantor names and titles, if any)

(Notary signature)

RORY J. LOCKE
(Print Notary Name)

Notary Public, LIVINGSTON County, Michigan

My commission expires: 11/24/24

After recording return this instrument to:

RORY J. LOCKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 24, 2024
ACTING IN COUNTY OF LIVINGSTON

This instrument drafted by:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

This instrument approved as to form and substance by the Attorney for the Plymouth Charter Township, on _____, 20____.

Kevin Bennett, Township Attorney

The easement description is approved as to form only by Engineer for the Plymouth Charter Township on _____, 20____.

Jeremy Schrot, P.E., Township Engineer

This instrument accepted by the Board of Trustees of the Plymouth Charter Township at its meeting of _____, 20____, and directed to be recorded.

Jerry Vorva, Plymouth Charter Township Clerk

PUBLIC WATER MAIN EASEMENT NO. 1:

A 12 foot wide Easement for Public Water Main, the centerline of which is described as:

A part of the Northwest 1/4 of Section 20, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan described as: Commencing at the West 1/4 Corner of said Section 20; thence along the West line of said Section 20 and the centerline of Ridge Road North 02°39'03" West 518.07 feet; thence North 87°20'55" East 33.00 feet to a point on the East line of said Ridge Road and the POINT OF BEGINNING; thence continuing North 87°20'57" East 95.01 feet to a point hereinafter referred to as "Point A"; thence continuing North 87°20'57" East 37.00 feet; thence South 47°39'03" East 13.11 feet; thence South 02°39'03" East 98.82 feet; thence South 70°09'03" East 17.34 feet; thence North 87°20'57" East 285.03 feet; thence North 42°20'57" East 48.80 feet to a point hereinafter referred to as "Point B"; thence continuing North 42°20'57" East 21.46 feet; thence North 02°39'03" West 486.42 feet to a point hereinafter referred to as "Point D"; thence continuing North 02°39'03" West 258.51 feet to a point hereinafter referred to as "Point G"; thence continuing North 02°39'03" West 312.06 feet to a point hereinafter referred to as "Point E"; thence continuing North 02°39'03" West 22.07 feet; thence North 47°39'03" West 19.78 feet; thence South 87°20'57" West 345.16 feet; thence South 64°50'57" West 91.35 feet; thence South 87°16'30" West 48.46 feet the POINT OF ENDING.

Together with the following seven (7) 12' wide segments, the centerlines of which are described as:

- 1) BEGINNING at aforementioned "Point A"; thence North 02°39'03" West 12.00 feet to the POINT OF TERMINATION.
- 2) BEGINNING at aforementioned "Point B"; thence South 47°39'03" East 55.82 to a point hereinafter referred to as "Point C"; thence continuing South 47°39'03" East 353.79 feet; thence North 87°11'15" East 142.81 feet to a point hereinafter referred to as "Point F"; thence continuing North 87°11'15" East 97.00 feet the POINT OF TERMINATION.
- 3) BEGINNING at aforementioned "Point C"; thence North 49°05'40" East 12.00 feet to the POINT OF TERMINATION.
- 4) BEGINNING at aforementioned "Point D"; thence South 87°20'57" West 21.00 feet to the POINT OF TERMINATION.
- 5) BEGINNING at aforementioned "Point E"; thence North 87°20'57" East 12.00 feet to the POINT OF TERMINATION.
- 6) BEGINNING at aforementioned "Point F"; thence North 02°48'45" West 47.67 feet to the POINT OF TERMINATION.
- 7) BEGINNING at aforementioned "Point G"; thence North 87°42'37" East 206.00 feet to the POINT OF TERMINATION.

PUBLIC WATER MAIN EASEMENT NO. 2:

A 12 foot wide Easement for Public Water Main, the centerline of which is described as:

A part of the Northwest 1/4 of Section 20, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan described as: Commencing at the West 1/4 Corner of said Section 20; thence along the West line of said Section 20 and the centerline of Ridge Road North 02°39'03" West 1014.57 feet; thence North 87°20'57" East 33.00 to a point on the East line of said Ridge Road and the POINT OF BEGINNING; thence continuing North 87°20'57" East 101.00 feet to the POINT OF ENDING.

SUBJECT PARCEL:

LEGAL DESCRIPTION OF PARCEL #78-006-99-0001-002

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE TOWNSHIP OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, AS FOLLOWS:

PART OF THE NORTH 1/2 OF SECTION 20, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN. THE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:








BEGINNING AT A POINT, SAID POINT BEING THE MONUMENT AT THE WEST 1/4 CORNER OF SECTION 20 AND SAID POINT ALSO BEING ON THE CENTERLINE OF RIDGE ROAD; THENCE NORTH 00°05'01" EAST, 2095.90 FEET ALONG THE WEST LINE OF SECTION 20 TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SECTION 20 WITH THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE SOUTH 65°21'16" EAST, 2568.96 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD TO AN IRON; THENCE 655.17 FEET ALONG THE ARC OF A 3790.50 FEET RADIUS CURVE, CONCAVE NORTH, WITH A LONG CHORD OF 654.36 FEET, BEARING SOUTH 60°24'17" EAST TO AN IRON ON THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE SOUTH 55°27'04" EAST, 1052.19 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD TO AN IRON; THENCE 179.88 FEET ALONG THE ARC OF A 2695.26 FEET RADIUS CURVE, CONCAVE SOUTH, WITH A CHORD OF 179.84 FEET, BEARING SOUTH 57°21'47" EAST TO A MONUMENT; THENCE SOUTH 89°53'35" WEST, 1334.30 FEET ALONG THE EAST-WEST 1/4 LINE TO AN IRON; THENCE SOUTH 89°53'00" WEST, 2590.78 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING

CLIENT: **WEBB ENGINEERING**

**SKETCH OF WATER
MAIN EASEMENTS**

IN THE NW 1/4 OF
SECTION 20, T1S, R8E
PLYMOUTH TOWNSHIP,
WAYNE COUNTY,
STATE OF MICHIGAN.

LEGEND:

-  SECTION CORNER
-  FOUND IRON PIPE
-  FOUND IRON ROD
-  FOUND MAG NAIL
-  FOUND MONUMENT
-  SET IRON PIPE
-  SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

JOB NO.: 04423 DATE: 3-1-2023

FLD. BOOK: - REVISED: 2-23-2024

SHEET 2 OF 2 BY: KJG

SCALE: 1" = 150'



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: Appointments of Cheryl Pond and Sarah Visel to the Environmental Leadership Commission

PRESENTERS: Supervisor Heise

BACKGROUND: I would appreciate your consideration and support for the appointments of Township residents Cheryl Pond and Sarah Visel to the Environmental Leadership Commission, for terms ending June 30, 2026 (Pond) and June 30, 2025 (Visel).

Cheryl Pond is a semi-retired executive with the Coca-Cola Company, where she worked for nearly 20 years as International Customer Director and Asia Group Director. She has also dedicated several years working on volunteer philanthropic and environmental issues, including ways to provide better access to Hines Park for Township and City residents.

Sarah Visel is a resident of Lake Pointe and serves as our Township's Environmental Services Coordinator and has already been actively involved with several of the Commission's initiatives, as well as her daily oversight of solid waste, recycling, parks, and stormwater management activities for the Township. Sarah will serve in a citizen capacity and will not receive extra compensation.

PROPOSED MOTION: I move to appoint Cheryl Pond and Sarah Visel to the Environmental Leadership Commission, for terms ending June 30, 2026, for Ms. Pond and June 30, 2025, for Ms. Visel.

Moved By _____ Seconded By _____

ROLL CALL:

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



Charter Township of Plymouth
Board and/or Commission Application

First Name: Cheryl Last Name: Pond SSN: ** _____

Address: 13123 Woodridge Circle City: Plymouth State: MI Zip: 48170

Home Phone: _____ Mobile Phone: 734-233-5355 Work Phone: _____ Ext: _____

Fax: _____ Primary Email: chpond@gmail.com Alt. Email: _____

Board and/or Commission Applying for: Environmental Leadership Commission

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

I have worked for nearly 20 years as International Customer Director and Asia Group Director. I have also dedicated several years working on volunteer philanthropic and environmental issues, including most recently ways to provide better access to Hines Park for Township and City residents.

Work History:

- Currently Semi-Retired from the Coca-Cola Company;
- 2012-2020, Coca-Cola Company, International Customer Director;
- 2007 – 2012 – Personal Sabbatical – Volunteer/Consultant for US-based non-profits/NGOs. Focused on strategy development and fundraising. Lived in SE Asia;
- 1995 – 2007 – Customer Strategy and Development – Group Director in various areas of the world; finally in Sydney, Australia;
- 1991 – 1995 – Kraft Foods – Customer Business Development

Education: Michigan State University, Eli Broad College of Business, B.A., 1991

Interests/Hobbies: _____

Please return this completed application to:

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



Charter Township of Plymouth
Board and/or Commission Application

First Name: Sarah Last Name: Visel SSN: **

Address: 14902 Farmbrook City: Plymouth State: MI Zip: 48170

Home Phone: Mobile Phone: 734-718-9198 Work Phone: 734-414-1452 Ext:

Fax: Primary Email: viselsarah@gmail.com Alt. Email: svisel@plymouthtp.org

Board and/or Commission Applying for: Environmental Leadership Commission (ELC)

Why are you seeking appointment to the above Board or Commission?: I have been collaborating closely with the ELC on various environmental initiatives as part of my role as the Township Environmental Services Coordinator. Given my expertise in the administrative processes of Plymouth Township, I believe it would be advantageous for me to join the commission and share insights and experiences I have gained in my position.

Work History: I have worked for Plymouth Township for almost 12 years. I have been in my current position for about 8 years. Prior to working at Plymouth Township I spent several years working as a contract employee for Ford Motor company, managing their Business Call Center. I also worked part-time for the Plymouth Canton School district while raising my three sons.

Education: I have a Bachelor of Science degree from Michigan State University.

Community Involvement: I have been fortunate to organize various community volunteer initiatives, including tree planting activities and collaborations with Friends of the Rouge for creek cleanup events and rain garden maintenance projects.

Interests/Hobbies: I am an avid dog walker of our rescued Austrailian Shepard. I enjoy reading and spending time with family. Summers are spent boating at our family cottage.

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

Please return this completed application to:

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



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: Appointment of Kevin Kramer to the Downtown Development Authority/Brownfield Redevelopment Authority

PRESENTERS: Supervisor Heise

BACKGROUND: I would appreciate your consideration and support for the appointment of Mr. Kevin Kramer to the Downtown Development Authority/Brownfield Redevelopment Authority for a term expiring January 31, 2026. Kevin is the Vice President, Private Banking/Commercial Loan Officer at Bank of Ann Arbor, where he has worked for more than a decade. He is replacing Kris Mayer, who has retired from Bank of Ann Arbor.

PROPOSED MOTION: I move to appoint Mr. Kevin Kramer to the Plymouth Township Downtown Development Authority/Brownfield Redevelopment Authority for a term ending January 31, 2026.

Moved By _____ Seconded By _____

ROLL CALL:

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

[Clear Form](#)

Charter Township of Plymouth
Board and/or Commission Application

First Name: Kevin Last Name: Kramer SSN: **

Address: 1333 W. Ann Arbor Rd. City: Plymouth State: MI Zip: 48170

Home Phone: n/a Mobile Phone: 248-444-2964 Work Phone: 734-414-1925 Ext:

Fax: 734-416-9401 Primary Email: kkramer@boaa.com Alt. Email:

Board and/or Commission Applying for: Plymouth Twp. DDA

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

Work History:

- 2013 – Current Bank of Ann Arbor, VP, Private Banking/Commercial Loan Officer
- 2007 – 2013 PNC Bank, VP, Banking Advisor, Wealth Management Group
- 2005 – 2007 Silver Hill Financial, Commercial Real Estate Loan Officer, Carlsbad, CA
- 1998 – 2004 BBK, Ltd., Business Consultant, Southfield, MI

Education: Michigan State University, Eli Broad College of Business, B.A.
Wayne State University, M.B.A, Finance

Interests/Hobbies: Travel, golf, fitness, reading, family time

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

Please return this completed application to:

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

BOARD DATE

3/26//2024

E. 3

FUND NAME	FUND NUMBER	TOTAL INC PAYROLL	PAYROLL &		INVOICES PAID AFTER BOARD REVIEW
			INVOICES PAID PRIOR TO MEETING		
GENERAL FUND	101	624,971.55	560,469.82		64,501.73
DRUG FORFEITURE	262	-	-		
DRUG FORFEITURE	265	-	-		
DRUG FORFEITURE	266	-	-		
OPIOID FUND	284	-	-		
ARPA	285	-	-		
IMPROV. REV.	446	-	-		
TRANSPORATION	588	5,151.59	5,059.80		91.79
WATER & SEWER	592	273,775.58	247,532.35		26,243.23
SWD	596	119,148.27	4,832.91		114,315.36
TAX POOL	703	-	-		
POLICE BOND FUND	710	-	-		
SPECIAL ASSESS CAPITAL	805	-	-		
TOTAL		1,023,046.99	817,894.88		205,152.11

GRAND TOTAL

1,023,046.99

BR 3/19/24 Page: 1/10

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

AIRGAS USA, LLC

INV# 9147291762 OXYGEN 125 CGA MEDICAL P

101-336-773.000

INV# 9147291762 OXYGEN

Invoice Amount: \$449.87

Check Date: 03/26/2024

449.87

AIRGAS USA, LLC

INV# 5506081438 CYLINDER RENTAL /OXYGEN

101-336-773.000

INV# 5506081438 MED LRG OXYGEN

Invoice Amount: \$653.26

Check Date: 03/26/2024

458.80

101-336-773.000

MED XS OXYGEN

91.35

101-336-773.000

HAZMAT

103.11

AMAZON CAPITAL SERVICES, INC.

INV. 1VNF-7MYX-WP7Y 3/17/2024 REFRESHMEN

101-325-958.000

REFRESHMENTS FOR MENTAL HEALTH TRG.

Invoice Amount: \$45.58

Check Date: 03/26/2024

45.58

AMAZON CAPITAL SERVICES, INC.

CREDIT - TELEPHONE TRAINING ADAPTOR

101-325-757.000

CREDIT - TELEPHONE TRAINING ADAPTOR

Invoice Amount: \$(11.49)

Check Date: 03/26/2024

(11.49)

AMAZON CAPITAL SERVICES, INC.

INV. 1H93-HWLW-QR43 2/25/2024 MISC. SUPPLI

101-325-757.000

DURACELL 21/23 BATTERY FOR LOBBY DOORB

Invoice Amount: \$35.92

Check Date: 03/26/2024

6.35

101-325-757.000

TELEPHONE TRAINING ADAPTER

11.49

101-301-752.000

AVERY PRINTABLE NOTE CARDS

18.08

ALLIE BROTHERS UNIFORMS

INV. 96701 3/7/2024 UNIFORM EQUIPMENT/OFF

101-301-767.000

VEST 230000296090/230000296147

Invoice Amount: \$1,064.99

Check Date: 03/26/2024

815.00

101-301-767.000

UNIFORM VEST CARRIER

249.99

ALLIE BROTHERS UNIFORMS

INV# 96624 UNIFORM SHIRT,MALTESE CROSS,N

101-336-767.000

INV# 96624 UNIFORM JOB SHIRT

Invoice Amount: \$201.97

Check Date: 03/26/2024

74.99

101-336-767.000

UNIFORM MALTESE CROSS

10.00

101-336-767.000

UNIFORM NAME & LOGO EMBROIDERY

15.00

101-336-767.000

UNIFORM S/S POLO SHIRT

101.98

ALLIE BROTHERS UNIFORMS

INV# 96626 UNIFORM SHIRT,MALTESE CROSS,N

101-336-767.000

INV# 96626 UNIFORM SHIRT

Invoice Amount: \$99.99

Check Date: 03/26/2024

74.99

101-336-767.000

UNIFORM MALTESE CROSS

10.00

101-336-767.000

UNIFORM NAME & LOGO EMBROIDERY

15.00

ALLIE BROTHERS UNIFORMS

INV# 96778 /HANSEN SHIRTS, JACKET, EMBROI

101-336-767.000

INV# 96778 UNIFORM JOB SHIRT

Invoice Amount: \$326.46

Check Date: 03/26/2024

82.49

101-336-767.000

UNIFORM POLO SHIRT

87.98

101-336-767.000

UNIFORM JACKET

95.99

101-336-767.000

UNIFORM EMBROIDERY

60.00

ALLIE BROTHERS UNIFORMS

INV# 96779 /ZMUDA SHIRTS,EMBROIDERY,PANT

101-336-767.000

INV# 96779 UNIFORM JOB SHIRTS

Invoice Amount: \$211.96

Check Date: 03/26/2024

74.99

101-336-767.000

UNIFORM EMBROIDERY NAME

15.00

101-336-767.000

UNIFORM PANTS

61.99

101-336-767.000

UNIFORM T-SHIRTS

59.98

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****ALLIE BROTHERS UNIFORMS**Invoice Amount: **\$99.99**

INV# 96627 UNIFORM SHIRT, MALTESE CROSS, N

Check Date: **03/26/2024**

101-336-767.000	INV# 96627 UNIFORM SHIRT	74.99
101-336-767.000	UNIFORM MALTESE CROSS	10.00
101-336-767.000	UNIFORM NAME & LOGO EMBROIDERY	15.00

ALLIE BROTHERS UNIFORMSInvoice Amount: **\$185.97**

INV# 96776 SHIRT, PATCHES/ CHIEF CONELY

Check Date: **03/26/2024**

101-336-767.000	INV# 96776 UNIFORM SHIRT	161.97
101-336-767.000	UNIFORM PATCHES	24.00

ALLIE BROTHERS UNIFORMSInvoice Amount: **\$15.00**

INV# 96622 UNIFORM BEANIE HAT W/LOGO / PI

Check Date: **03/26/2024**

101-336-767.000	INV# 96622 UNIFORM BEANIE HAT	15.00
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ALPHAGRAPHICS #336Invoice Amount: **\$136.50**

BUSINESS CARDS - ASSISTANT CHIEF OF POLICE

Check Date: **03/26/2024**

101-301-752.000	ASSISTANT CHIEF DAN KUDRA	63.00
101-301-752.000	SERGEANT MIKE HINKLE (2-SIDED)	73.50

ALPHAGRAPHICS #336Invoice Amount: **\$223.25**

INV. 142922 3/11/24 BOOKMARKS FOR MARCH R

Check Date: **03/26/2024**

101-325-880.000	SINGLE SIDED BOOKMARKS - 1,500	223.25
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Batteries PlusInvoice Amount: **\$99.99**

INV# P71162016 BLACK DIGITIZER RPR/IPAD SC

Check Date: **03/26/2024**

101-336-757.000	P71162016 BLACK DIGITIZER RPR	99.99
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Batteries PlusInvoice Amount: **\$20.05**

REPLACEMENT BATTERY FOR NORTHVILLE STAT

Check Date: **03/26/2024**

592-537-757.000	12V 5AH LEAD DURA	20.05
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Batteries PlusInvoice Amount: **\$19.99**

INV# P70750272 BATTERIES & CHARGING CABL

Check Date: **03/26/2024**

101-336-757.000	P 70750272 BATTERIES	14.99
101-336-757.000	CHARGING CABLES	5.00

Batteries PlusInvoice Amount: **\$89.94**

INV# P70800861 BATTERIES FOR STATION 3

Check Date: **03/26/2024**

101-336-757.000	P70800861 BATTERIES AAA	44.97
101-336-757.000	BATTERIES AA	44.97

BENNETT & DEMOPOULOS, PLLCInvoice Amount: **\$8,416.62**

LEGAL SERVICES - BILLING FOR 2/24 SERVICES

Check Date: **03/26/2024**

101-261-807.000	ORDINANCE PROSECUTIONS	5,053.13
101-701-806.000	COMMUNITY DEVELOPMENT (MINUS ESCROW)	1,456.87
101-261-806.000	ADMINISTRATION	1,850.63
101-371-806.000	BUILDING DEPT	39.36
101-261-807.000	MISCELLANEOUS	3.50
592-536-806.000	WATER & SEWER	13.13

Bill & Rods Appliances & MattressesInvoice Amount: **\$109.00**

INV # SV00135445 STA 3 DISHWASHER SERVICE

Check Date: **03/26/2024**

101-336-757.000	INV # SV00135445 STA3 SERVICE CALL	109.00
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BLACKWELL FORD INC.Invoice Amount: **\$409.67**

INV. 416500 3/5/2024 VEHICLE REPAIR/A19648

Check Date: **03/26/2024**

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

	101-301-863.000	REPLACE PURGE ASSEMBLY	409.67
CDW GOVERNMENT INC		Invoice Amount:	\$418.48
QUOTE# NSPZ652 2/2/2024 MICROSOFT OFFIC		Check Date:	03/26/2024
	101-301-831.000	OFC PROPLUS 2021 LTSC LIC #79P-05855	418.48
CDW GOVERNMENT INC		Invoice Amount:	\$137.60
ADOBE ACROBAT PRO DC SUBSCRIPTION - PROR		Check Date:	03/26/2024
	101-261-831.000	ADOBE ACROBAT PRO DC FOR ENT SUBSCRIP	137.60
CORRIGAN OIL COMPANY		Invoice Amount:	\$173.85
INV#8021383-IN BLUE CAP DEF DRUM STATION		Check Date:	03/26/2024
	101-336-759.000	INV# 8021383-IN BLUE CAP DEF	163.90
	101-336-759.000	ENVIRONMENTAL	9.95
CORRIGAN OIL COMPANY		Invoice Amount:	\$2,056.21
#8027455 3/8/24 GAS 87-ETHANOL - DYDLS - F		Check Date:	03/26/2024
	592-537-759.000	Fuel Tax Recap	12.17
	592-537-759.000	Environmental Fee	9.95
	592-537-759.000	GE87 GAS-ETHANOL	1,317.78
	592-537-759.000	DYDLSMIX	716.31
Corporate Benefit Solutions, LLC		Invoice Amount:	\$400.00
INVOICE # 4064- MARCH 2024 - PREMIUM FOR		Check Date:	03/26/2024
	101-171-801.000	#4064 - 3/24 BENEXPRESS	400.00
DELL MARKETING L.P.		Invoice Amount:	\$1,834.62
QUOTE NO. 3000171610596.1 1/26/2024 DELL L		Check Date:	03/26/2024
	101-426-757.000	DELL LATITUDE 5540	1,776.32
	101-426-757.000	DELL ECOLOOP PRO BRIEFCASE 15	32.06
	101-426-757.000	DELL MBL PRO WIRELESS MOUSE-M55120W B	26.24
Detroit Legal News Publishing, LLC		Invoice Amount:	\$355.00
INVOICE # 1809871		Check Date:	03/26/2024
	101-261-901.000	ASSESSING HEARING NOTICE	355.00
Detroit Legal News Publishing, LLC		Invoice Amount:	\$200.00
INVOICE # 1809872		Check Date:	03/26/2024
	101-737-901.000	PLAN UNIT DEVELOPMT PUBLIC HEARING	200.00
Detroit Legal News Publishing, LLC		Invoice Amount:	\$390.00
INVOICE # 1809874		Check Date:	03/26/2024
	101-215-901.000	RESOLUTION # 2024-01-23-03	390.00
Detroit Legal News Publishing, LLC		Invoice Amount:	\$170.00
INVOICE # 1809873		Check Date:	03/26/2024
	101-737-901.000	REZONING INV 1809873	170.00
Drielt, Sarah		Invoice Amount:	\$152.64
UNIFORM REIMBURSEMENT - UNIFORM SHOES		Check Date:	03/26/2024
	101-301-767.000	BLACK UNIFORM SHOES - DOCTOR PRESCRIBE	152.64
E Source Companies LLC		Invoice Amount:	\$1,793.00
AMI ANALYSIS		Check Date:	03/26/2024
	592-537-803.000	AMI ANALYSIS	1,793.00

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****E Source Companies LLC**

AMI SERVICES

592-537-803.000

AMI SERVICES

Invoice Amount: \$3,840.00**Check Date: 03/26/2024**

3,840.00

GFL Environmental USA, Inc.

#0065020347 TWP FACILITIES - FEB 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

Invoice Amount: \$434.95**Check Date: 03/26/2024****GFL Environmental USA, Inc.**

#0065028275 DPW RECYCLE CENTER

596-528-816.000

CARDBOARD/PAPER - DUMPSTER PULL 02/26/

186.55

Invoice Amount: \$186.55**Check Date: 03/26/2024****GFL Environmental USA, Inc.**

#65015368 GFL RESIDENTIAL COLLECTION FEE

596-528-815.000

CURBSIDE COLLECTION TRASH

63,538.88

596-528-815.000

CURBSIDE COLLECTION RECYCLING

36,588.40

596-528-815.000

CURBSIDE COLLECTION YARD WASTE

13,742.96

Invoice Amount: \$113,870.24**Check Date: 03/26/2024****GFL Environmental USA, Inc.**

#0065136808 DPW RECYCLE CENTER

596-528-816.000

PLASTIC/TIN - DUMPSTER PULL 03/05/24

230.63

Invoice Amount: \$230.63**Check Date: 03/26/2024****Great Lakes Ace Hardware**

INV# 9961/87 SUPPLIES FOR THE STATION

101-336-757.000

INV# 9961/87 COBALT DRILL BIT

12.34

101-336-757.000

RIB PLS ANG KIT

20.89

101-336-757.000

ROLLER FRAM9 PRO LINZER

6.26

101-336-757.000

HP GOOD ROLLER

3.79

101-336-757.000

DISPSL PNT TRAY BK

2.27

Invoice Amount: \$45.55**Check Date: 03/26/2024****Great Lakes Ace Hardware**

INV# 9964/87 SCREWS HEX 75PK

101-336-757.000

INV# 9964/87 SCREWS 75PK

23.74

Invoice Amount: \$23.74**Check Date: 03/26/2024****Great Lakes Ace Hardware**

INV # 9956/87 -BALLAST ELEC - PARKS (E. AND

101-751-757.000

INV # 9956/87 -BALLAST ELEC - PARKS

27.54

Invoice Amount: \$27.54**Check Date: 03/26/2024****Great Lakes Ace Hardware**

9963 - CREDIT INVOICE

101-336-757.000

Supplies - Operational Tools & Supplies

(33.23)

Invoice Amount: \$(33.23)**Check Date: 03/26/2024****GreatAmerica Financial Services**

SHARP COPIER - STANDARD PAYMENT, SUPPLY F

101-262-940.000

STANDARD PAYMT INV36070288 DUE 4/1/24

100.00

101-215-940.000

STANDARD PAYMT INV36070288 DUE 4/1/24

377.48

Invoice Amount: \$477.48**Check Date: 03/26/2024****HALT FIRE INC**

INV# S0102029 CHANGED TRANSMISSION OIL L

101-336-863.000-20

INV# S0102029 MOBILE REPAIR

577.50

101-336-863.000-20

SHOP

35.00

101-336-863.000-20

MILEAGE

120.00

101-336-863.000-20

MOBILE REPAIR LABOR

630.00

Invoice Amount: \$1,378.00**Check Date: 03/26/2024**

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

	101-336-863.000-20	OIL/FILTER DISPOSAL	15.50
HAROLD'S FRAME SHOP		Invoice Amount:	\$1,327.40
#106866 REPAIR DEFECTIVE HEADLIGHTS, WIRI		Check Date:	03/26/2024
	592-537-863.000	LABOR	600.00
	592-537-863.000	PARTS	727.40
HASTINGS AIR-ENERGY CONTROL		Invoice Amount:	\$497.86
INV# PS-10006158 STA 3 LOWER HOSE, HOSE, C		Check Date:	03/26/2024
	101-336-930.000	INV# PS-10006158 LOWER HOSE	228.00
	101-336-930.000	HOSE, CLAMP 4 1/4" DIA/HOSE	14.86
	101-336-930.000	MFD VALVE RETROFIT KIT	50.00
	101-336-930.000	OLD STYLE SD	110.00
	101-336-930.000	SERVICE CALL	95.00
HORTON PLUMBING		Invoice Amount:	\$569.11
INV. 226555 - SENIOR CENTER FLUSHMATE AUT		Check Date:	03/26/2024
	101-673-930.000	#226555 - FLUSHMATE AUTOFLUSH	569.11
Huron Valley Guns, LLC		Invoice Amount:	\$119.99
SALES RECEIPT # 205142 BOOTS/PICKERT		Check Date:	03/26/2024
	101-336-767.000	SALES # 205142 BOOTS	119.99
HYDRO CORP		Invoice Amount:	\$1,786.50
CROSS CONNECTION CONTROL FEB 0076723-IN		Check Date:	03/26/2024
	592-537-826.000	CROSS CONNECTION PROGRAM FEB 2024	1,786.50
HYDRO CORP		Invoice Amount:	\$7,734.00
CROSS CONNECTION RESIDENTIAL - FEB 007687		Check Date:	03/26/2024
	592-537-826.000	CROSS CONNECTION RESIDENTIAL FEB 2024	7,734.00
IRON MOUNTAIN		Invoice Amount:	\$255.81
IRON MOUNTAIN STORAGE 3/1/24-3/31/24		Check Date:	03/26/2024
	101-215-801.000	INVOICE JGZT146	255.81
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$138.13
ORDER # 8012177 MEDICAL SUPPLIES		Check Date:	03/26/2024
	101-336-773.000	INSYTE AUTOG BC SHIELDED IV CATHETE YEL	138.13
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$354.68
ORDER # 8012177 MEDICAL SUPPLIES		Check Date:	03/26/2024
	101-336-773.000	AMBU PERFIT ACE ADJUSTABLE EXTRICATION	185.10
	101-336-773.000	INSYTE AUTOG BC SHIELDED IV CATHETE BLU	169.58
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$169.61
ORDER # 8012656 MEDICAL SUPPLIES		Check Date:	03/26/2024
	101-336-773.000	AMSINO AMSURE SUCTION YANKAUER, RIGID	15.80
	101-336-773.000	CONMED PREMIUM CONNECTED SUCTION	33.80
	101-336-773.000	MEDSOURCE INTERNATIONAL NEEDLELESS IV	41.60
	101-336-773.000	MICRODOT ORAL GLUCOSE/GLUTOSE GEL, FO	53.25
	101-336-773.000	PENLIGHTS, DISPOSABLE W/PUPIL GAUGE 6PK	14.12
	101-336-773.000	WINGS EXTRA UNDERPADS, 23" X 36", MODE	11.04
J Lube Services 6		Invoice Amount:	\$60.98
INV. 14819 2/3/2024 FULL SERVICE OIL CHANGE		Check Date:	03/26/2024
	101-301-863.000	2021 FORD EXPLORER - OIL CHANGE	54.99
	101-301-863.000	EXTRA OIL	5.99

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****J Lube Services 6**

INV. 14844 2/5/2024 FULL SERVICE OIL CHANGE

101-301-863.000

2021 FORD EXPLORER - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

5.99

Invoice Amount:**\$60.98****Check Date:****03/26/2024****J Lube Services 6**

INV. 14889 2/8/2024 FULL SERVICE OIL CHANGE

101-301-863.000

2018 FORD TAURUS - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

5.99

Invoice Amount:**\$60.98****Check Date:****03/26/2024****J Lube Services 6**

INV. 14936 2/12/2024 FULL SERVICE OIL CHANG

101-301-863.000

2021 FORD EXPEDITION - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

5.99

Invoice Amount:**\$60.98****Check Date:****03/26/2024****J Lube Services 6**

INV. 14973 2/14/2024 FULL SERVICE OIL CHANG

101-301-863.000

2020 FORD EXPLORER - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

5.99

Invoice Amount:**\$60.98****Check Date:****03/26/2024****J Lube Services 6**

INV. 15074 2/20/2024 FULL SERVICE OIL CHANG

101-301-863.000

2021 FORD EXPLORER - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

5.99

Invoice Amount:**\$60.98****Check Date:****03/26/2024****J Lube Services 6**

INV. 15107 2/23/2024 FULL SERVICE OIL CHANG

101-301-863.000

2022 FORD EDGE - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

3.00

Invoice Amount:**\$57.99****Check Date:****03/26/2024****J Lube Services 6**

INV. 15123 2/24/2024 FULL SERVICE OIL CHANG

101-301-863.000

2022 FORD EXPLORER - OIL CHANGE

54.99

101-301-863.000

EXTRA OIL

5.99

Invoice Amount:**\$60.98****Check Date:****03/26/2024****Kadi, Meriem**

REIMBURSEMENT FOR DINNER FOR BOARD OF R

101-247-757.000

BOARD OF REVIEW DINNER 3/11/24

69.97

Invoice Amount:**\$69.97****Check Date:****03/26/2024****KNIGHT TECHNOLOGY GROUP, INC.**

TECH SUPPORT - VEEAM SERVER BUILD/SAN CO

101-261-831.000

TECH SUPPORT VEEAM SRV BUILD/SAN MEETI

1,295.00

Invoice Amount:**\$1,295.00****Check Date:****03/26/2024****KNIGHT TECHNOLOGY GROUP, INC.**

FIREWALL MONITORING - MONTHLY 2024

101-261-831.000

MONTHLY FIREWALL MONITORING 2024

150.00

Invoice Amount:**\$150.00****Check Date:****03/26/2024****KNIGHT TECHNOLOGY GROUP, INC.**

DATTO CLOUD BACKUP SUBSCRIPTION FOR 202

101-261-831.000

CLOUD BACKUP MONTHLY SUBSCRIPTION-202

1,500.00

Invoice Amount:**\$1,500.00****Check Date:****03/26/2024****KNIGHT TECHNOLOGY GROUP, INC.**

FIREWALL MONITORING -INV 23391

101-262-757.000

FIREWALL MONITORING INV 23391

277.50

Invoice Amount:**\$277.50****Check Date:****03/26/2024****KONICA MINOLTA BUSINESS SOLUTIONS**

INV. # 9009817561 - PRINTER/COPIER - SUPER

Invoice Amount:**\$79.72****Check Date:****03/26/2024**

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-171-934.000	2/24 USE SUPERVISOR (2/3)	52.62
101-215-934.000	2/24 USE CLERK (1/3)	27.10

KONICA MINOLTA BUSINESS SOLUTIONS

INV # 292320054 - PRINTER - ASSESSOR - - FEB

Invoice Amount: \$6.33**Check Date: 03/26/2024**

101-257-934.000	INV # 292320054 PRINTER -ASSESSOR 2/24	6.33
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KONICA MINOLTA BUSINESS SOLUTIONS

KONICA MINOLTA #292320708 2/29/24 C454E 2

Invoice Amount: \$57.23**Check Date: 03/26/2024**

101-171-934.000	KONICA MINOLTA - C454E COVERAGE	12.02
101-228-934.000	KONICA MINOLTA - COVERAGE	2.29
101-701-934.000	KONICAL MINOLTA - COVERAGE	2.86
596-528-934.000	KONICA MINOLTA - COVERAGE	2.86
592-536-934.000	KONICA MINOLTA - COVERAGE	37.20

KONICA MINOLTA BUSINESS SOLUTIONS

KONICA MINOLTA #292381506 2/29/24 PORT ST

Invoice Amount: \$4.02**Check Date: 03/26/2024**

592-537-934.000	KONICA MINOLTA - COVERAGE	4.02
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KONICA MINOLTA BUSINESS SOLUTIONS

KONICA MINOLTA #292381829 2/29/24 NEW C5

Invoice Amount: \$77.89**Check Date: 03/26/2024**

101-171-934.000	KONICA MINOLTA -C550I COVERAGE	16.36
101-228-934.000	KONICA MINOLTA - COVERAGE	3.12
101-701-934.000	KONICAL MINOLTA - COVERAGE	3.89
596-528-934.000	KONICA MINOLTA - COVERAGE	3.89
592-536-934.000	KONICA MINOLTA - COVERAGE	50.63

LB Office

INV # 069891-00 OFFICE CHAIR FOR FIRE INSPE

Invoice Amount: \$649.00**Check Date: 03/26/2024**

101-336-757.000	INV# 069891-00 OFFICE CHAIR FIRE INSPECT	649.00
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M H R BILLING SERVICES

INV# 4618 MONTHLY BILLING /TRANSPORT

Invoice Amount: \$1,539.00**Check Date: 03/26/2024**

101-336-825.000	INV# 4618 MONTHLY BILLING	1,539.00
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Marquis Food Service, Inc.

INV. 10919 3/5/2024 PRISONER MEALS

Invoice Amount: \$210.00**Check Date: 03/26/2024**

101-351-801.000	TURKEY SUBS	184.00
101-351-801.000	DANISH	26.00

MICHIGAN APCO

INV. 2024-31 3/7/2024 MICHIGAN 9-1-1 STATE C

Invoice Amount: \$600.00**Check Date: 03/26/2024**

101-325-958.000	MAY 20-23, 2024	600.00
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MICHIGAN, STATE OF

INV# 491-436489 QUALITY ASSURANCE ASSESS

Invoice Amount: \$444.05**Check Date: 03/26/2024**

101-336-863.000	INV# 491-436489 QAA	444.05
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MICHIGAN LINEN SERVICE

INV. 506865 3/7/2024 PRISONER BLANKET CLEA

Invoice Amount: \$63.00**Check Date: 03/26/2024**

101-351-822.000	BLANKET CLEANING	49.00
101-351-822.000	ENVIRONMENTAL FEE	10.00
101-351-822.000	TEMP FUEL SURCHARGE	4.00

Mobile Communications America Inc.

INV# 872000262-1 RADIO MICS

Invoice Amount: \$1,552.75**Check Date: 03/26/2024**

101-336-757.000	INV# 872000262-1 RADIO MICS	1,524.00
101-336-757.000	FREIGHT	28.75

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

GIARMARCO, MULLINS & HORTON, PC.

INV. #56 - LABOR ATTY. (JOHN C. CLARK) 2/24

101-261-808.000

INV. # 56 LABOR ATTY SERV. 2/24 (CLARK)

Invoice Amount: \$5,029.32

Check Date: 03/26/2024

5,029.32

OFFICE DEPOT

MARKERS INVOICE#352275745001

101-262-757.000

DRY EREASE MARKERS

Invoice Amount: \$12.49

Check Date: 03/26/2024

12.49

OFFICE DEPOT

INV # 355582030001 (\$21.19) & INV # 3555829

588-596-752.000

#9684150 - PRINTER INK- SENIOR TRANS

91.79

101-215-752.000

#347005 - COPY PAPER - BOT PKGS- CLERK

60.29

101-257-752.000

#196697 - BOISE POLARIS PREMIUM - ASSESS

71.24

101-257-752.000

#5433397 - LEGAL FILE FOLDERS-ASSESSING

14.99

101-257-752.000

#221720 - PAPERCLIPS-ASSESSING

2.49

101-257-752.000

#134000 - SHARPIES-BLACK-ASSESSING

4.09

101-257-752.000

#9838012 - OD STICKY NOTES-ASSESSING

28.49

101-257-752.000

DISCOUNT

(4.10)

Invoice Amount: \$269.28

Check Date: 03/26/2024

OFFICE DEPOT

INV # 355582030001 (\$21.19) & INV # 3555829

596-528-752.000

#9715098 - BROCHURE DISPLAYS-RUBBISH

21.19

Invoice Amount: \$21.19

Check Date: 03/26/2024

Pernick, Jason D.

LEGAL UPDATE TRAING FOR POLICE OFFICERS O

101-301-958.000

LEGAL UPDATE TRAINING

2,500.00

Invoice Amount: \$2,500.00

Check Date: 03/26/2024

Planet Technologies, Inc.

OFFICE 365 - ADD EMAIL LICENSES PC AND ZBA

101-261-831.000

3NS-00003-EXCHG ONLN P2 GCC LIC PRORATE

352.00

Invoice Amount: \$352.00

Check Date: 03/26/2024

CHARTER TWSP OF PLYMOUTH

INV # - 24-004157-- SENIOR TRANSPORTATION

101-673-860.000

SENIOR TRANSPORT 2/24

2,651.94

Invoice Amount: \$2,651.94

Check Date: 03/26/2024

PLYMOUTH-CANTON COMMUNITY SCHOOLS

INV#004691 BUILDING DEPARTMENT FUEL FEBR

101-371-759.000

INV#004691 FEBRUARY FUEL INVOICE

274.62

Invoice Amount: \$274.62

Check Date: 03/26/2024

PLYMOUTH-CANTON COMMUNITY SCHOOLS

INV. 004691 3/8/2024 - FEBRUARY FUEL

101-301-759.000

PATROL VEHICLES

5,718.06

101-262-759.000

ELECTION VEHICLE

119.39

101-253-759.000

TREASURER VEHICLE

35.64

Invoice Amount: \$5,873.09

Check Date: 03/26/2024

PLYMOUTH-CANTON COMMUNITY SCHOOLS

INV# 004691 FEBRUARY FUEL

101-336-759.000

INV# 004691 FEBRUARY FUEL

1,506.04

Invoice Amount: \$1,506.04

Check Date: 03/26/2024

Pomp's Tire Service Inc.

INV# 2180011580 NEW TIRES FOR R-3

101-336-863.000

INV# 2180011580 NEW TIRES R-3

1,214.16

101-336-863.000

MD TRK DSMNT/MNT OUT

160.00

101-336-863.000

SCRAP DISPOSAL FEE

32.00

101-336-863.000

COMMERCIAL SHOP/SERVICE SUPPLIES

11.20

Invoice Amount: \$1,417.36

Check Date: 03/26/2024

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

SENIOR ALLIANCE, THE		Invoice Amount:	\$3,776.00
FY 2024 COMMUNITY MATCH FOR AREA AGENCY		Check Date:	03/26/2024
101-101-957.000	FY 2024 COMMUNITY MATCH		3,776.00
SUPERIOR MEDICAL WASTE		Invoice Amount:	\$180.00
INV # 27656 MONTHLY MEDICAL WASTE DISPOS		Check Date:	03/26/2024
101-336-773.000	INV#27656 MONTHLY MEDICAL WASTE DISPO		180.00
Superior Excavating, Inc.		Invoice Amount:	\$6,739.00
#24-177 41605 ANN ARBOR RD 8" WMB 2/20/24		Check Date:	03/26/2024
592-537-938.000	WMB		6,739.00
STRYKER SALES CORPORATION		Invoice Amount:	\$1,077.60
INV # 9205748964 LARYNGOSCOPE BLADES		Check Date:	03/26/2024
101-336-773.000	INV# 9205748964 LARYNGOSCOPE BLADES		1,036.15
101-336-773.000	FREIGHT		41.45
Total Energy Systems		Invoice Amount:	\$186.35
#115246 3/4/24 PLYMOUTH TWP DPW 46555 PO		Check Date:	03/26/2024
592-537-931.000	MAINTENANCE		186.35
Total Energy Systems		Invoice Amount:	\$186.35
#115236 3/4/24 PLYMOUTH TWP WATER STATIO		Check Date:	03/26/2024
592-537-931.000	MAINTENANCE		186.35
Takacs, Joseph		Invoice Amount:	\$10.05
MILEAGE REIMBURSEMENT FEB 2024		Check Date:	03/26/2024
101-262-861.000	VOTING PRECINCTS RECORD BALLOT SEALS #		10.05
USA Bio Care LLC		Invoice Amount:	\$225.00
INV. 03012602 3/5/2024 DECONTAMINATION OF		Check Date:	03/26/2024
101-351-822.000	BIO-HAZARD CLEANING OF JAIL CELL/HCP C		225.00
USA Bio Care LLC		Invoice Amount:	\$175.00
INV. 03012605 3/10/2024 DECONTAMINATION O		Check Date:	03/26/2024
101-351-822.000	BIO-HAZARD CLEANING OF BOOKING AREA		175.00
USA Bio Care LLC		Invoice Amount:	\$225.00
INV. 03012606 3/11/2024 DECONTAMINATION O		Check Date:	03/26/2024
101-351-822.000	BIO-HAZARD CLEANING OF JAIL CELL #1		225.00
VAN BUREN ELECTRIC		Invoice Amount:	\$417.00
INV # 15418 REPLACED CABLE SUPPORT RISER		Check Date:	03/26/2024
101-336-930.000	INV# 15418 CABLE SUPPORT RISER		417.00
Vorva, Jerry		Invoice Amount:	\$2,123.00
REIMBURSEMENT FOR ELECTION JERRY VORVA		Check Date:	03/26/2024
101-262-851.000	USPS 1 DAY POSTAGE SEBASTIAN FL		30.45
101-262-851.000	USPS 1 DAY POSTAGE NAPLES FL		30.45
101-262-717.000	KROGER NAPKINS		5.29
101-262-717.000	DUNKIN DONUTS COFFEE EARLY VOTING (EV)		59.36
101-262-717.000	WATER & NAPKINS (EV)		6.42
101-262-717.000	DUNKIN COFFEE & DONUTS (EV)		35.18
101-262-717.000	DUNKIN COFFEE & DONUTS (EV)		37.92
101-262-717.000	MAYAS DELI SALADS 25 ELECTION DAY		291.24
101-262-717.000	LEES CHICKEN 3 PC (105) ELECTION DAY		807.74
101-262-717.000	PITA WAY LUNCH (EV)		248.46

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-262-717.000	JERSEY MIKES LUNCH (EV)	280.58
101-262-717.000	BUDDY'S SALAD	57.21
101-262-717.000	PITA WAY LUNCH (EV)	66.64
101-262-717.000	PITA WAY LUNCH (EV)	27.55
101-262-717.000	DOMINOES LUNCH (EV)	72.73
101-262-717.000	MAYA'S (EV)	12.50
101-262-759.000	SPEEDWAY CLERK'S VEHICLE	18.10
101-262-717.000	Wages - Food Allowance	35.18

Vorva, Jerry**Invoice Amount: \$53.97**

REIMBURSEMENT FOR ELECTION DAY EMERGEN

Check Date: 03/26/2024

101-262-757.000	ULTRA PERFORMANCE 1000 LUMEN LANTERNS	53.97
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Vorva, Jerry**Invoice Amount: \$197.89**

REIMBURSEMENT ELECTION DAY EMERGENCY E

Check Date: 03/26/2024

101-262-757.000	ULTRA PERFORMANCE 1000 LUMEN LANTERN	197.89
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WAYNE COUNTY**Invoice Amount: \$3,885.00**

INV. 317364 3/5/2024 JANUARY 2024 PRISONER

Check Date: 03/26/2024

101-351-839.000	JANUARY PRISONER HOUSING	3,885.00
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WAYNE COUNTY APPRAISAL, LLC**Invoice Amount: \$356.22**

WCA ASSESSING - FEBRUARY 2024 SPECIAL BIL

Check Date: 03/26/2024

101-257-801.000	FEB 2024 SPECIAL BILLING - APPRAISAL	356.22
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Zworka, Benjamin**Invoice Amount: \$30.62**

CLP 2/23/24

Check Date: 03/26/2024

592-537-957.000	CLP	30.62
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UPRIGHT FENCE**Invoice Amount: \$700.00**

INV. 52672- REPAIR, REPLACE MILLER PARK CHA

Check Date: 03/26/2024

101-751-930.000	INV # 52672 - MILLER PARK STORM DAMAGE	700.00
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UPRIGHT FENCE**Invoice Amount: \$750.00**

INV. 52673- REPAIR, REPLACE MILLER PARK BLA

Check Date: 03/26/2024

101-751-930.000	INV # 52673 - MILLER PARK STORM DAMAGE	750.00
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K & B ENERGY SOLUTIONS LLC**Invoice Amount: \$20.00**

PM23-0658 PERMIT REFUND

Check Date: 03/26/2024

101-371-964.000	PM23-0658 PERMIT REFUND	20.00
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AJ DANBOISE**Invoice Amount: \$60.00**

PM24-0052 PERMIT REFUND

Check Date: 03/26/2024

101-371-964.000	PM24-0052 PERMIT REFUND	60.00
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PLYMOUTH INDUSTRIAL CTR**Invoice Amount: \$40.00**

PP24-0014 PERMIT REFUND

Check Date: 03/26/2024

101-371-964.000	PP24-0014 PERMIT REFUND	40.00
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KENDALL CUSMANO**Invoice Amount: \$350.00**

REIMBURSEMENT BLOCKAGE IN SEWER MAIN

Check Date: 03/26/2024

592-537-964.000	DRAIN KING SEWER SERVICES	350.00
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Total Amount to be Disbursed: \$205,152.11

3/19/24
Wesley Page: 1/3

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

Carlisle Wortman Associates		Invoice Amount:	\$437.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.019	BPRE24-0086 - PB24-0021		437.50
Carlisle Wortman Associates		Invoice Amount:	\$437.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.019	BPRE24-0090 - PB24-0056		437.50
Carlisle Wortman Associates		Invoice Amount:	\$135.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.019	BPRE23-0082 - PB23-1047		135.00
Carlisle Wortman Associates		Invoice Amount:	\$405.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.019	BPRE24-0089 - PB24-0052		405.00
MICH MUN RISK MGT AUTHORITY ECP		Invoice Amount:	\$12,293.14
##D24021015- ELECTRIC CHOICE - MMRMA - FE		Check Date:	03/20/2024
101-171-920.000	ELECTRIC CHOICE - SUPERVISOR/HR		361.35
101-228-920.000	ELECTRIC CHOICE - IT		304.89
101-257-920.000	ELECTRIC CHOICE - ASSESSING		124.21
101-215-920.000	ELECTRIC CHOICE - CLERK		516.27
101-253-920.000	ELECTRIC CHOICE - TREASURER		186.32
101-265-920.000	ELECTRIC CHOICE - TWP HALL - HAACK		11.29
101-673-920.000	ELECTRIC CHOICE - SR SERVICES		16.94
101-301-920.000	ELECTRIC CHOICE - POLICE		1,569.60
101-325-920.000	ELECTRIC CHOICE - DISPATCH		587.19
101-351-920.000	ELECTRIC CHOICE - LOCK-UP		479.91
101-336-920.000	ELECTRIC CHOICE - FIRE		276.66
101-371-920.000	ELECTRIC CHOICE - BUILDING DEPT		451.68
101-701-920.000	ELECTRIC CHOICE - COMM. DEV.		33.88
596-528-920.000	ELECTRIC CHOICE - RUBBISH		16.94
592-536-920.000	ELECTRIC CHOICE - DPS		508.14
592-537-920.000	ELECTRIC CHOICE - WATER		3,267.46
101-336-920.000	ELECTRIC CHOICE - FIRE		2,680.98
101-751-920.000	ELECTRIC CHOICE - PARKS		403.32
101-673-920.000	ELECTRIC CHOICE - FRIENDSHIP STATION		277.63
588-596-920.000	ELECTRIC CHOICE - TRANSPORTATION		17.71
101-191-920.000	ELECTRIC CHOICE - FINANCE		200.77
PLYMOUTH POSTMASTER		Invoice Amount:	\$3,177.81
POSTAL PERMIT 218 - WINTER 2023 NEWSLETTER		Check Date:	03/20/2024
101-261-851.000	POSTAL PMT 218 - MARCH 2024 NEWSLETTER		3,177.81
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$440.00
BD Bond Refund		Check Date:	03/20/2024
592-000-283.537	BCCTV00-0006 - PSW23-0005		440.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$4,964.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE23-0051		4,964.50
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$111.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0041		111.50

Charter Township of Plymouth AP Invoice Listing - Board Report

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VENDOR INFORMATION

INVOICE INFORMATION

SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$1,542.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0045		1,542.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$1,308.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0036		1,308.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$1,191.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0037		1,191.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$6,064.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0042		6,064.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$4,115.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE23-0066		4,115.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$1,062.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE23-0064		1,062.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$223.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE23-0068		223.50
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$111.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE20-0014		111.50
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$223.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.001	BP23-0250 - PB23-0807		223.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$111.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0046		111.50
SIMPLIFILE, LC		Invoice Amount:	\$78.25
BD Bond Refund		Check Date:	03/20/2024
101-371-283.016	BE22-0037		78.25
WOW! BUSINESS		Invoice Amount:	\$24.22
ACCT. # 012296705 - WOW -- MARCH 2024 (BR		Check Date:	03/20/2024
101-673-852.000	SENIOR UTIL		22.77
588-596-852.000	SENIOR TRANS		1.45
LAG Development LLC		Invoice Amount:	\$2,562.50
BD Bond Refund		Check Date:	03/20/2024
101-371-283.019	BPRE24-0086 - PB24-0021		2,562.50
TUV SUD America		Invoice Amount:	\$2,355.00
BD Bond Refund		Check Date:	03/20/2024
101-371-283.019	BPRE23-0082 - PB23-1047		2,355.00

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

VENDOR INFORMATION**INVOICE INFORMATION****Total Amount to be Disbursed:****\$43,373.42**

Weekly 303124
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Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

ALERUS FINANCIAL

Invoice Amount: **\$32,575.58**

MERS - DC FT EMPL. -- EMPLOYER CONT 3/8/24

Check Date: **03/13/2024**

101-215-716.000	CLERK	1,523.75
101-228-716.000	INFORMATION SYSTEMS	643.79
101-253-716.000	TREASURER	1,489.89
101-265-716.000	BUILDING & GROUNDS	279.11
101-301-716.000	POLICE	7,288.19
101-325-716.000	DISPATCH	2,674.44
101-336-716.000	FIRE	8,983.30
101-351-716.000	LOCK UP	369.90
101-371-716.000	BUILDING DEPT	1,546.74
588-596-716.000	TRANSPORTATION	268.76
592-536-716.000	PUBLIC SERVICES	964.58
592-537-716.000	PUBLIC WORKS	3,598.52
596-528-716.000	RUBBISH	378.45
101-262-716.000	ELECTIONS	332.89
101-191-716.000	FINANCE	1,067.31
101-171-716.000	SUPERVISOR	1,165.96

ALERUS FINANCIAL

Invoice Amount: **\$10,413.48**

MERS-DC FT EMPLOYEE CONTRIBUTIONS 3/8/2

Check Date: **03/13/2024**

101-000-238.000	MERS EMPLOYEE PRE TAX	9,175.24
101-000-238.000	MERS EMPLOYEE POST TAX	624.37
101-000-238.000	LOANS	613.87

ALERUS FINANCIAL

Invoice Amount: **\$24,344.45**

MERS-457 PLAN - ALL EMPLOYEE 3/8/24 PAYDA

Check Date: **03/13/2024**

101-000-239.000	457 CONT. PRE-TAX	21,898.28
101-000-239.000	457 CONT. ROTH POST-TAX	2,097.47
101-000-239.000	LOANS	348.70

AT & T

Invoice Amount: **\$1,287.10**

831-000-9179-661 TELEPHONE/INTERENET ALLO

Check Date: **03/13/2024**

101-101-859.000	TOWNSHIP BOARD	14.71
101-171-852.000	SUPERVISOR'S OFFICE	73.55
101-191-852.000	ACCOUNTING/FINANCE	58.84
101-215-852.000	CLERK'S OFFICE	110.32
101-228-852.000	INFO SERVICES	44.13
101-253-852.000	TREASURER	66.19
101-257-852.000	ASSESSOR	73.55
101-261-852.000	GENERAL OPERATIONS	80.90
101-262-852.000	ELECTIONS OFFICE	29.42
101-265-852.000	BUILDING & GROUNDS	14.71
101-301-852.000	POLICE	176.52
101-325-852.000	DISPATCH/COMMUNICATIONS	125.03
101-336-852.000	FIRE DEPT	154.45
101-351-852.000	JAIL/CORRECTIONS	7.35
101-371-852.000	BUILDING FEPT	80.90
101-673-852.000	SENIOR CENTER	14.71
101-701-852.000	PLANNING	14.71
101-751-852.000	PARKS DEPT	7.35
588-596-852.000	TRANSPORTATION FUND	7.35
592-536-852.000	PUBLIC SERVICES	73.55
592-537-852.000	PUBLIC WORKS	44.13
596-528-852.000	RUBBISH COLLECTION	14.73

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****AMERITAS LIFE INSURANCE CORP.**

RETIREE-DENTAL- MARCH 2024 --- POLICY #010

Invoice Amount: \$5,469.64**Check Date: 03/13/2024**

101-261-875.000	GENERAL RETIREES	887.20
101-301-875.000	POLICE RETIREES	1,722.24
101-325-875.000	DISPATCH RETIREE	85.76
101-336-875.000	FIRE RETIREES	1,905.80
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

AMERITAS LIFE INSURANCE CORP.

ACTIVE DENTAL - 3/24 -- (SEE ATTACHED SPRE

Invoice Amount: \$9,491.92**Check Date: 03/13/2024**

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	3,118.00
101-325-718.000	DISPATCH	1,012.08
101-351-718.000	JAIL/LOCK UP	45.64
101-336-718.000	FIRE	2,789.00
101-371-718.000	BUILDING	275.84
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

ADP INC

656198381 -- ADP- FEBRUARY 2024 ACTIVIT

Invoice Amount: \$5,285.59**Check Date: 03/13/2024**

101-261-831.000	# 656198381 - 2/24ACTIVITY	5,285.59
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BENNETT & DEMOPOULOS, PLLC

BD Bond Refund

Invoice Amount: \$590.63**Check Date: 03/13/2024**

101-371-283.015	BLE24-0021	590.63
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BLUE CARE NETWORK OF MICHIGAN

LEVEL 002 ACTIVE -APRIL 2024 -- (DETAILED SP

Invoice Amount: \$116,888.60**Check Date: 03/13/2024**

101-171-718.000	SUPERVISOR	556.08
101-228-718.000	INFO SYSTEMS	1,668.25
101-215-718.000	CLERK	1,890.68
101-000-243.000	COBRA (CLINTON)	556.08
101-253-718.000	TREASURER	1,668.25
101-262-718.000	ELECTIONS	1,668.25
101-265-718.000	BUILDING/GROUNDS	1,334.60
101-301-718.000	POLICE DEPT	31,474.30
101-325-718.000	DISPATCH	8,452.46
101-336-718.000	FIRE DEPT	28,471.44
101-351-718.000	LOCKUP/JAIL	556.08
101-371-718.000	BUILDING	3,558.93
592-536-718.000	PUBLIC SERVICES	2,446.76
596-528-718.000	RUBBISH	1,668.25
592-537-718.000	PUBLIC WORKS	7,451.51
588-596-718.000	SENIOR TRANSPORT	1,668.25
101-261-875.000	RETIREE - GENERAL	556.08
101-301-875.000	RETIREE - POLICE	12,011.38

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-336-875.000	RETIREEES - FIRE	6,561.77
592-537-875.000	RETIREEE - PUBLIC WORKS	2,669.20

BLUE CARE NETWORK OF MICHIGANInvoice Amount: **\$7,461.96**

BCN LEVEL 003 - - APRIL 2024 - RETIREES - DET

Check Date: **03/13/2024**

101-261-875.000	GENERAL RETIREES HEALTHCARE	2,151.36
101-301-875.000	POLICE RETIREES HEALTHCARE	478.08
101-325-875.000	DISPATCH RETIREES HEALTHCARE	478.08
101-336-875.000	FIRE RETIREES HEALTHCARE	3,398.28
592-537-875.000	PUBLIC WORKS RETIREES HEALTHCARE	956.16

C.O.A.M. - PLYMOUTH TOWNSHIPInvoice Amount: **\$406.00**

COAM UNION DUES MARCH 2024 (DETAILS ATTA

Check Date: **03/13/2024**

101-000-240.305	SCOTT TIDERINGTON	81.20
101-000-240.305	MARC HOFFMAN	81.20
101-000-240.305	MICHAEL HINKLE	81.20
101-000-240.305	JASON HAYES	81.20
101-000-240.305	MICHAEL FRITZ	81.20

COMCASTInvoice Amount: **\$174.08**

FIRESTATION #3 - ...0147442 - MARCH 2024

Check Date: **03/13/2024**

101-336-852.000	FS #3 - MARCH 2024	174.08
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COMCASTInvoice Amount: **\$252.85**

ACCT# 8529 10 216 26-4825 - IINTERNET @ RIS

Check Date: **03/13/2024**

101-262-852.000	INTERNET FOR ELECTION CENTER	252.85
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CONSUMERS ENERGYInvoice Amount: **\$900.95**

MONTHLY CHARGES - MARCH 2024 (DETAILS BE

Check Date: **03/13/2024**

101-673-921.000	FRIENDSHIP STATION - 1000 257103478	273.22
588-596-921.000	SENIOR TRANS 1000 2571-3478	17.44
101-751-921.000	TWP. PARK 1000 257103262	130.31
101-336-921.000	FIRE STATION #2 - 1000 2571-3403	479.98

CONSUMERS ENERGYInvoice Amount: **\$1,665.42**

MONTHLY CHGS - FEBRUARY 2024 (3) -- DPW-..

Check Date: **03/13/2024**

592-537-921.000	DPW-ACCT. # 1000-2645-6283	1,633.42
592-537-921.000	DPW - ACCT. # 1000-2645-6408	16.00
592-537-921.000	477455 FIVE MILE # /31000 6777 1970	16.00

CONSUMERS ENERGYInvoice Amount: **\$4,678.39**

MONTHLY CHGS - FEBRUARY 2024

Check Date: **03/13/2024**

101-171-921.000	SUPERVISOR	164.82
101-228-921.000	INFO SERVICES	139.07
101-257-921.000	ASSESSING	56.66
101-215-921.000	CLERK	235.49
101-253-921.000	TREASURER	84.99
101-301-921.000	POLICE	715.94
101-325-921.000	DISPATCH	267.84
101-336-921.000	FIRE DEPT	1,628.75
101-371-921.000	BUILDING	203.45
101-701-921.000	COMM DEVELOPMENT	15.45
101-751-921.000	PARK	580.65
596-528-921.000	UTILITIES-RUBBISH	7.73
592-536-921.000	DPW - WATER & SEWER	234.36
101-351-921.000	CORRECTIONS & JAIL	218.90
101-673-921.000	UTIL - SENIOR SERVICES	7.73
101-191-921.000	FINANCE	91.58

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

101-265-921.000	BUILDINGS AND GROUNDS	5.15
592-537-921.000	DPW - WATER & SEWER T & D	19.83

FIDELITY SECURITY LIFE INSURANCE CO**Invoice Amount: \$685.11**

EYE MED - RETIREES - MARCH 2024 (SPREADSH

Check Date: 03/13/2024

101-261-875.000	GENERAL RETIREES	109.18
101-301-875.000	POLICE RETIREES	215.90
101-325-875.000	DISPATCH RETIREE	10.81
101-336-875.000	FIRE RETIREES	245.67
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 - MARCH 2024 (DET

Check Date: 03/13/2024

101-000-243.000	CLINTON - EYEMED COBRA CHARGES	5.69
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FIDELITY SECURITY LIFE INSURANCE CO**Invoice Amount: \$1,066.67**

EYEMED - ACTIVE EMPLOYEES -MARCH 2024 (SP

Check Date: 03/13/2024

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	368.67
101-325-718.000	DISPATCH	112.98
101-336-718.000	FIRE	300.13
101-351-718.000	JAIL/LOCK UP	5.69
101-371-718.000	BUILDING	21.56
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	5.69

HARTFORD, THE**Invoice Amount: \$5,925.02**

THE HARTFORD-INSURANCE-MARCH 2024 (SPRE

Check Date: 03/13/2024

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	1,779.97
101-325-718.000	DISPATCH/COMMUNICATIONS DEPT	727.79
101-336-718.000	FIRE DEPT	1,691.00
101-351-718.000	JAIL/CORRECTIONS DEPT	48.68
101-371-718.000	BUILDING DEPT	217.95
588-596-718.000	TRANSPORTATION DEPT	40.34
592-536-718.000	PUBLIC SERVICES DEPT	141.22
592-537-718.000	PUBLIC WORKS DEPT	456.12
596-528-718.000	RUBBISH COLLECTION DISPOSAL DEPT	53.48
101-262-718.000	ELECTIONS	48.33

P.O.A.M. - PLYMOUTH TOWNSHIP**Invoice Amount: \$2,209.04**

POAM & DISPATCH UNION DUES - MARCH 2024 (

Check Date: 03/13/2024

101-000-240.325	DISPATCH UNION DUES	689.04
101-000-240.301	POAM UNION DUES	1,520.00

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****P.O.A.M. - PLYMOUTH TOWNSHIP**

DECEMBER 2023 PAYMENT SHORT \$10.00

Invoice Amount: \$10.00**Check Date: 03/13/2024**

101-000-240.325

DECEMBER 2023 PAYMENT SHORT \$10.00

10.00

TEAMSTER LOCAL # 214

TEAMSTER LOCAL #214 DUES - MARCH 2024 (D

Invoice Amount: \$456.00**Check Date: 03/13/2024**

101-000-240.592

TEAMSTER #214 DUES - MARCH 2024

456.00

TECHNICAL, PROFESSIONAL AND OFFICE-

TPOAM UNION DUES - MARCH 2024 (DETAILS AT

Invoice Amount: \$658.00**Check Date: 03/13/2024**

101-000-240.000

TPOAM UNION DUES MARCH 2024

658.00

WESTERN TWNSPS UTILITIES AUTHORITY

WTUA - FEBRUARY 2024 (SEE ATTACHED DETAIL

Invoice Amount: \$182,973.59**Check Date: 03/13/2024**

592-538-828.000

Monthly Charges

177,794.09

592-538-827.000

YUCA IPP-IWC

4,403.83

592-537-757.000

Country Acres Pump Station

775.67

Total Amount to be Disbursed: \$415,875.76



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

MEETING DATE: March 26, 2024

ITEM: Public Hearing to receive comments concerning MITC Parcel 13 Brownfield Plan, Amendment No. 5 (the “Plan Amendment”).

PRESENTER: Clerk Vorva

BACKGROUND: The Plymouth Township Board of Trustees is holding a public hearing to receive comments concerning the following amendments to a Brownfield Plan for property within the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area:

- MITC Parcel 13 Brownfield Plan, Amendment No. 5 (the “Plan Amendment”) – for approximately 21.53 acres in the northeastern portion of MITC Parcel 15, with address 48025 Five Mile Road, as depicted in Figure 1 in the Brownfield Plan Amendment.

This Plan Amendment provides for capture of tax increment revenues to reimburse the costs of eligible environmental and environmental activities incurred by Meijer Inc., developer of the described property, and the costs of public infrastructure improvements incurred by MITC to support development of land the MITC Redevelopment Area.

ACTION REQUESTED: Hold Public Hearing

PROPOSED MOTION : Move to open Public Hearing at _____
by _____ Second by _____.

Move to close Public Hearing at _____ by _____ Second by _____.

Roll Call Vote: OPEN

___Vorva ___Curmi ___Stewart ___Buckley ___Heise ___Monaghan ___Doroshewitz

Roll Call Vote: CLOSE

___Curmi ___Stewart ___Buckley ___Heise ___Monaghan ___Doroshewitz ___Vorva

G. 2



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: MITC Brownfield Redevelopment Plan Amendment #5

PRESENTERS: Supervisor Kurt Heise; MITC Consultant James Harless

BACKGROUND: I am requesting your approval of the fifth 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. 5 to the Parcel 13 Brownfield Plan adds the new Meijer's facility on Five Mile Road on approximately 21.53 acres of the northeastern portion of MITC Parcel 15, with address 48025 Five Mile Road, to MITC's Act 381 brownfield tax increment financing program. The Plan includes approval of eligible activities and costs of \$12,829,342 for the Meijer development of MITC Parcel 15, of which \$3,846,259 are for eligible environmental activities and \$8,983,083 are for public infrastructure and eligible site preparation activities. Under current assumptions of current and future taxable values and millage rates, Meijer Inc. will have been reimbursed approximately \$6,000,000 of their eligible costs by the time the Parcel 13 Brownfield Plan terminates in 2048.

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 March 26 meeting to answer any questions you may have.

PROPOSED MOTION: I move to adopt Resolution #2024-03-26-15, authorizing approval of the Michigan International Technology Center Redevelopment Authority MITC Base Brownfield Plan Amendment No. 5.

Moved By _____ Seconded By _____

ROLL CALL:

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

RESOLUTION 2024-03-26-15
The Charter Township of Plymouth

Resolution Approving
Michigan International Technology Center Redevelopment Authority
Parcel 13 Brownfield Plan Amendment No. 5
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, March 26, 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 Plymouth Charter Township Board of Trustees, the Parcel 13 Brownfield Plan Amendment No. 5 (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, March 26, 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:
The Plan constitutes a public purpose under the Act;

- The Plan meets all the requirements for a Brownfield Plan set forth in Section 13 and 13b of the Act;
- 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;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- 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:

- Plan Approved. Pursuant to the authority vested in the Township Board of Trustees by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
- 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.
- Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on March 26, 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: 2024-03-26-15

MEMORANDUM

Subject: MITC Parcel 13 Brownfield Plan Amendment No. 5 Summary

Date: March 11, 2024

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

The Parcel 13 Brownfield Plan, Amendment No. 5 (the "Plan") 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.

The Plan adds the Meijer at Five Mile redevelopment project by Meijer Inc. on approximately 21.53 acres of the northeastern portion of MITC Parcel 15, with address 48025 Five Mile Road, to MITC's Act 381 brownfield tax increment financing program. The Plan includes approval of eligible activities and costs of \$12,829,342 for the Meijer development of MITC Parcel 15, of which \$3,846,259 are for eligible environmental activities and \$8,983,083 are for public infrastructure (not included in previously approved MITC public infrastructure improvements) and eligible site preparation activities. Under current assumptions of current and future taxable values and millage rates, Meijer Inc. will have been reimbursed approximately \$6,000,000 of their eligible costs by the time the Parcel 13 Brownfield Plan terminates in 2048.

Meijer intends to construct two new retail/commercial buildings on the property. The primary building will serve as a retail and grocery store, spanning approximately 159,935 square feet on 19.80 acres. Interior project amenities will include pharmacy, pets, electronics, toys, sports, and apparel departments and a full-sized grocery store. The secondary building will be occupied by a convenience store/gasoline filling station, spanning approximately 3,373 square feet on 1.73 acres. Paved driveways and areas of grass and landscaping will surround the proposed buildings. Associated parking lots will occupy approximately 230,000 square feet and provide a total of 528 parking spaces. Exterior project amenities will include an eight-foot wide bike path along Five Mile Road to provide additional accessibility for nearby residents. The projected cost of the project is approximately \$15,300,000. Construction is currently expected to begin in 2025 and be completed in 2026.



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 Heitman
Joseph Vig
Glenn Cerny

BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 5

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

March 1, 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 – PARCEL 15 (MEIJER
AT FIVE MILE)**

**TABLE 1-6 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

TABLE 2-5 SUMMARY OF TIR CAPTURE FOR PARCEL 15 (MEIJER AT FIVE MILE)

APPENDIX C

TABLE 3 TIR REIMBURSEMENT ALLOCATION

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

APPENDIX E

PROJECT CONCEPTUAL DRAWINGS

PROJECT SUMMARY – AMENDMENT NO. 5

Project Names: Meijer at Five Mile (portion of MITC Parcel 15)

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); Coldwater Ridge (MITC Parcel 7) and MITC public infrastructure improvements.

All are component developments in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area and are included in this brownfield plan amendment.

Developers: Meijer Inc.

Other included developers: Hillside Ridge Road Holdings East LLC (MITC Parcel 13); Hillside Ridge Road Holdings West LLC (MITC Parcel 11/12); New Northville, LLC (western portion of MITC Parcel 9); Toll Northeast V Corp (MITC Parcel 7); and MITC Redevelopment Authority.

Estimated Investments: Meijer at Five Mile - \$15,300,000

Other included projects - \$181,000,000

Project Locations: The Meijer at Five Mile redevelopment will occupy approximately 21.53 acres of MITC Parcel 15 with address 48025 Five Mile Road.

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; approximately 27.39 acres (western portion of MITC Parcel 9) at the northeastern corner of Ridge Road and Five Mile Road in Northville Township; and approximately 25.5 acres of east of Ridge Road and north of Five Mile Road and Johnson Creek in Northville Township.

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.

Property Eligibilities: The Meijer portion of MITC Parcel 15 Parcel 7 is eligible, as defined in Act 381, by meeting the definition of a facility as defined in Part 201 and as blighted property by being owned by the State Land Bank Authority (SLB) at the time of inclusion in this Brownfield Plan Amendment.

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.

Eligible Activities And Costs

Tax increment revenues will be captured under this plan for deposit in the State Brownfield Redevelopment 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 the Meijer portion of Parcel 15 are \$12,760,792.

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. The site preparation costs for redevelopment of Parcel 7 are \$4,738,362, to be reimbursed only with incremental local taxes.

Capture Periods: Capture period for all projects - 30 years.
 Capture period for Meijer at Five Mile – 22 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 Coldwater Creek – 13 years
 Capture period for MITC infrastructure – 23 years.

Project Summaries: The proposed Meijer store redevelopment will include an approximately 160,000 square-foot retail store with pharmacy drive-through and paved parking for 481 vehicles, gasoline service station with an approximately 3,400 square-foot convenience store and paved parking for 10 vehicles, driveways, and a storm water detention basin.

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.

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 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 additional eligible 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. 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.

The Parcel 13 Brownfield Plan was further amended (Amendment No. 4) in April 2024 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).

This Parcel 13 Brownfield Plan, Amendment No. 5 (the "Plan Amendment") was prepared to add the Act 381 eligible activities and costs for redevelopment of approximately 21.5 acres of MITC Parcel 15 with a retail store and gasoline service station by Meijer, Inc.

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 17 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)	77-071-99-0002-703	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 (incl. Meijer portion)	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.

Meijer, Inc. is developing approximately 21.5 acres of land in the northeastern portion of MITC Parcel 15, adjoining Five Mile Road. The proposed redevelopment will include an approximately 160,000 square-foot retail store with pharmacy drive-through and paved parking for 481 vehicles, gasoline filling station with an approximately 3,400 square-foot convenience store with paved parking for 27 vehicles, driveways, and a storm water detention basin.

Proposed redevelopment projects on MITC Parcels 11/12, 13, 9, and 7 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. Coldwater Ridge is a residential development of approximately 99 attached townhomes on the approximately 25.5 acres of MITC Parcel 7.

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 underway for MITC Parcel 10. MITC Parcels 6, 8, and 10 are currently vegetated, vacant land. The remainder of MITC Parcel 15 is the site of the former DeHoCo prison facilities and is undeveloped and generally vegetated, except for remnant pavements and building foundations.

C. BASIS OF ELIGIBILITY

MITC Parcel 15 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 in this Plan Amendment 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 (Meijer Inc portion)	78-006-99-0001-711	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
15 (remaining portion)	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 at the time of property inclusion in this brownfield plan 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.

Meijer intends to construct two new commercial buildings on the northeastern portion of MITC Parcel 15. The primary building will serve as a retail and grocery store, spanning approximately 159,935 square feet on 19.80 acres. Interior project amenities will include pharmacy, pets, electronics, toys, sports, and apparel departments in addition to a full-sized grocery store. The secondary building will be occupied by a convenience store/gasoline filling station, spanning approximately 3,373 square feet on 1.73 acres. Paved driveways and areas of grass and landscaping will surround the proposed buildings. Associated parking lots will span approximately 230,000 square feet and provide a total of 528 parking spaces. Exterior project amenities will include an eight-foot wide bike path along Five Mile Road to provide additional accessibility for nearby residents.

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.

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 70 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. Site development also includes the creation of a 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. 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 (Meijer Inc portion) – Soil is contaminated with the following constituents at levels greater than default residential use and/or environmental protection criteria: 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, xylenes, tetrachloroethene, naphthalene, perfluorooctanoic acid (PFOS), arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Benzene, dichlorofluoromethane, tetrachloroethene, and mercury are present in soil or soil gas at levels above site-specific indoor air inhalation criteria. Residual building foundations, underground utilities, underground tunnels with asbestos, and pavements remain on the site as remnants of demolished former prison buildings.
- MITC Parcel 15 (Meijer portion) – Soil is contaminated with the following constituents at levels greater than Part 201 generic residential use criteria: benzene, xylenes, trimethylbenzenes,

tetrachloroethene, naphthalene, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

Dichloromethane is present in soil gas at concentrations greater than generic residential screening levels.

Large areas of fill and unsuitable soil are present on this parcel. Residual building foundations, underground utilities, and pavements remain on the site as remnants of demolished former prison buildings.

- MITC Parcel 15 (Remainder portion) – Soil is contaminated with the following constituents at levels greater than Part 201 generic residential use criteria: benzene, ethylbenzene, n-propylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

Arsenic, barium, and chloroform are present in groundwater at levels above generic residential use criteria.

Multiple, unregulated waste disposal areas and areas of unsuitable fill are also present on this parcel. Residual building foundations, underground utilities, and pavements remain on the parcel 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 State Education Tax (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 and 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 captured under this Plan Amendment are \$54,083,817. 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 1-6) attached in Appendix A. The total reimbursable costs for the brownfield redevelopment projects included in this Plan Amendment are as follows:

- MITC Parcel 15 (Meijer portion) - \$12,760,792
- 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 to be reimbursed 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, this Plan Amendment, and actual costs incurred 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, 1-4, and 1-5) and for the MITC public infrastructure (Table 1-6) 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 1-6 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 related Reimbursement Agreements.

Fifty percent (50%) of the available incremental SET 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 for redevelopment projects and 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	\$3,750,000
9 (Remainder portion)	77-066-99-0002-701	\$0	NA
10	78-001-99-0001-703	\$0	NA

11	78-001-01-0000-000	\$0	\$30,000,000
	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		
	78-001-01-0009-000		
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 (Meijer portion)	78-006-99-0001-711	\$0	\$4,800,000 (property) \$3,500,000 (personal property)
15 (Remainder portion)	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 2-5, 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. 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 2026 for the Meijer at Five Mile redevelopment in this Plan Amendment is year 8 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 derived from 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, SET, and school operating tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan.

Eligible environmental and non-environmental activities for Parcel 15 (Meijer portion; Table 1-5), Parcel 13 (Table 1-1), Parcel 9 (New Northville, LLC portion; Table 1-3), and the MITC public infrastructure improvements (Table 1-6) 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 will be fully reimbursed only with local TIR.

Except for those activities specifically identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elects not 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 1-6 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 Meijer Store #PLO redevelopment project is 2026.

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, SET, and school operating tax revenue sources based on the approved millage rates for each tax year in which TIR are captured; 100% of available local, SET, and 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, Table 2-4, and Table 2-5) 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 MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 in the MITC Redevelopment Area. Property surveys and legal descriptions for all MITC parcels included in this Plan Amendment, including surveys and legal descriptions for portions of parcels proposed for redevelopment, 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, all of MITC Parcels 6, 7, 8, 9, 13, and 15 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

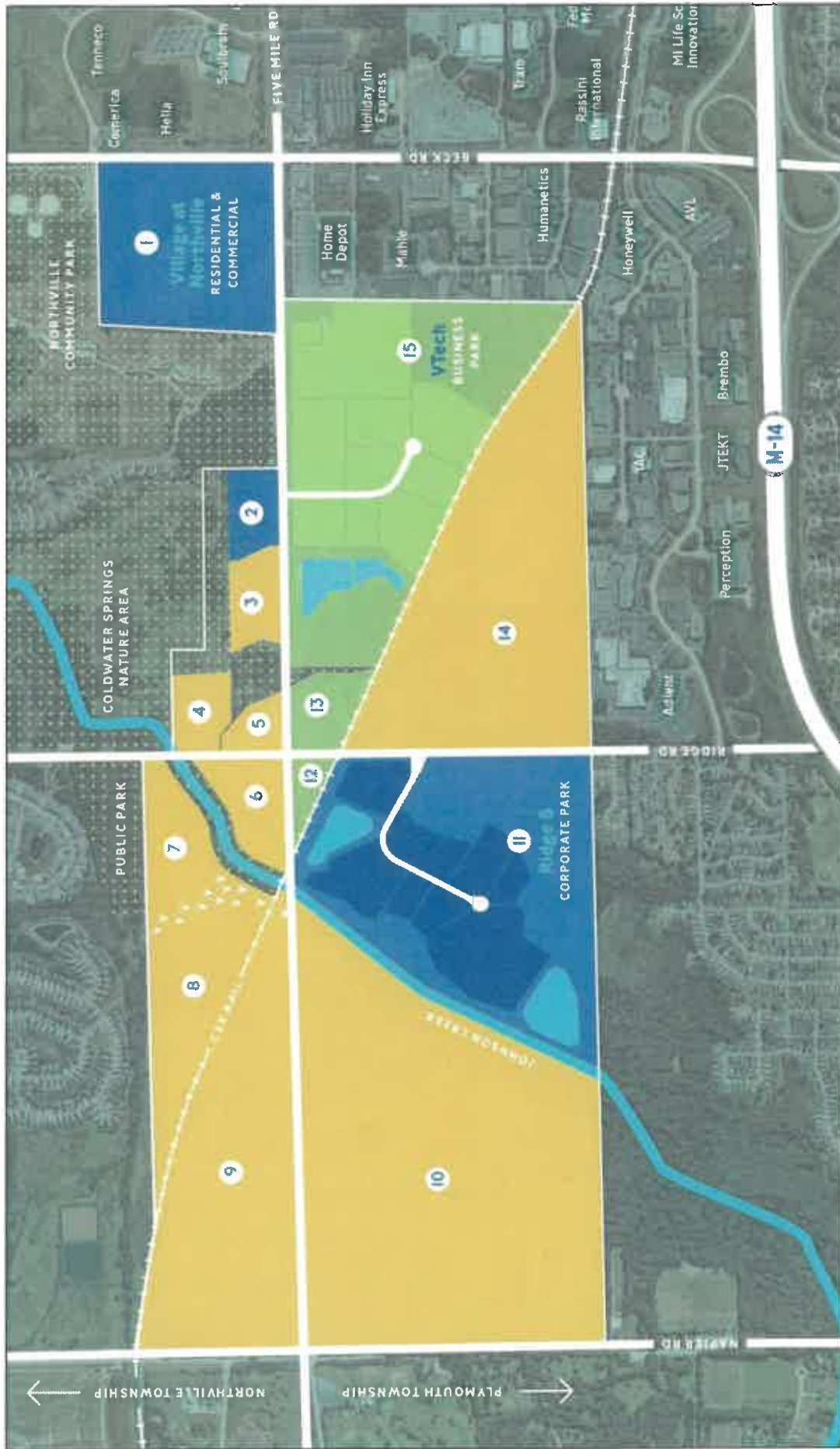


FIGURE NO. 1
MITC REDEVELOPMENT AREA

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



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

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



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 1-6 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 15 (MEIJER
AT FIVE MILE)**

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



TABLE 1-1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Parcel 13

2/29/2024

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 and Act 381 Work Plan Preparation 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
<i>Subtotal Department Specific Activities</i>	<i>\$1,172,190</i>
Contingency (15%)	\$169,304
<i>Total Department Specific Activities</i>	<i>\$1,341,494</i>
BROWNFIELD PLAN	
Brownfield Plan	\$15,000
<i>TOTAL ELIGIBLE ACTIVITIES⁽³⁾</i>	<i>\$1,356,494</i>

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**

2/29/2024

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 Construction General Conditions	\$54,018
Brownfield Plan and 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 and 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**

2/29/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$48,100
Due Care Assessment/Planning Activities Due Care Consulting and Planning	\$26,000
Brownfield Plan and Act 381 Work Plan Preparation 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 and Act 381 Work Plan Preparation 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
Meijer at Five Mile**

2/29/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$48,500
Due Care Activities Transportation and Disposal of Contaminated Soil Treatment and Disposal of Contaminated Dewatering Effluent Vapor Intrusion Mitigation Human Direct Contact Barriers Detention Pond Liner Protection of Underground Utilities Environmental Management, Site Monitoring, Sampling and Reporting	\$3,223,225
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$3,306,725
Contingency (15%)	\$483,484
Total Department Specific Activities	\$3,790,209
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
Lead, Asbestos, and Mold Abatement Assessment and Reporting Abatement	\$677,400
Public Infrastructure Improvements Five Mile Road Intersections, Turn Lanes, and Pedestrian Crossing Bike Paths Public Signage - Five Mile Road Public Water Main Improvements Public Storm Sewer Modification Public Sanitary Sewer Improvements Geotechnical, Engineering, and Design Services	\$1,643,250
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Traffic Control Temporary Erosion Control Special Foundations Soil Stabilization Dewatering for Site Preparation and Construction Geotechnical Assessment and Engineering Engineering and Design	\$5,131,920
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$35,000
Subtotal MSF Eligible Activities	\$7,815,942
Contingency (15%)	\$1,167,141
Total MSF Eligible Activities	\$8,983,083
TOTAL ELIGIBLE ACTIVITIES	\$12,773,292

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
Meijer at Five Mile**

3/1/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$52,800
Due Care Planning Activities Vapor Mitigation System Design	\$45,000
Due Care Activities Transportation and Disposal of Contaminated Soil Treatment and Disposal of Contaminated Dewatering Effluent Vapor Intrusion Mitigation Human Direct Contact Barriers Detention Pond Liner Protection of Underground Utilities Environmental Management, Site Monitoring, Sampling and Reporting	\$3,223,225
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$3,356,025
Contingency (15%)	\$490,234
Total Department Specific Activities	\$3,846,259
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
Lead, Asbestos, and Mold Abatement Assessment and Reporting Abatement	\$677,400
Public Infrastructure Improvements Five Mile Road Intersections, Turn Lanes, and Pedestrian Crossing Bike Paths Public Signage - Five Mile Road Public Water Main Improvements Public Storm Sewer Modification Public Sanitary Sewer Improvements Geotechnical, Engineering, and Design Services	\$1,643,250
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Traffic Control Temporary Erosion Control Special Foundations Soil Stabilization Dewatering for Site Preparation and Construction Geotechnical Assessment and Engineering Engineering and Design	\$5,131,920
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$35,000
Subtotal MSF Eligible Activities	\$7,815,942
Contingency (15%)	\$1,167,141
Total MSF Eligible Activities	\$8,983,083
TOTAL ELIGIBLE ACTIVITIES	\$12,829,342

Notes:

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

⁽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 2-5 SUMMARY OF TIR CAPTURE FOR PARCEL 15 (MEIJER AT FIVE MILE PORTION)



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

	Estimated Taxable Value (TV) Increase Rate: 2% per year																
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Plan Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
* 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	\$ 3,755,134	\$ 3,831,256	\$ 3,910,887
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	\$ 3,755,134	\$ 3,831,256	\$ 3,910,887
41.4026																	
9.3273																	
Winter Rate																	
Summer Rate																	
School Canteen																	
SUBA 5/50																	
State Education Tax (SET)	\$ 5,540	\$ 17,422	\$ 17,770	\$ 18,126	\$ 18,488	\$ 18,856	\$ 19,235	\$ 19,620	\$ 20,012	\$ 20,412	\$ 20,821	\$ 21,237	\$ 21,662	\$ 22,095	\$ 22,537	\$ 22,983	\$ 23,434
School Operating Tax	\$ 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	\$ 70,334
School Total	\$ 31,160	\$ 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	\$ 93,768
Local Capture																	
Township (winter)	\$ 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	\$ 3,164
Police-Fire (1) (winter)	\$ 1,621	\$ 4,707	\$ 4,801	\$ 4,897	\$ 4,995	\$ 5,095	\$ 5,197	\$ 5,301	\$ 5,407	\$ 5,515	\$ 5,625	\$ 5,738	\$ 5,853	\$ 5,970	\$ 6,089	\$ 6,211	\$ 6,334
Police-Fire (2) (winter)	\$ 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	\$ 2,181
Police-Fire (3) (winter)	\$ 1,098	\$ 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	\$ 4,659
Fire (winter)	\$ 1,405	\$ 2,865	\$ 2,932	\$ 2,990	\$ 3,040	\$ 3,101	\$ 3,163	\$ 3,226	\$ 3,291	\$ 3,356	\$ 3,424	\$ 3,492	\$ 3,562	\$ 3,633	\$ 3,706	\$ 3,780	\$ 3,854
Wayne County (winter)	\$ 1,409	\$ 2,874	\$ 2,931	\$ 2,980	\$ 3,050	\$ 3,111	\$ 3,173	\$ 3,236	\$ 3,301	\$ 3,367	\$ 3,434	\$ 3,503	\$ 3,573	\$ 3,645	\$ 3,717	\$ 3,792	\$ 3,867
Wayne County Jail (winter)	\$ 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	\$ 3,664
Wayne County Parks (winter)	\$ 350	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804	\$ 820	\$ 837	\$ 853	\$ 870	\$ 888	\$ 906	\$ 924	\$ 942	\$ 960
Wayne County (winter)	\$ 300	\$ 611	\$ 623	\$ 636	\$ 648	\$ 661	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775	\$ 790	\$ 805	\$ 820
MCMA (winter)	\$ 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	\$ 5,644
Plymouth Library (winter)	\$ 25	\$ 51	\$ 52	\$ 53	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63	\$ 64	\$ 65	\$ 66	\$ 68	\$ 69
Community College (winter)	\$ 0,017	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034	\$ 0,034
Community College (summer)	\$ 2,270	\$ 4,540	\$ 4,623	\$ 4,707	\$ 4,792	\$ 4,878	\$ 4,965	\$ 5,053	\$ 5,142	\$ 5,232	\$ 5,323	\$ 5,415	\$ 5,508	\$ 5,602	\$ 5,697	\$ 5,792	\$ 5,888
RESA - Spec Ed (summer)	\$ 3,367	\$ 6,734	\$ 6,868	\$ 7,003	\$ 7,139	\$ 7,277	\$ 7,417	\$ 7,558	\$ 7,701	\$ 7,845	\$ 7,991	\$ 8,138	\$ 8,286	\$ 8,435	\$ 8,585	\$ 8,736	\$ 8,888
RESA - Gen Operating (summer)	\$ 1,38	\$ 2,76	\$ 2,81	\$ 2,86	\$ 2,91	\$ 2,97	\$ 3,03	\$ 3,09	\$ 3,16	\$ 3,22	\$ 3,28	\$ 3,35	\$ 3,42	\$ 3,48	\$ 3,55	\$ 3,62	\$ 3,69
RESA - Enhance (summer)	\$ 2,000	\$ 4,000	\$ 4,096	\$ 4,193	\$ 4,291	\$ 4,390	\$ 4,490	\$ 4,591	\$ 4,693	\$ 4,795	\$ 4,898	\$ 5,002	\$ 5,106	\$ 5,211	\$ 5,317	\$ 5,423	\$ 5,530
Wayne County (summer)	\$ 5,683	\$ 11,366	\$ 11,632	\$ 11,900	\$ 12,170	\$ 12,442	\$ 12,716	\$ 13,000	\$ 13,286	\$ 13,574	\$ 13,864	\$ 14,156	\$ 14,450	\$ 14,746	\$ 15,044	\$ 15,344	\$ 15,646
Local Total	\$ 31,880	\$ 65,035	\$ 66,384	\$ 67,684	\$ 69,017	\$ 70,392	\$ 71,805	\$ 73,249	\$ 74,707	\$ 76,188	\$ 77,722	\$ 79,278	\$ 80,865	\$ 82,482	\$ 84,130	\$ 85,813	\$ 87,526
Not-Capturable Millages																	
School Debt (summer)	\$ 5,772	\$ 5,837	\$ 5,953	\$ 6,072	\$ 6,194	\$ 6,318	\$ 6,444	\$ 6,571	\$ 6,700	\$ 6,830	\$ 6,961	\$ 7,094	\$ 7,229	\$ 7,365	\$ 7,503	\$ 7,643	\$ 7,784
Wayne County Art Institute (winter)	\$ 265	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321	\$ 328	\$ 334	\$ 341	\$ 348	\$ 355	\$ 362	\$ 369	\$ 376	\$ 383	\$ 390
Wayne County Zoo	\$ 143	\$ 145	\$ 148	\$ 151	\$ 154	\$ 157	\$ 161	\$ 164	\$ 167	\$ 171	\$ 174	\$ 177	\$ 181	\$ 184	\$ 187	\$ 191	\$ 194
Total Non-Capturable Taxes	\$ 6,149	\$ 6,272	\$ 6,397	\$ 6,525	\$ 6,656	\$ 6,789	\$ 6,923	\$ 7,058	\$ 7,194	\$ 7,331	\$ 7,469	\$ 7,608	\$ 7,748	\$ 7,889	\$ 8,031	\$ 8,174	\$ 8,318
Total Tax Incremental Revenue (TRR) Available for Capture	\$ 66,040	\$ 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	\$ 177,754	\$ 181,292



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

Estimated Taxable Value (TV) Increase Rates															
		Plus Year													
		21	22	23	24	25	26	27	28	29	30			TOTAL	
		Calendar Year													
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028				
		Base Taxable Value													
		Estimated New TV ¹													
		Land & Bldg Incremental Difference (New TV - Base TV)													
		41.4026													
		9.3273													
		Addage Rate													
		School Capture													
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Table 2-2
TAX INCREMENT REVENUE
Parcel 11/12 - Ridge S Corporate Park
MITC Redevelopment
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate: 2% per year																				
Plan Year		Calendar Year																		
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*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	\$ 37,301,104	\$ 38,046,720
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	\$ 37,301,104	\$ 38,046,720
Total Tax Increment Revenue (TVI) Available for Capture		\$ 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	\$ 37,301,104	\$ 38,046,720
Allocation																				
State Education Tax (SET)		6.0000	\$ 18,000	\$ 63,000	\$ 99,000	\$ 126,000	\$ 153,000	\$ 162,000	\$ 180,000	\$ 183,600	\$ 187,272	\$ 191,017	\$ 194,838	\$ 198,735	\$ 202,709	\$ 206,763	\$ 210,899	\$ 215,117	\$ 219,419	\$ 223,806
School Operating		18.0000	\$ 54,000	\$ 189,000	\$ 297,000	\$ 378,000	\$ 459,000	\$ 486,000	\$ 540,000	\$ 550,800	\$ 561,816	\$ 573,032	\$ 584,513	\$ 596,204	\$ 608,328	\$ 620,790	\$ 632,696	\$ 645,350	\$ 658,257	\$ 671,419
School Total		24.0000	\$ 72,000	\$ 252,000	\$ 396,000	\$ 504,000	\$ 612,000	\$ 648,000	\$ 720,000	\$ 734,400	\$ 749,088	\$ 764,069	\$ 779,351	\$ 794,939	\$ 810,837	\$ 827,653	\$ 843,595	\$ 860,467	\$ 877,676	\$ 894,925
Other Captures																				
Township		0.8134	\$ 2,440	\$ 8,541	\$ 13,421	\$ 17,081	\$ 20,742	\$ 24,402	\$ 24,890	\$ 25,388	\$ 25,896	\$ 26,414	\$ 26,942	\$ 27,481	\$ 28,030	\$ 28,591	\$ 29,163	\$ 29,746	\$ 30,340	\$ 30,944
Police-Fire (1)		1.6272	\$ 4,882	\$ 17,086	\$ 26,849	\$ 34,171	\$ 41,694	\$ 48,816	\$ 49,782	\$ 50,748	\$ 51,804	\$ 52,840	\$ 53,897	\$ 54,975	\$ 56,074	\$ 57,196	\$ 58,340	\$ 59,506	\$ 60,694	\$ 61,904
Police-Fire (2)		0.5904	\$ 1,681	\$ 5,884	\$ 9,247	\$ 11,768	\$ 14,290	\$ 16,812	\$ 17,148	\$ 17,484	\$ 17,820	\$ 18,156	\$ 18,492	\$ 18,828	\$ 19,164	\$ 19,500	\$ 19,836	\$ 20,172	\$ 20,508	\$ 20,844
Police-Fire (3)		1.1971	\$ 3,591	\$ 12,570	\$ 19,752	\$ 25,139	\$ 30,526	\$ 35,913	\$ 36,631	\$ 37,349	\$ 38,067	\$ 38,785	\$ 39,503	\$ 40,221	\$ 40,939	\$ 41,657	\$ 42,375	\$ 43,093	\$ 43,811	\$ 44,529
Fire		0.9003	\$ 2,571	\$ 10,398	\$ 16,340	\$ 20,796	\$ 25,253	\$ 29,709	\$ 30,303	\$ 30,907	\$ 31,511	\$ 32,115	\$ 32,719	\$ 33,323	\$ 33,927	\$ 34,531	\$ 35,135	\$ 35,739	\$ 36,343	\$ 36,947
Plymouth Library		1.4535	\$ 4,361	\$ 15,262	\$ 23,983	\$ 30,524	\$ 37,065	\$ 43,606	\$ 44,177	\$ 44,748	\$ 45,319	\$ 45,890	\$ 46,461	\$ 47,032	\$ 47,603	\$ 48,174	\$ 48,745	\$ 49,316	\$ 49,887	\$ 50,458
Wayne County		5.6483	\$ 16,945	\$ 59,307	\$ 91,197	\$ 118,614	\$ 144,032	\$ 169,449	\$ 172,838	\$ 176,295	\$ 179,821	\$ 183,417	\$ 187,085	\$ 190,827	\$ 194,644	\$ 198,537	\$ 202,507	\$ 206,557	\$ 210,687	\$ 214,897
Wayne County		0.9897	\$ 2,969	\$ 10,392	\$ 16,330	\$ 20,784	\$ 25,237	\$ 29,691	\$ 30,285	\$ 30,880	\$ 31,475	\$ 32,070	\$ 32,665	\$ 33,260	\$ 33,855	\$ 34,450	\$ 35,045	\$ 35,640	\$ 36,235	\$ 36,830
WC Jail		0.9381	\$ 2,814	\$ 9,850	\$ 15,479	\$ 19,700	\$ 23,922	\$ 28,143	\$ 28,706	\$ 29,269	\$ 29,832	\$ 30,395	\$ 30,958	\$ 31,521	\$ 32,084	\$ 32,647	\$ 33,210	\$ 33,773	\$ 34,336	\$ 34,899
WC Parks		0.4459	\$ 1,288	\$ 4,557	\$ 7,057	\$ 8,914	\$ 11,164	\$ 13,914	\$ 14,270	\$ 14,626	\$ 14,982	\$ 15,338	\$ 15,694	\$ 16,050	\$ 16,406	\$ 16,762	\$ 17,118	\$ 17,474	\$ 17,830	\$ 18,186
HCMA		0.3117	\$ 885	\$ 3,083	\$ 4,723	\$ 6,063	\$ 7,703	\$ 9,843	\$ 10,199	\$ 10,555	\$ 10,911	\$ 11,267	\$ 11,623	\$ 11,979	\$ 12,335	\$ 12,691	\$ 13,047	\$ 13,403	\$ 13,759	\$ 14,115
Community College		2.2516	\$ 6,355	\$ 23,642	\$ 37,151	\$ 47,284	\$ 57,418	\$ 67,552	\$ 68,699	\$ 70,277	\$ 71,855	\$ 73,433	\$ 75,011	\$ 76,589	\$ 78,167	\$ 79,745	\$ 81,323	\$ 82,901	\$ 84,479	\$ 86,057
RESA - Spec Ed		3.3678	\$ 10,103	\$ 35,362	\$ 55,569	\$ 70,724	\$ 85,879	\$ 101,034	\$ 103,655	\$ 106,276	\$ 108,897	\$ 111,518	\$ 114,139	\$ 116,760	\$ 119,381	\$ 122,002	\$ 124,623	\$ 127,244	\$ 129,865	\$ 132,486
RESA - Gen Oper		0.9605	\$ 290	\$ 1,013	\$ 1,592	\$ 2,027	\$ 2,461	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072	\$ 3,134	\$ 3,196	\$ 3,258	\$ 3,320	\$ 3,382	\$ 3,444	\$ 3,506	\$ 3,568	\$ 3,630
RESA - Enhance		2.0000	\$ 6,000	\$ 21,000	\$ 33,000	\$ 42,000	\$ 51,000	\$ 60,000	\$ 61,200	\$ 62,400	\$ 63,600	\$ 64,800	\$ 66,000	\$ 67,200	\$ 68,400	\$ 69,600	\$ 70,800	\$ 72,000	\$ 73,200	\$ 74,400
Total Total		22.9515	\$ 67,175	\$ 235,412	\$ 369,450	\$ 470,222	\$ 570,994	\$ 671,745	\$ 685,180	\$ 698,685	\$ 712,861	\$ 727,118	\$ 741,660	\$ 756,495	\$ 771,622	\$ 787,057	\$ 802,797	\$ 818,854	\$ 835,239	\$ 851,979

Other Captures		0.1000	\$ 300	\$ 1,050	\$ 825	\$ 1,050	\$ 1,275	\$ 1,350	\$ 1,500	\$ 1,530	\$ 1,680	\$ 1,710	\$ 1,860	\$ 1,890	\$ 2,040	\$ 2,070	\$ 2,220	\$ 2,250	\$ 2,400	\$ 2,430	\$ 2,580
WC Zoo		0.1000	\$ 300	\$ 1,050	\$ 825	\$ 1,050	\$ 1,275	\$ 1,350	\$ 1,500	\$ 1,530	\$ 1,680	\$ 1,710	\$ 1,860	\$ 1,890	\$ 2,040	\$ 2,070	\$ 2,220	\$ 2,250	\$ 2,400	\$ 2,430	\$ 2,580
WC Art Institute		0.0000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
School Debt		4.0000	\$ 12,000	\$ 42,000	\$ 63,000	\$ 84,000	\$ 105,000	\$ 126,000	\$ 127,200	\$ 128,400	\$ 129,600	\$ 130,800	\$ 132,000	\$ 133,200	\$ 134,400	\$ 135,600	\$ 136,800	\$ 138,000	\$ 139,200	\$ 140,400	\$ 141,600
Total Non-Capturable Taxes		4.2000	\$ 12,300	\$ 43,050	\$ 64,050	\$ 85,050	\$ 106,050	\$ 127,050	\$ 128,200	\$ 129,400	\$ 130,600	\$ 131,800	\$ 133,000	\$ 134,200	\$ 135,400	\$ 136,600	\$ 137,800	\$ 139,000	\$ 140,200	\$ 141,400	\$ 142,600
Total Tax Increment Revenue (TVI) Available for Capture			\$ 139,175	\$ 487,112	\$ 765,460	\$ 974,222	\$ 1,182,984	\$ 1,252,572	\$ 1,391,745	\$ 1,410,380	\$ 1,497,979	\$ 1,476,930	\$ 1,506,469	\$ 1,567,332	\$ 1,598,675	\$ 1,680,264	\$ 1,731,915	\$ 1,813,506	\$ 1,865,157	\$ 1,946,748	\$ 2,008,339



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

	Plan Year												TOTAL
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Estimated Taxable Value (TV) Increase Rate:													
Calendar Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
*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	\$ 46,379,716	
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	\$ 46,379,716	
School Total													
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	\$ 5,594,816
School Operating	18.0000	\$ 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
	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	\$ 22,199,268
Local Total													
Township	0.8134	\$ 30,341	\$ 30,948	\$ 31,557	\$ 32,168	\$ 32,782	\$ 33,399	\$ 34,019	\$ 34,642	\$ 35,268	\$ 35,895	\$ 36,524	\$ 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	\$ 516,933
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	\$ 36,539	\$ 37,078	\$ 37,628	\$ 38,189	\$ 38,762	\$ 39,346	\$ 39,941	\$ 40,546	\$ 41,162	\$ 41,789	\$ 42,427	\$ 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	5.6883	\$ 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	0.9897	\$ 36,517	\$ 37,055	\$ 37,605	\$ 38,167	\$ 38,742	\$ 39,330	\$ 39,931	\$ 40,545	\$ 41,172	\$ 41,811	\$ 42,462	\$ 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	\$ 226,836
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	\$ 85,987	\$ 87,567	\$ 89,181	\$ 90,831	\$ 92,518	\$ 94,242	\$ 96,003	\$ 97,801	\$ 99,636	\$ 101,509	\$ 103,421	\$ 2,077,032
RESA - Spec Ed	3.3678	\$ 125,623	\$ 128,136	\$ 130,698	\$ 133,312	\$ 135,978	\$ 138,696	\$ 141,467	\$ 144,291	\$ 147,167	\$ 150,095	\$ 153,075	\$ 3,106,692
RESA - Gen Oper	0.0585	\$ 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	\$ 74,672	\$ 76,095	\$ 77,616	\$ 79,139	\$ 80,762	\$ 82,387	\$ 84,014	\$ 85,643	\$ 87,275	\$ 88,910	\$ 90,548	\$ 1,844,940
	22.3915	\$ 855,230	\$ 874,956	\$ 894,974	\$ 915,293	\$ 935,916	\$ 956,843	\$ 978,075	\$ 999,612	\$ 1,021,455	\$ 1,043,607	\$ 1,066,078	\$ 20,655,482
Local Total													
WC Zoo	3.7700	\$ 3,770	\$ 3,805	\$ 3,841	\$ 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	\$ 169,433
School Debt	4.0000	\$ 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	\$ 164,564	\$ 168,052	\$ 171,604	\$ 175,225	\$ 178,916	\$ 182,677	\$ 186,500	\$ 190,387	\$ 194,338	\$ 198,354	\$ 3,659,768
Total Tax Increment Revenue (TIR) Available for Capture		\$ 1,730,439	\$ 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	\$ 2,109,421	\$ 42,794,759



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

Estimated Taxable Value (TV) Increase Rate: 2% per year	Plan Year																							
	Calendar Year																							
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Base Taxable Value	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Estimated New TV	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Incremental Difference (New TV - Base TV)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Tax Incremental Revenue (TIR) Available for Capture																								
State Education Tax (SET)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Tax Incremental Revenue (TIR) Available for Capture																								
Northville Township Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Public Safety	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Shared Services	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Sinking Fund	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RESA Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RESA Special Ed.	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RESA Enhancement	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
HQMA	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Library Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
WC Jail	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
WC Parks	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Schoolcraft Community College	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Tax Incremental Revenue (TIR) Available for Capture																								
WC Zoo	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
WC Art Institute	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Property Bond Prop	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Debt	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Non-Capturable Taxes	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Tax Incremental Revenue (TIR) Available for Capture																								

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

	Estimated Taxable Value (TV) Increase Rate:												TOTAL
	23	24	25	26	27	28	29	30	31	32	33		
Plan Year													
Calendar Year													
Base Taxable Value	\$ 2041	\$ 2042	\$ 2043	\$ 2044	\$ 2045	\$ 2046	\$ 2047	\$ 2048	\$ 2049	\$ 2050	\$ 2051		
Estimated New TV	\$ 5,147,546	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	\$ 6,275,318		
Incremental Difference (New TV - Base TV)	\$ 5,147,546	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	\$ 6,275,318		
School Total													
State Education Tax (SET)	\$ 30,868	\$ 31,505	\$ 32,136	\$ 32,778	\$ 33,434	\$ 34,102	\$ 34,785	\$ 35,480	\$ 36,190	\$ 36,914	\$ 37,652	\$ 753,380	
School Operating	\$ 92,693	\$ 94,516	\$ 96,407	\$ 98,335	\$ 100,301	\$ 102,307	\$ 104,354	\$ 106,441	\$ 108,570	\$ 110,741	\$ 112,956	\$ 2,260,138	
	\$ 123,561	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 144,760	\$ 147,655	\$ 150,608	\$ 3,013,518	
Local Capture													
Northville Township Operating	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 0.7686	\$ 96,508	
Public Safety	\$ 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	\$ 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	\$ 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	\$ 493	\$ 502	\$ 512	\$ 522	\$ 533	\$ 543	\$ 554	\$ 565	\$ 577	\$ 588	\$ 600	\$ 12,003	
RESA Special Ed.	\$ 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	\$ 10,232	\$ 10,437	\$ 10,645	\$ 10,858	\$ 11,076	\$ 11,297	\$ 11,523	\$ 11,753	\$ 11,988	\$ 12,228	\$ 12,473	\$ 249,569	
HQMA	\$ 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	\$ 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	\$ 39,939	\$ 40,618	\$ 41,311	\$ 42,017	\$ 42,737	\$ 43,472	\$ 44,221	\$ 44,986	\$ 45,765	\$ 46,561	\$ 47,372	\$ 827,814	
MC Jail	\$ 4,817	\$ 4,914	\$ 5,012	\$ 5,112	\$ 5,215	\$ 5,319	\$ 5,425	\$ 5,534	\$ 5,644	\$ 5,757	\$ 5,872	\$ 117,503	
MC Parks	\$ 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	\$ 11,686	\$ 11,920	\$ 12,158	\$ 12,401	\$ 12,649	\$ 12,902	\$ 13,160	\$ 13,423	\$ 13,692	\$ 13,966	\$ 14,245	\$ 285,028	
	\$ 129,758	\$ 132,335	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 149,051	\$ 152,034	\$ 155,074	\$ 158,175	\$ 3,164,934	
Local Total													
MC Zoo	\$ 511	\$ 521	\$ 531	\$ 542	\$ 553	\$ 564	\$ 575	\$ 587	\$ 598	\$ 610	\$ 623	\$ 12,458	
MC Art Institute	\$ 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	\$ 1,802	\$ 1,838	\$ 1,875	\$ 1,912	\$ 1,950	\$ 1,989	\$ 2,029	\$ 2,070	\$ 2,111	\$ 2,153	\$ 2,196	\$ 43,968	
School Debt	\$ 8,752	\$ 8,927	\$ 9,105	\$ 9,287	\$ 9,473	\$ 9,662	\$ 9,856	\$ 10,054	\$ 10,254	\$ 10,459	\$ 10,668	\$ 213,461	
Total Non-Capturable Taxes	\$ 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 Incremental Revenue (TR) Available for Capture													
	\$ 253,309	\$ 256,376	\$ 259,445	\$ 262,514	\$ 265,583	\$ 268,652	\$ 271,721	\$ 274,790	\$ 277,859	\$ 280,928	\$ 283,997	\$ 5,716,452	



Table 2-4
TAX INCREMENTAL REVENUE
Parcel 17
MITC Redevelopment Area
Plymouth Township, Michigan
2/29/2024

	Estimated Taxable Value (TV) Increase Rate: 2% per year											
	Plan Year											
	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year												
Base Taxable Value												
Estimated New Property TV ¹	\$ 1,000,000	\$ 4,800,000	\$ 4,896,000	\$ 4,993,920	\$ 5,093,798	\$ 5,195,674	\$ 5,299,588	\$ 5,405,580	\$ 5,513,691	\$ 5,623,965	\$ 5,736,444	\$ 5,851,173
Estimated New Personal Property TV ¹	\$ -	\$ 3,500,000	\$ 3,562,500	\$ 3,625,500	\$ 3,689,000	\$ 3,753,000	\$ 3,817,500	\$ 3,882,500	\$ 3,948,000	\$ 4,014,000	\$ 4,080,500	\$ 4,147,500
Incremental Difference (New TV - Base TV)	\$ 1,000,000	\$ 8,300,000	\$ 7,958,500	\$ 7,619,420	\$ 7,282,798	\$ 6,948,674	\$ 6,617,088	\$ 6,288,080	\$ 5,961,691	\$ 5,637,965	\$ 5,316,944	\$ 5,000,000
School Total												
State Education Tax (SET)	\$ 3,000	\$ 24,900	\$ 23,876	\$ 22,857	\$ 21,844	\$ 20,844	\$ 19,866	\$ 18,910	\$ 17,976	\$ 17,064	\$ 16,174	\$ 15,306
School Operating	\$ 9,000	\$ 74,700	\$ 71,627	\$ 68,570	\$ 65,532	\$ 62,522	\$ 59,544	\$ 56,600	\$ 53,688	\$ 50,808	\$ 47,960	\$ 45,144
	\$ 12,000	\$ 99,600	\$ 95,503	\$ 91,427	\$ 87,376	\$ 83,366	\$ 79,410	\$ 75,510	\$ 71,664	\$ 67,872	\$ 64,134	\$ 60,450
College Total												
Northville Township Operating	\$ 7,586	\$ 3,190	\$ 3,058	\$ 2,928	\$ 2,798	\$ 2,674	\$ 2,550	\$ 2,426	\$ 2,304	\$ 2,184	\$ 2,064	\$ 1,944
Public Safety	\$ 3,218	\$ 26,712	\$ 25,613	\$ 24,520	\$ 23,433	\$ 22,352	\$ 21,276	\$ 20,204	\$ 19,136	\$ 18,072	\$ 17,008	\$ 15,944
Shared Services	\$ 7,561	\$ 3,178	\$ 3,009	\$ 2,880	\$ 2,753	\$ 2,628	\$ 2,504	\$ 2,380	\$ 2,256	\$ 2,132	\$ 2,008	\$ 1,884
School Sinking Fund	\$ 4,698	\$ 235	\$ 1,950	\$ 1,869	\$ 1,790	\$ 1,710	\$ 1,630	\$ 1,550	\$ 1,470	\$ 1,390	\$ 1,310	\$ 1,230
RESA Operating	\$ 48	\$ 397	\$ 380	\$ 364	\$ 348	\$ 332	\$ 316	\$ 300	\$ 284	\$ 268	\$ 252	\$ 236
RESA Special Ed.	\$ 1,672	\$ 13,879	\$ 13,308	\$ 12,740	\$ 12,175	\$ 11,610	\$ 11,045	\$ 10,480	\$ 9,915	\$ 9,350	\$ 8,785	\$ 8,220
RESA Enhancement	\$ 994	\$ 8,249	\$ 7,909	\$ 7,572	\$ 7,236	\$ 6,900	\$ 6,564	\$ 6,228	\$ 5,892	\$ 5,556	\$ 5,220	\$ 4,884
HOMA	\$ 104	\$ 859	\$ 824	\$ 789	\$ 754	\$ 719	\$ 684	\$ 649	\$ 614	\$ 579	\$ 544	\$ 509
Library Operating	\$ 549	\$ 4,555	\$ 4,367	\$ 4,181	\$ 3,996	\$ 3,812	\$ 3,628	\$ 3,444	\$ 3,260	\$ 3,076	\$ 2,892	\$ 2,708
Wayne County Operating	\$ 3,296	\$ 27,360	\$ 26,234	\$ 25,115	\$ 24,002	\$ 22,894	\$ 21,790	\$ 20,690	\$ 19,594	\$ 18,502	\$ 17,414	\$ 16,330
WC Jail	\$ 488	\$ 3,884	\$ 3,724	\$ 3,565	\$ 3,407	\$ 3,250	\$ 3,094	\$ 2,938	\$ 2,782	\$ 2,626	\$ 2,470	\$ 2,314
WC Parks	\$ 122	\$ 1,013	\$ 972	\$ 930	\$ 889	\$ 848	\$ 807	\$ 766	\$ 725	\$ 684	\$ 643	\$ 602
Schoolcraft Community College	\$ 1,135	\$ 9,421	\$ 9,033	\$ 8,647	\$ 8,264	\$ 7,882	\$ 7,500	\$ 7,118	\$ 6,736	\$ 6,354	\$ 5,972	\$ 5,590
	\$ 12,603	\$ 104,607	\$ 100,300	\$ 96,021	\$ 91,765	\$ 87,522	\$ 83,290	\$ 79,068	\$ 74,846	\$ 70,624	\$ 66,402	\$ 62,180
Total Total	\$ 25,259	\$ 204,207	\$ 195,803	\$ 187,448	\$ 179,141	\$ 170,884	\$ 162,676	\$ 154,516	\$ 146,404	\$ 138,340	\$ 130,324	\$ 122,356
Municipal Total												
WC Zoo	\$ 50	\$ 412	\$ 385	\$ 378	\$ 361	\$ 345	\$ 328	\$ 312	\$ 296	\$ 280	\$ 264	\$ 248
WC Art Institute	\$ 99	\$ 824	\$ 790	\$ 757	\$ 723	\$ 689	\$ 655	\$ 621	\$ 587	\$ 553	\$ 519	\$ 485
Property Bond Prop	\$ 175	\$ 1,453	\$ 1,393	\$ 1,333	\$ 1,274	\$ 1,214	\$ 1,154	\$ 1,094	\$ 1,034	\$ 974	\$ 914	\$ 854
School Debt	\$ 850	\$ 7,055	\$ 6,785	\$ 6,476	\$ 6,189	\$ 5,908	\$ 5,626	\$ 5,344	\$ 5,062	\$ 4,780	\$ 4,498	\$ 4,216
Total Non-Capturable Taxes	\$ 1,174	\$ 9,743	\$ 9,342	\$ 8,944	\$ 8,548	\$ 8,152	\$ 7,756	\$ 7,360	\$ 6,964	\$ 6,568	\$ 6,172	\$ 5,776
Total Tax Incremental Revenue (TIR) Available for Capture	\$ 24,603	\$ 204,207	\$ 195,803	\$ 187,448	\$ 179,141	\$ 170,884	\$ 162,676	\$ 154,516	\$ 146,404	\$ 138,340	\$ 130,324	\$ 122,356

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
2/29/2024

Estimated Taxable Value (TV) Increase Rate:												
	Plan Year	Calendar Year										TOTAL
		23	24	25	26	27	28	29	30			
		2021	2042	2043	2044	2045	2046	2047	2048			
	Base Taxable Value	\$	\$	\$	\$	\$	\$	\$	\$			
	Estimated New Property TV ¹	\$ 6,333,498	\$ 6,460,168	\$ 6,589,371	\$ 6,721,159	\$ 6,855,582	\$ 6,992,694	\$ 7,132,548	\$ 7,275,198			
	Estimated New Personal Property TV ¹	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000			
	Incremental Difference (New TV - Base TV)	\$ 7,533,498	\$ 7,660,168	\$ 7,789,371	\$ 7,921,159	\$ 8,055,582	\$ 8,192,694	\$ 8,332,548	\$ 8,475,198			
Millage Rates												
	State Education Tax (SET)	\$ 6.0000	\$ 45,201	\$ 45,961	\$ 46,736	\$ 47,527	\$ 48,333	\$ 49,156	\$ 49,995	\$ 50,851	\$ 903,482	
	School Operating	18.0000	\$ 135,603	\$ 137,883	\$ 140,209	\$ 142,581	\$ 145,000	\$ 147,468	\$ 149,986	\$ 152,554	\$ 2,710,454	
	School Total	24.0000	\$ 180,804	\$ 183,844	\$ 186,945	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 3,613,938	
Millage Rates												
	Northville Township Operating	0.7686	\$ 5,790	\$ 5,888	\$ 5,987	\$ 6,083	\$ 6,192	\$ 6,297	\$ 6,404	\$ 6,514	\$ 115,735	
	Public Safety	6.4366	\$ 48,490	\$ 49,305	\$ 50,137	\$ 50,985	\$ 51,851	\$ 52,733	\$ 53,633	\$ 54,551	\$ 989,227	
	Shared Services	0.7561	\$ 5,696	\$ 5,792	\$ 5,890	\$ 5,989	\$ 6,091	\$ 6,194	\$ 6,300	\$ 6,408	\$ 113,855	
	School Sinking Fund	0.4698	\$ 3,539	\$ 3,599	\$ 3,659	\$ 3,721	\$ 3,785	\$ 3,849	\$ 3,915	\$ 3,982	\$ 70,744	
	RESA Operating	0.0956	\$ 720	\$ 732	\$ 745	\$ 757	\$ 770	\$ 783	\$ 797	\$ 810	\$ 14,394	
	RESA Special Ed.	3.3443	\$ 25,194	\$ 25,618	\$ 26,050	\$ 26,491	\$ 26,940	\$ 27,399	\$ 27,867	\$ 28,344	\$ 503,588	
	RESA Enhancement	1.9876	\$ 14,974	\$ 15,225	\$ 15,482	\$ 15,744	\$ 16,011	\$ 16,284	\$ 16,562	\$ 16,845	\$ 299,295	
	HCMA	0.2070	\$ 1,559	\$ 1,586	\$ 1,612	\$ 1,640	\$ 1,668	\$ 1,696	\$ 1,725	\$ 1,754	\$ 31,173	
	Library Operating	1.0975	\$ 8,268	\$ 8,407	\$ 8,549	\$ 8,693	\$ 8,841	\$ 8,991	\$ 9,145	\$ 9,302	\$ 165,264	
	Wayne County Operating	6.5928	\$ 49,667	\$ 50,502	\$ 51,354	\$ 52,223	\$ 53,109	\$ 54,013	\$ 54,935	\$ 55,875	\$ 992,747	
	WC Jail	0.9358	\$ 7,050	\$ 7,168	\$ 7,289	\$ 7,413	\$ 7,538	\$ 7,667	\$ 7,798	\$ 7,931	\$ 140,915	
	WC Parks	0.2442	\$ 1,840	\$ 1,871	\$ 1,902	\$ 1,934	\$ 1,967	\$ 2,001	\$ 2,035	\$ 2,070	\$ 36,772	
	Schoolcraft Community College	2.2700	\$ 17,101	\$ 17,389	\$ 17,682	\$ 17,981	\$ 18,286	\$ 18,597	\$ 18,915	\$ 19,239	\$ 341,819	
	Local Total	25.2059	\$ 189,888	\$ 193,082	\$ 196,338	\$ 199,659	\$ 203,049	\$ 206,504	\$ 210,031	\$ 213,625	\$ 3,795,528	
Millage Rates												
	WC Zoo	0.0992	\$ 747	\$ 760	\$ 773	\$ 786	\$ 799	\$ 813	\$ 827	\$ 841	\$ 14,939	
	WC Art Institute	0.1986	\$ 1,406	\$ 1,521	\$ 1,547	\$ 1,573	\$ 1,600	\$ 1,627	\$ 1,655	\$ 1,683	\$ 29,903	
	Property Bond Prop	0.3500	\$ 2,637	\$ 2,681	\$ 2,726	\$ 2,772	\$ 2,819	\$ 2,867	\$ 2,916	\$ 2,966	\$ 52,702	
	School Debt	1.7000	\$ 12,807	\$ 13,022	\$ 13,242	\$ 13,466	\$ 13,694	\$ 13,928	\$ 14,165	\$ 14,408	\$ 255,987	
	Total Non-Capturable Taxes	2.3478	\$ 17,687	\$ 17,985	\$ 18,288	\$ 18,597	\$ 18,913	\$ 19,235	\$ 19,563	\$ 19,898	\$ 353,534	
	Total Tax Increment Revenue (TIR) Available for Capture		\$ 376,692	\$ 376,926	\$ 383,283	\$ 389,767	\$ 396,382	\$ 403,128	\$ 410,012	\$ 417,030	\$ 7,409,466	



Table 2-5
TAX INCREMENT REVENUE
Meijer on Five Mile (Parcel 15)
MITC Redevelopment Area
Plymouth Township, Michigan
2/27/2024

Estimated Taxable Value (TV) Increase Rate: 2.5% per year																					
	Plan Year																				
	Calendar Year																				
	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22						
Base Taxable Value																					
Estimated New Property TV ¹	\$ 1,000,000	\$ 4,800,000	\$ 4,896,000	\$ 4,992,000	\$ 5,088,000	\$ 5,185,674	\$ 5,299,588	\$ 5,405,580	\$ 5,513,691	\$ 5,623,965	\$ 5,736,444	\$ 5,851,173	\$ 5,968,197	\$ 6,087,561	\$ 6,209,312						
	\$ 3,500,000	\$ 2,914,519	\$ 2,929,038	\$ 2,943,557	\$ 2,958,076	\$ 2,972,595	\$ 2,987,114	\$ 2,999,588	\$ 3,012,062	\$ 3,024,536	\$ 3,037,010	\$ 3,049,484	\$ 3,061,958	\$ 3,074,432	\$ 3,086,906						
	\$ 1,000,000	\$ 8,300,000	\$ 7,810,519	\$ 7,322,958	\$ 6,835,355	\$ 6,347,752	\$ 5,860,149	\$ 5,372,546	\$ 4,884,943	\$ 4,397,340	\$ 3,909,737	\$ 3,422,134	\$ 2,934,531	\$ 2,446,928	\$ 1,959,325	\$ 1,471,722					
MILLAGE RATES																					
State Education Tax (SET)	16.0000																				
School Operating	18.0000																				
School Total	24.0000																				
MILLAGE RATES																					
Plymouth Township Operating	0.8038																				
Public Safety	4.3238																				
RESA Operating	0.0956																				
RESA Special Ed.	3.3443																				
RESA Enhancement	1.9876																				
Plymouth District Library	1.4280																				
Wayne County Operating	6.5928																				
Wayne County Jail	0.9358																				
Wayne County Parks	0.2442																				
Huron Clinton Metroparks	0.2070																				
Schoolcraft Community College	2.2700																				
Local Total	22.2329																				
MILLAGE RATES																					
WC Zoo	0.0002																				
WC Art Institute	0.1986																				
Plymouth-Canton School Debt	4.0000																				
Total Non-Exemptable Taxes	4.2978																				
Total Tax Increment Revenue (TIR) Available for Capture	\$ 23,117	\$ 191,868	\$ 180,553	\$ 169,282	\$ 158,056	\$ 146,840	\$ 135,624	\$ 124,408	\$ 113,192	\$ 101,976	\$ 90,760	\$ 79,544	\$ 68,328	\$ 57,112	\$ 45,896	\$ 34,680	\$ 23,464				

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 2-5
TAX INCREMENTAL REVENUE
Meijer on Five Mile (Parcel 15)
MITC Redevelopment Area
Plymouth Township, Michigan
2/27/2024

Estimated Taxable Value (TV) Increase Rate:											
	Plan Year										TOTAL
	23	24	25	26	27	28	29	30			
	Calendar Year										
	2041	2042	2043	2044	2045	2046	2047	2048			
Base Taxable Value											
Estimated New Property TV ¹	\$ 6,333,498	\$ 6,460,168	\$ 6,589,371	\$ 6,721,159	\$ 6,855,582	\$ 6,992,694	\$ 7,132,548	\$ 7,275,198			
Estimated New Personal Property TV ¹	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000			
Incremental Difference (New TV - Base TV)	\$ 7,533,498	\$ 7,660,168	\$ 7,789,371	\$ 7,921,159	\$ 8,055,582	\$ 8,192,694	\$ 8,332,548	\$ 8,475,198			
Local Captures											
State Education Tax (SET)	\$ 45,201	\$ 45,961	\$ 46,736	\$ 47,527	\$ 48,333	\$ 49,156	\$ 49,995	\$ 50,851	\$ 900,820		
School Operating	\$ 135,603	\$ 137,883	\$ 140,209	\$ 142,581	\$ 145,000	\$ 147,468	\$ 149,986	\$ 152,554	\$ 2,702,463		
School Total	\$ 180,804	\$ 183,844	\$ 186,945	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 3,603,283		
Millage Rate											
Plymouth Township Operating	\$ 6,055	\$ 6,157	\$ 6,261	\$ 6,367	\$ 6,475	\$ 6,585	\$ 6,698	\$ 6,812	\$ 120,681		
Public Safety	\$ 32,573	\$ 33,121	\$ 33,680	\$ 34,250	\$ 34,831	\$ 35,424	\$ 36,028	\$ 36,645	\$ 649,164		
RESA Operating	\$ 720	\$ 732	\$ 745	\$ 757	\$ 770	\$ 783	\$ 797	\$ 810	\$ 14,352		
RESA Special Ed.	\$ 25,194	\$ 25,618	\$ 26,050	\$ 26,491	\$ 26,940	\$ 27,399	\$ 27,867	\$ 28,344	\$ 502,103		
RESA Enhancement	\$ 14,974	\$ 15,225	\$ 15,482	\$ 15,744	\$ 16,011	\$ 16,284	\$ 16,562	\$ 16,845	\$ 298,413		
Plymouth District Library	\$ 10,758	\$ 10,939	\$ 11,123	\$ 11,311	\$ 11,503	\$ 11,699	\$ 11,899	\$ 12,103	\$ 214,395		
Wayne County Operating	\$ 49,667	\$ 50,502	\$ 51,354	\$ 52,223	\$ 53,109	\$ 54,013	\$ 54,935	\$ 55,875	\$ 989,871		
Wayne County Jail	\$ 7,050	\$ 7,168	\$ 7,289	\$ 7,413	\$ 7,538	\$ 7,667	\$ 7,798	\$ 7,931	\$ 140,499		
Wayne County Parks	\$ 1,840	\$ 1,871	\$ 1,902	\$ 1,934	\$ 1,967	\$ 2,001	\$ 2,035	\$ 2,070	\$ 36,664		
Huron Clinton Metroparks	\$ 1,559	\$ 1,586	\$ 1,612	\$ 1,640	\$ 1,668	\$ 1,696	\$ 1,725	\$ 1,754	\$ 31,080		
Schoolcraft Community College	\$ 17,101	\$ 17,389	\$ 17,682	\$ 17,981	\$ 18,286	\$ 18,597	\$ 18,915	\$ 19,239	\$ 340,812		
Local Total	\$ 167,491	\$ 170,308	\$ 173,180	\$ 176,111	\$ 179,098	\$ 182,148	\$ 185,259	\$ 188,428	\$ 3,337,984		
Non-Capturable Taxes											
WC Zoo	\$ 747	\$ 760	\$ 773	\$ 786	\$ 799	\$ 813	\$ 827	\$ 841	\$ 14,894		
WC Art Institute	\$ 1,496	\$ 1,521	\$ 1,547	\$ 1,573	\$ 1,600	\$ 1,627	\$ 1,655	\$ 1,683	\$ 29,815		
Plymouth-Canton School Debt	\$ 30,134	\$ 30,641	\$ 31,157	\$ 31,685	\$ 32,222	\$ 32,771	\$ 33,330	\$ 33,901	\$ 600,548		
Total Non-Capturable Taxes	\$ 32,377	\$ 32,922	\$ 33,477	\$ 34,044	\$ 34,621	\$ 35,211	\$ 35,812	\$ 36,425	\$ 645,259		
Total Tax Incremental Revenue (TIR) Available for Capture											
	\$ 348,295	\$ 354,132	\$ 360,125	\$ 366,219	\$ 372,431	\$ 378,772	\$ 385,240	\$ 391,833	\$ 6,941,267		

APPENDIX C
TABLE 3 TIR REIMBURSEMENT ALLOCATION

TABLE 3
GENERAL CITY BUDGET SUMMARY
FISCAL YEAR 2019-2020
Approved: 12/1/2019

FUND	FUND CODE	FUND NAME	FISCAL YEAR 2019-2020												TOTAL
			1	2	3	4	5	6	7	8	9	10	11	12	
GENERAL FUND	100	GENERAL FUND	100	100	100	100	100	100	100	100	100	100	100	100	1,000,000
			100	100	100	100	100	100	100	100	100	100	100	100	
			100	100	100	100	100	100	100	100	100	100	100	100	
			100	100	100	100	100	100	100	100	100	100	100	100	
SPECIAL FUND	200	SPECIAL FUND	200	200	200	200	200	200	200	200	200	200	200	200	2,000,000
			200	200	200	200	200	200	200	200	200	200	200	200	
			200	200	200	200	200	200	200	200	200	200	200	200	
			200	200	200	200	200	200	200	200	200	200	200	200	
CAPITAL FUND	300	CAPITAL FUND	300	300	300	300	300	300	300	300	300	300	300	300	3,000,000
			300	300	300	300	300	300	300	300	300	300	300	300	
			300	300	300	300	300	300	300	300	300	300	300	300	
			300	300	300	300	300	300	300	300	300	300	300	300	
DEBT FUND	400	DEBT FUND	400	400	400	400	400	400	400	400	400	400	400	400	4,000,000
			400	400	400	400	400	400	400	400	400	400	400	400	
			400	400	400	400	400	400	400	400	400	400	400	400	
			400	400	400	400	400	400	400	400	400	400	400	400	
RESERVE FUND	500	RESERVE FUND	500	500	500	500	500	500	500	500	500	500	500	500	5,000,000
			500	500	500	500	500	500	500	500	500	500	500	500	
			500	500	500	500	500	500	500	500	500	500	500	500	
			500	500	500	500	500	500	500	500	500	500	500	500	
TOTAL	1000	TOTAL	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	15,000,000
			1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	
			1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	
			1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

PARCEL 15 – MEIJER AT FIVE MILE PORTION

PARCELS 6 – 9

PARCEL 7

PARCEL 9 – NORTHVILLE LUMBER AND RESIDUAL PORTIONS

PARCEL 10

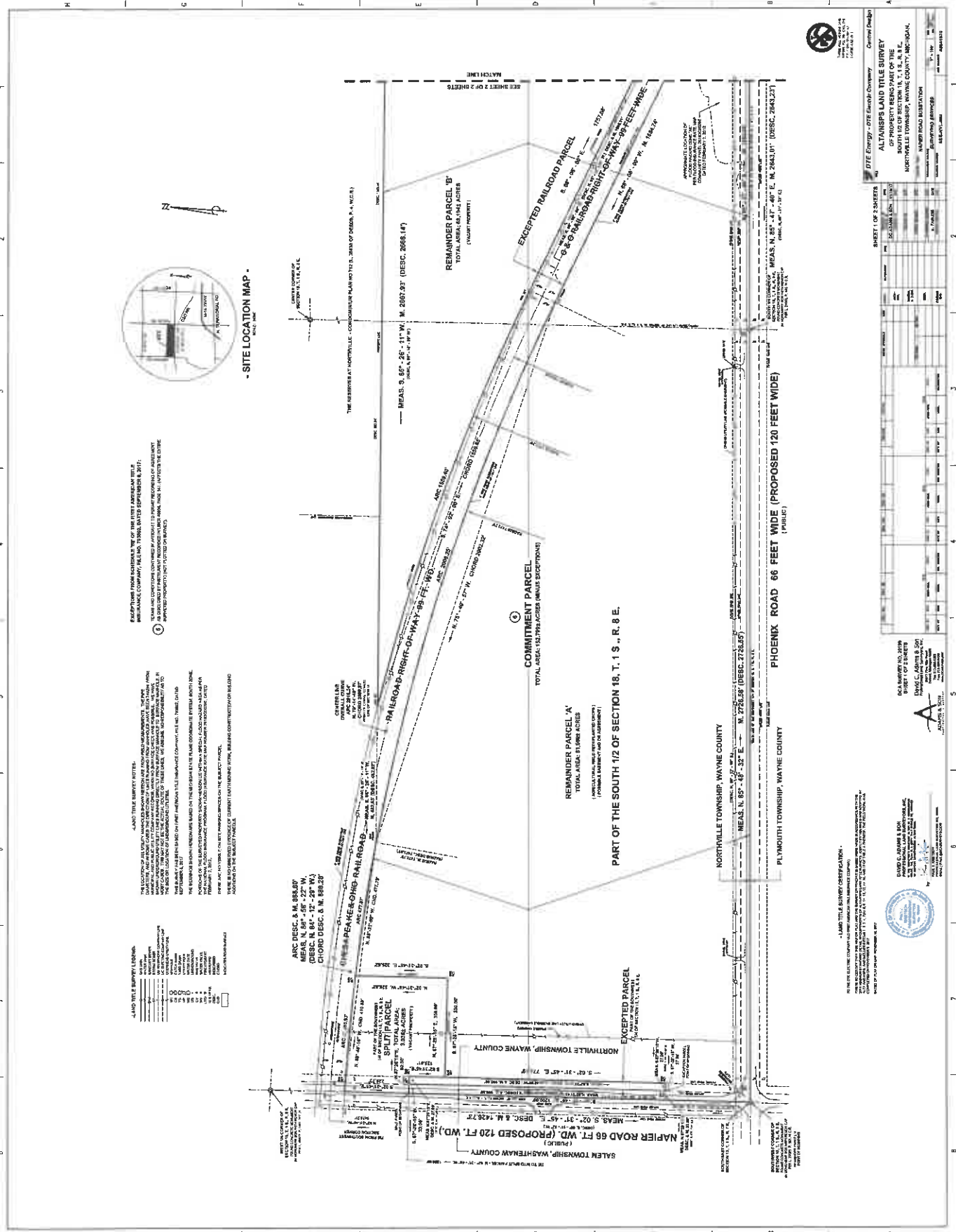
PARCEL 11/12

PARCELS 13 AND 15

PARCEL 14

PARCEL 15 – MEIJER AT FIVE MILE

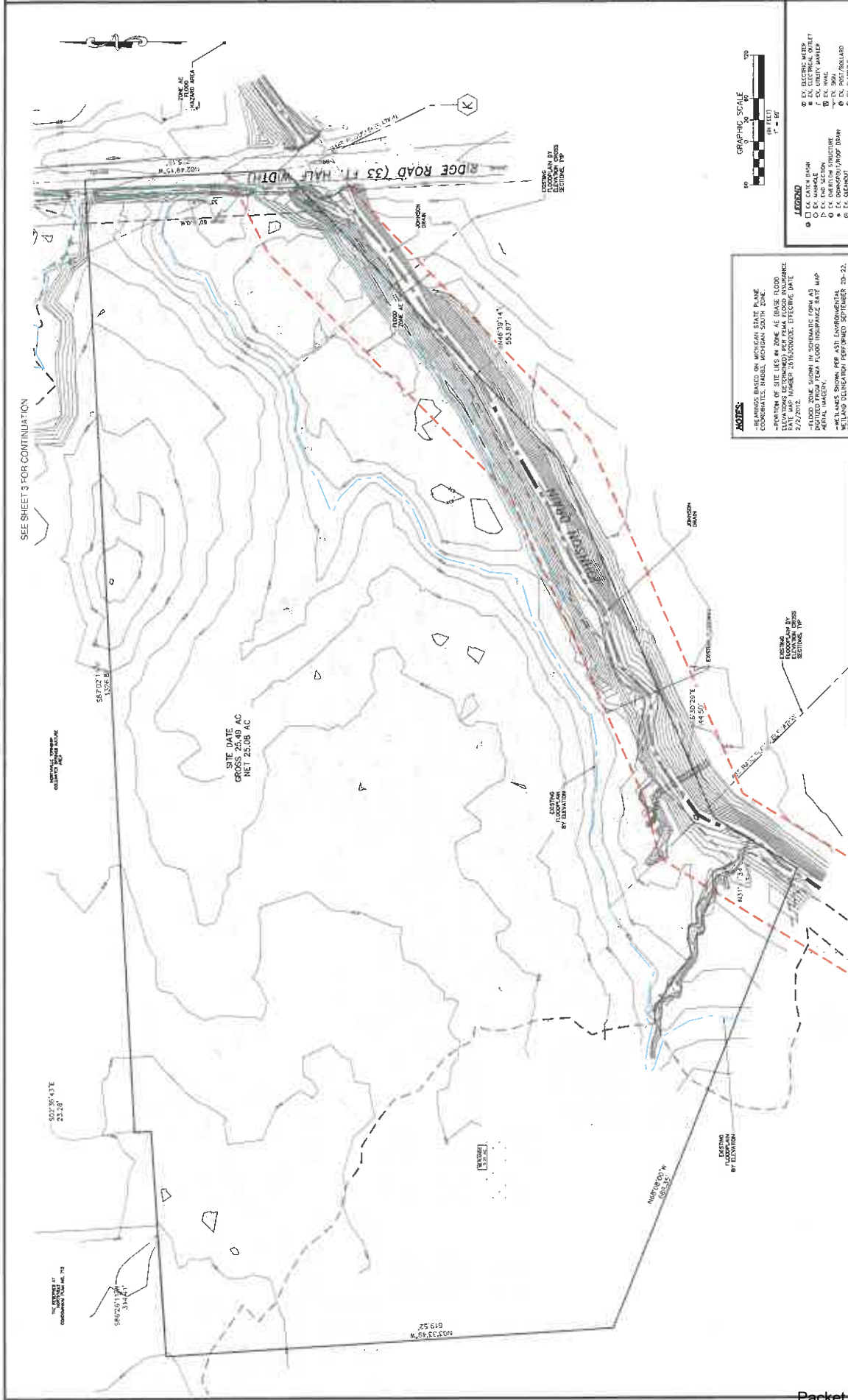
PARCELS 6 -9





A
David C. Adams & Son
Professional Land Surveyors, Inc.
2001 New Hope Road
P.O. Box 1000
Rt. 1, Box 1000
Farmingdale, NY 11735
(516) 241-1000

PARCEL 7



PARCEL 9 – NORTHVILLE LUMBER 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°39'50"	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. 400104878
EMAIL: PAUL@GREENTECHENGINEERING.NET

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

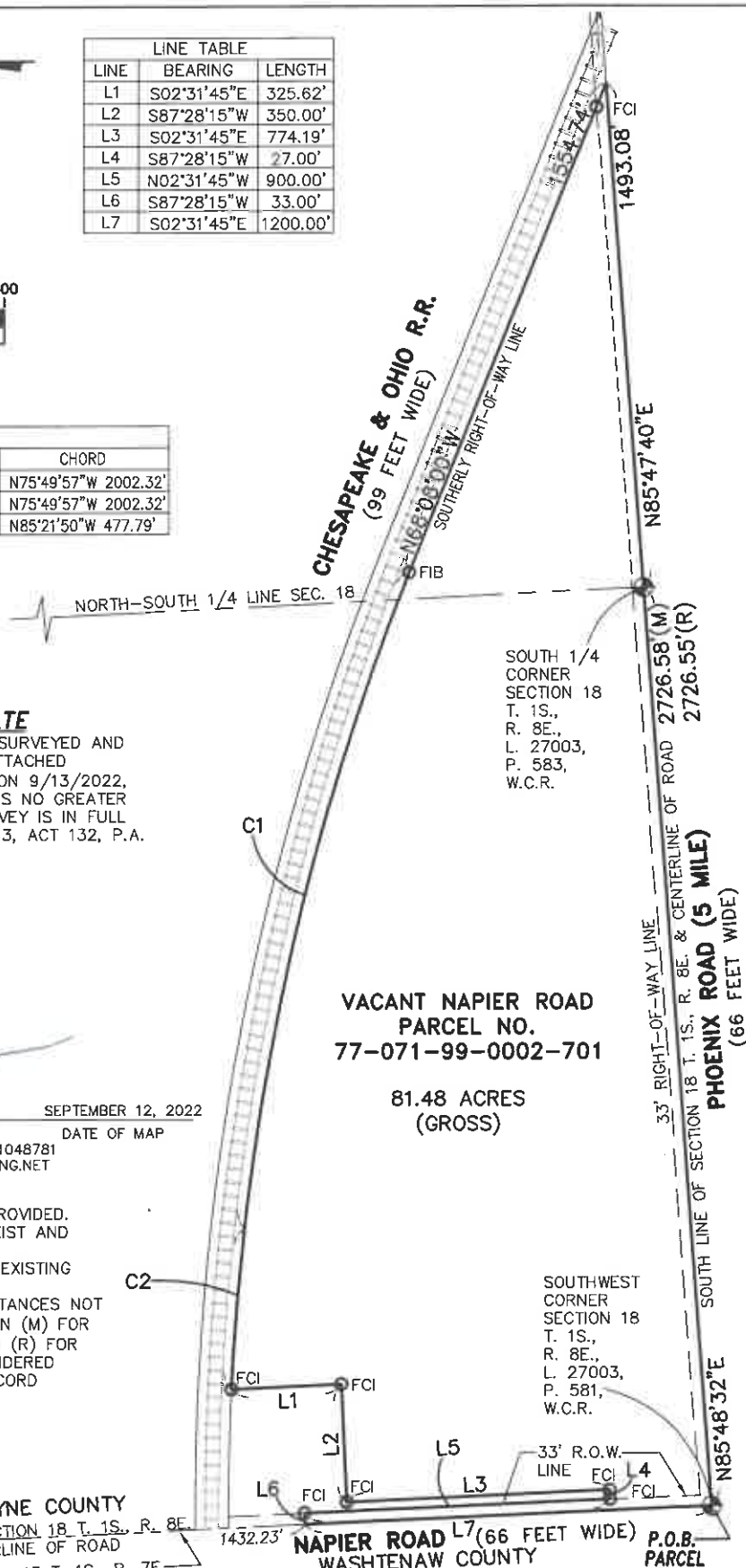
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FBK: --

CHF: MM

SCALE HOR 1"=400FT.

Packet Page 113 of 185



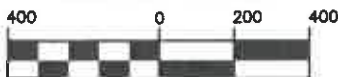


SCALE: 1" = 400'

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

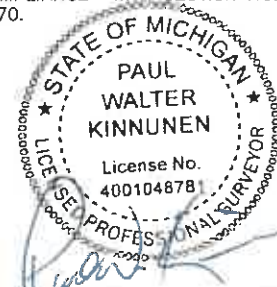
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

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:

- TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
- 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.
& CENTERLINE OF ROAD
N02°31'45"W 1432.23'
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP

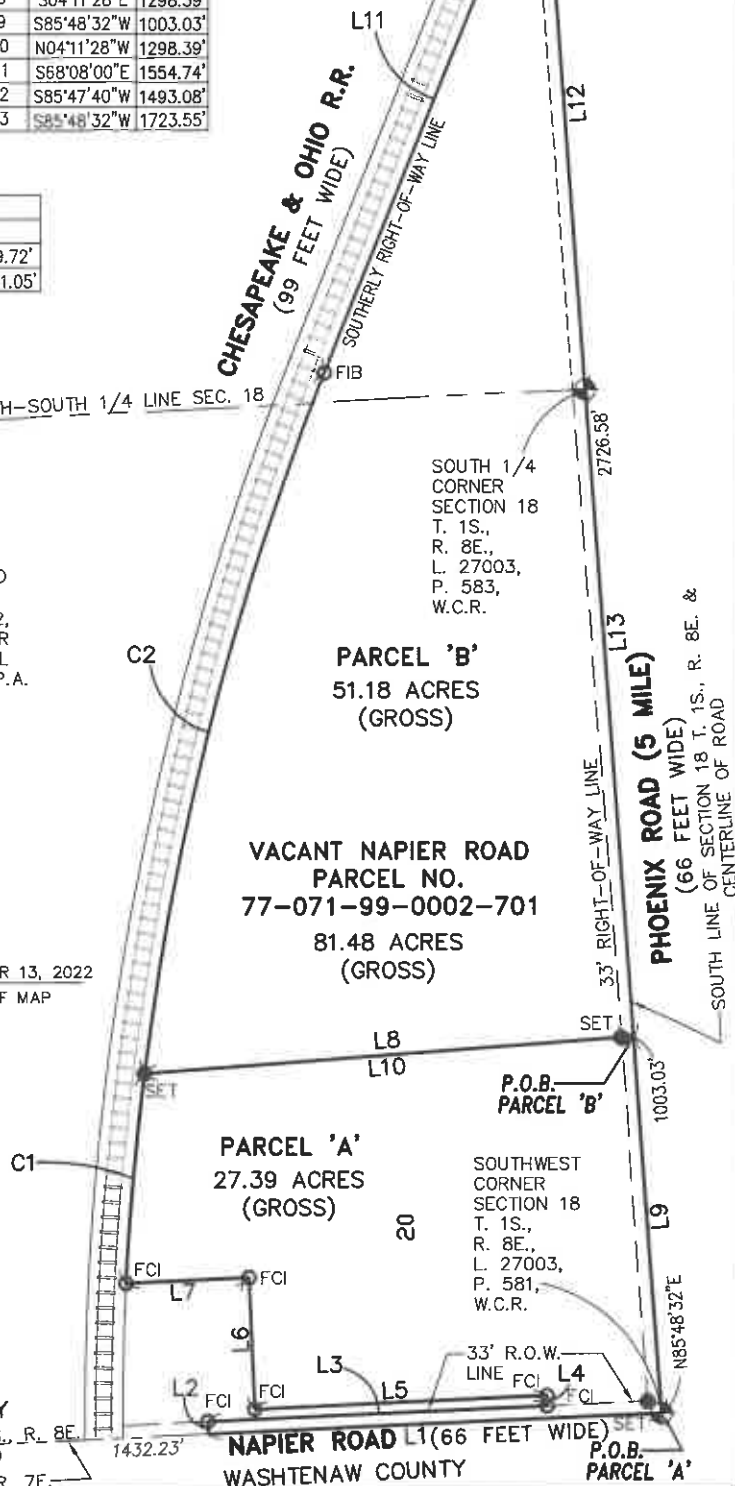


GREENTECH
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CIVIL ENGINEERS & LAND SURVEYORS

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°31'45"W	1200.00'
L2	N87°28'15"E	33.00'
L3	S02°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"E	1298.39'
L9	S85°48'32"W	1003.03'
L10	N04°11'28"W	1298.39'
L11	S68°08'00"E	1554.74'
L12	S85°47'40"W	1493.08'
L13	S85°48'32"W	1723.55'



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"=400FT.
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2/3

20-372

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'):

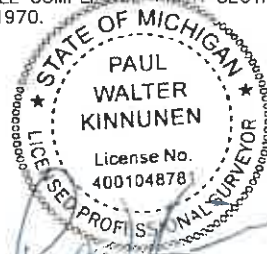
PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH 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.



SEPTEMBER 13, 2022

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

DATE OF MAP



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

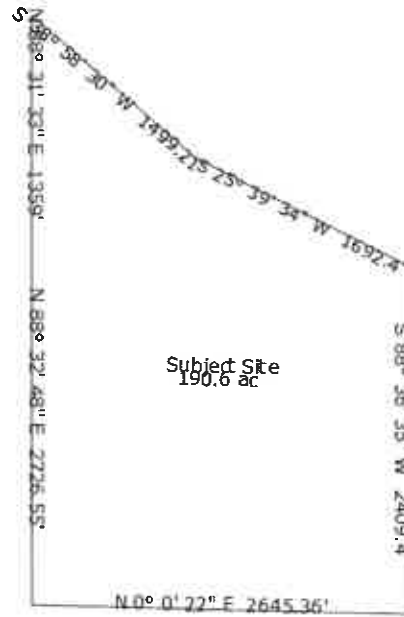
SCALE HOR 1"=400FT.

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PARCEL 10

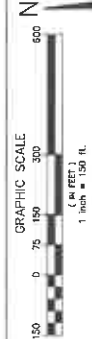
MITC PARCEL 10

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
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1 inch = 150 ft.

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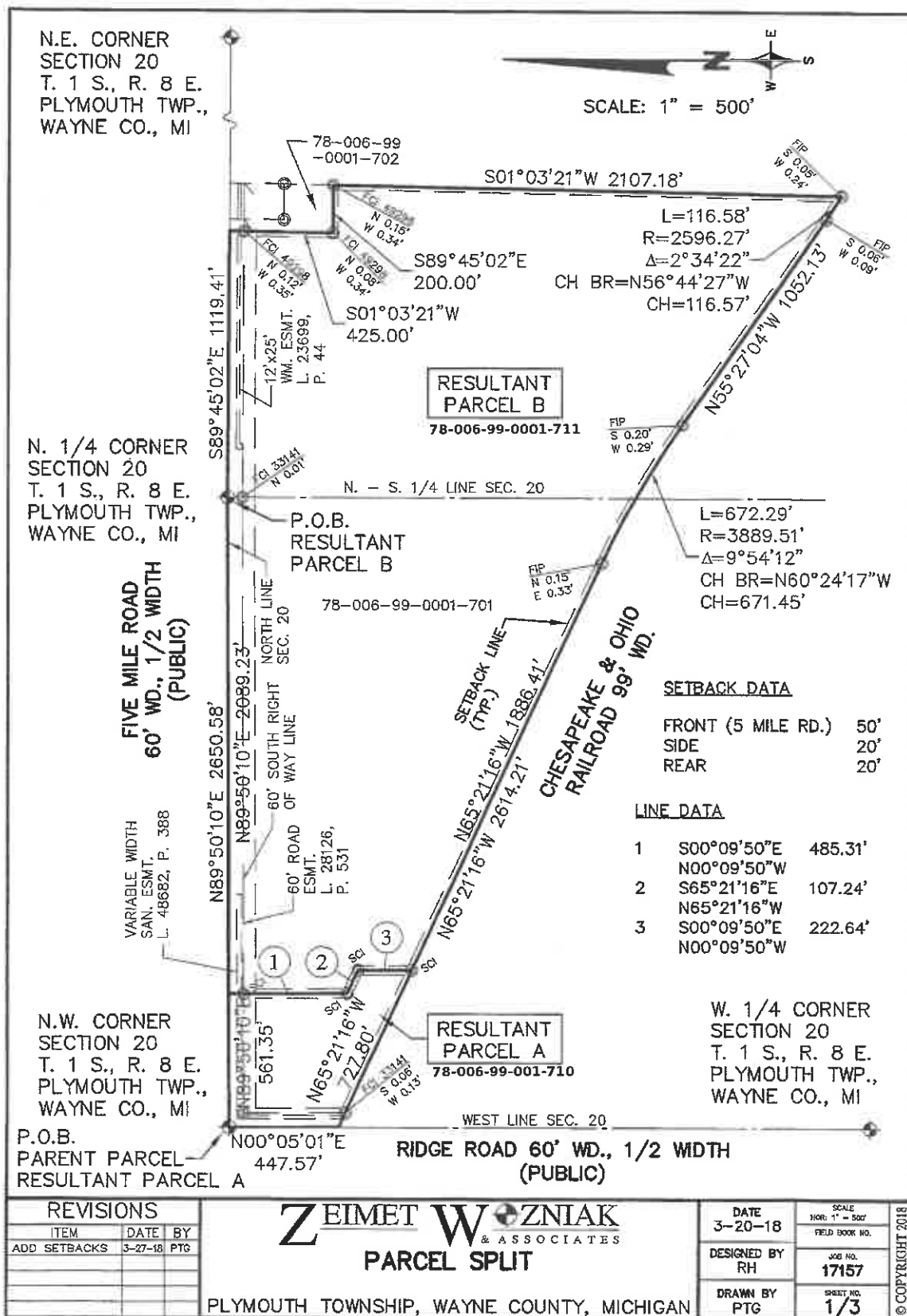
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PARCELS 13 AND 15



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.

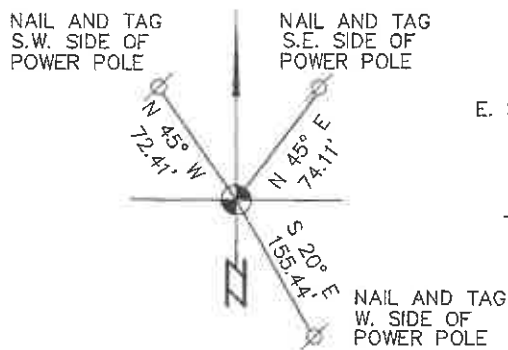
3-27-18

DATE

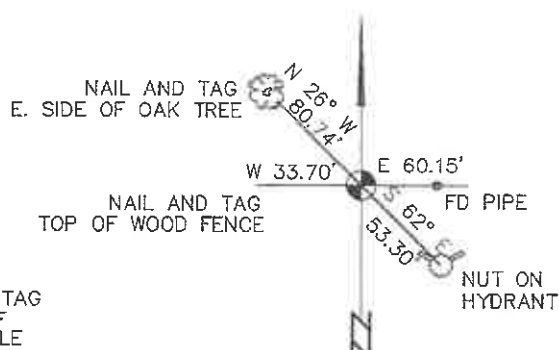
RICHARD A. HOFESS
PROFESSIONAL SURVEYOR
No. 47955



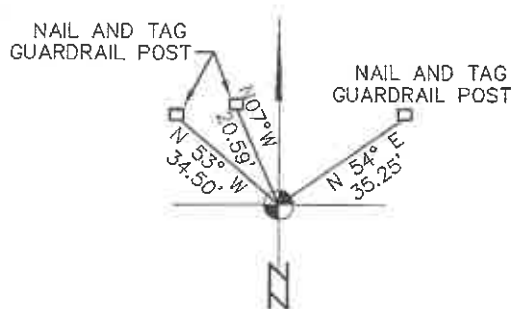
REVISIONS			PARCEL SPLIT		DATE		SCALE	
ITEM	DATE	BY			3-20-18		HOR: 1" =	
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN				FIELD BOOK NO.	
			ZEIMET WOZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099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



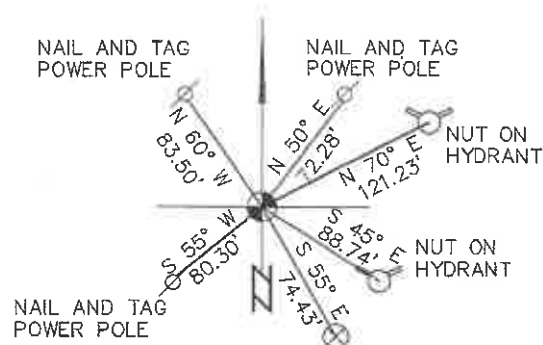
N.W. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27003, P. 586



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 & 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	2/3

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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 15 – MEIJER AT FIVE MILE

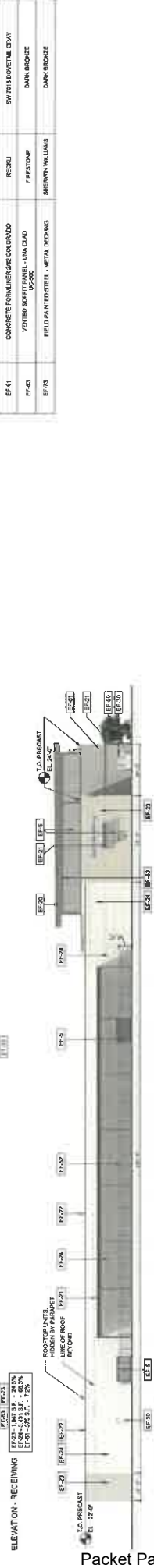
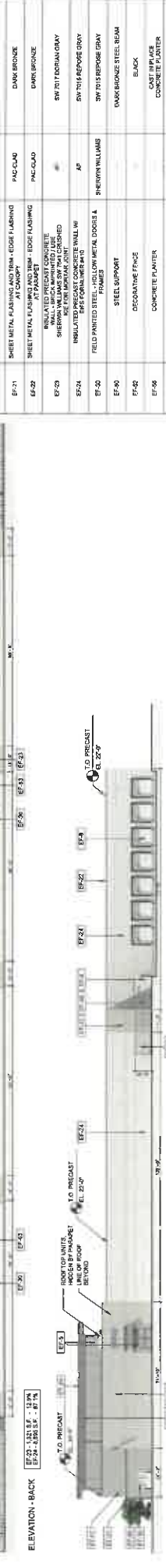
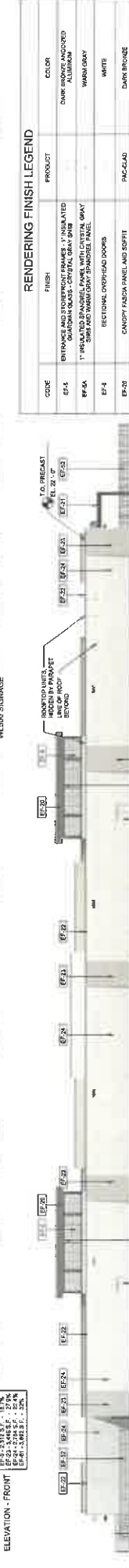
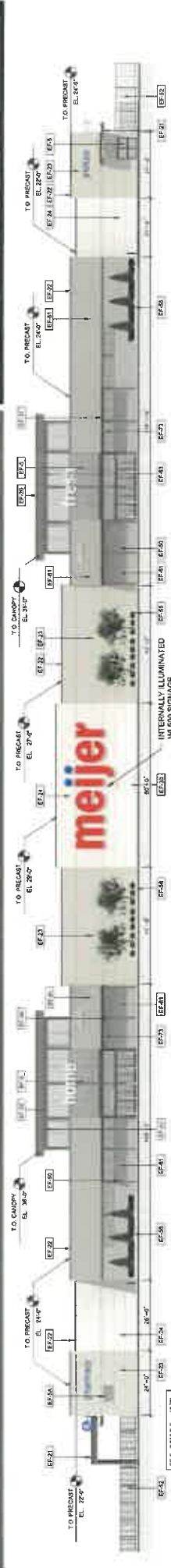
PARCEL 7

PARCEL 9 - NORTHVILLE LUMBER CO.

PARCEL 11/12

PARCEL 13

PARCEL 15 – MEIJER AT FIVE MILE



ELEVATION - FRONT
 ELEVATION - BACK
 ELEVATION - RECEIVING
 ELEVATION - GARDEN CENTER

ELEVATION - GARDEN CENTER
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RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-1	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GLAZED UNITS - CRISTAL GRAY 9018	ALUMINUM	DARK BRONZE ANODIZED
EF-2	1" INSULATED GLAZED UNITS - CRISTAL GRAY 9018	ALUMINUM	WARM GRAY
EF-3	SECTIONAL OVERHEAD DOORS	WHITE	WHITE
EF-4	CANOPY PANEL AND SOFFIT AT CANOPY	PAC-CLAD	DARK BRONZE
EF-5	SHEET METAL FLASHING AND TRIM - EDGE FLASHING	PAC-CLAD	DARK BRONZE
EF-6	SHEET METAL FLASHING AND TRIM - EDGE FLASHING	PAC-CLAD	DARK BRONZE
EF-7	INSULATED PRECAST CONCRETE	AP	SW 7111 DORIAN GRAY
EF-8	SHERRIN WILLIAMS SW 7111 DORIAN GRAY	AP	SW 7111 DORIAN GRAY
EF-9	FIELD PAINTED STEEL - HOLLOW METAL DOOR & FRAMES	SHERRIN WILLIAMS	SW 7111 DORIAN GRAY
EF-10	STEEL SUPPORT	SHERRIN WILLIAMS	SW 7111 DORIAN GRAY
EF-11	CONCRETE PLANTER	SHERRIN WILLIAMS	SW 7111 DORIAN GRAY
EF-12	CONCRETE FOUNTAIN ARE COLORADO	SHERRIN WILLIAMS	SW 7111 DORIAN GRAY
EF-13	VERTICAL SOFFIT PANEL - 1/2" DIA CLAD	SHERRIN WILLIAMS	SW 7111 DORIAN GRAY
EF-14	FIELD PAINTED STEEL - METAL BEARING	SHERRIN WILLIAMS	SW 7111 DORIAN GRAY

PLYMOUTH TWP., MICHIGAN
 FIVE MILE & JOHNSON CREEK DRIVE
 PLYMOUTH TWP., MI 48150



BERGMANN
 ARCHITECTS ENGINEERS PLANNERS

12/20/2023

PARCEL 7



HORTON ELITE
NEWHAVEN

HOWE
NEWHAVEN

HOWE
WETHERBY

HOWE
NEWHAVEN

HORTON ELITE
DEVONSHIRE



FULMER ELITE
NEWHAVEN

SANDERS
NEWHAVEN

SANDERS
WETHERBY

SANDERS
NEWHAVEN

FULMER ELITE
DEVONSHIRE

5 & RIDGE
MI DIVISION

08/30/2023

BUILDING PERSPECTIVES

Toll Brothers

PARCEL 9 – NORTHVILLE LUMBER CO.

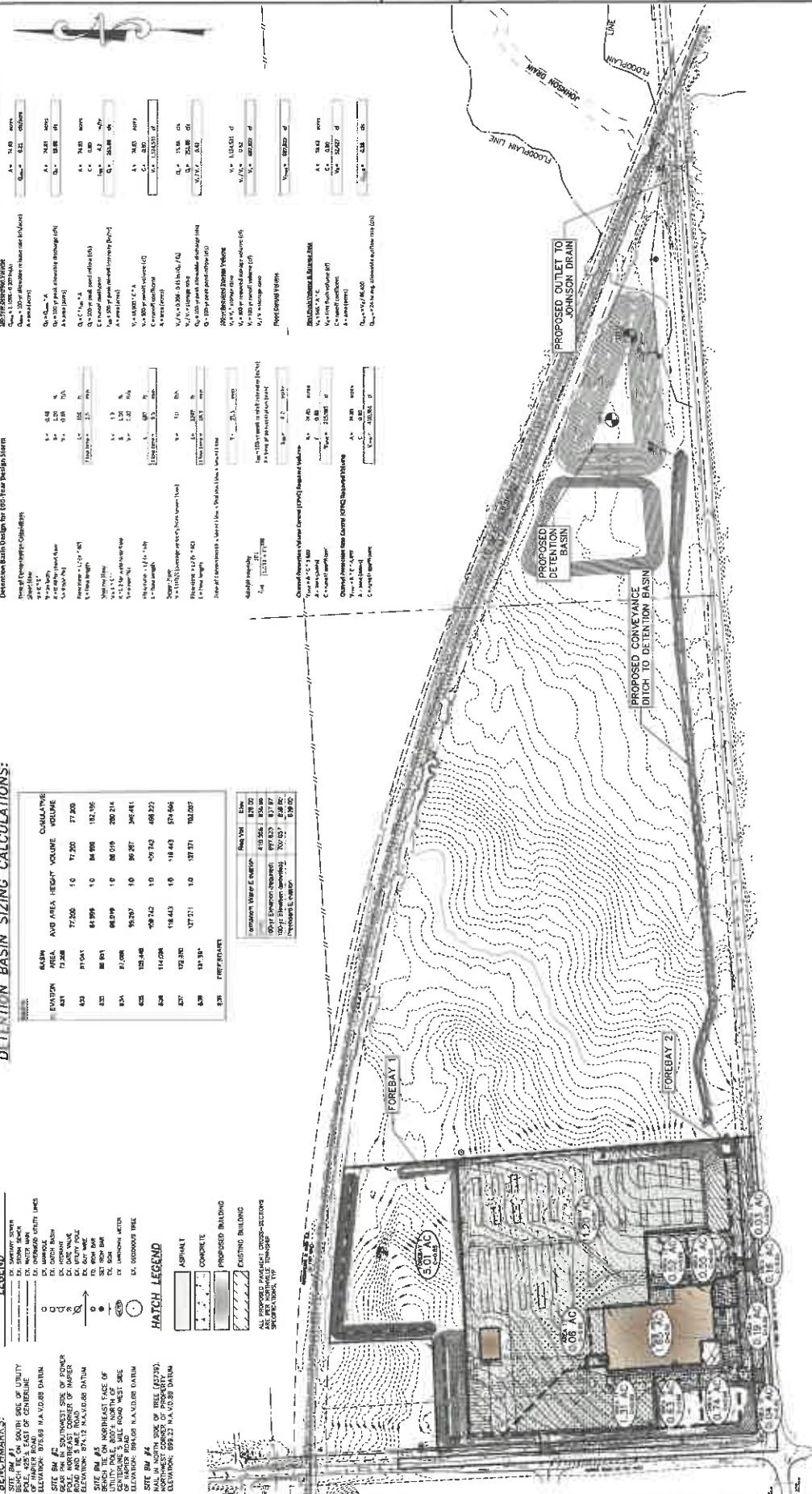
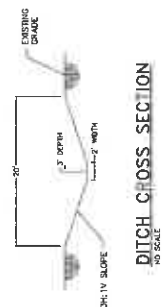
LEGEND

-----	EX. SANITARY SEWER
-----	EX. STORM SEWER
-----	EX. WATER MAIN
-----	EX. OVERHEAD UTILITY LINES

SLURRY CONCENTRATION G/L	SLURRY VOLUME L	AVG AREA, CM ²	HEIGHT, CM	CUMULATIVE VOLUME, L
0.51	6.2	31.041	77.550	1.0
0.52	6.3	31.099	77.800	2.0
0.53	6.4	31.158	78.050	3.0
0.54	6.5	31.216	78.300	4.0
0.55	6.6	31.275	78.550	5.0
0.56	6.7	31.334	78.800	6.0
0.57	6.8	31.393	79.050	7.0
0.58	6.9	31.452	79.300	8.0
0.59	7.0	31.511	79.550	9.0
0.60	7.1	31.570	79.800	10.0

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

Site number	Tree height (m)	Log sap area (cm^2)	Log sap area (cm^2)	Conductance (S cm^{-1})	Relative sap velocity (cm h^{-1})	Conductance (S cm^{-1})
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
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7	7	7	7	7	7	7
8	8	8	8	8	8	8
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72	72	72	72	72	72	72
73	73	73	73	73	73	73
74	74	74	74	74	74	74



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



Proposed Exterior Rendering for:



F.A.studio

design to inspire



Proposed Exterior Rendering for:



F.A.studio

design to inspire



Proposed Exterior Rendering for:



F.A.studio
design to inspire

PARCEL 11/12



Ridge 5 Corporate Park

June, 2018

Plymouth Township, MI



PARCEL 13









G.3

CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: FY2024 Budget Amendments and FY2023 carry-forwards

PRESENTER: Finance

BACKGROUND: The Uniform Budgeting and Accounting Act requires that a Township Board prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and when the amount can be determined.

The attached amendments are reflective of activity in the General Fund, DDA Fund, Federal Forfeiture Fund, State Forfeiture Fund, Opioid Settlement Fund, ARPA Fund and Water & Sewer Fund. Board consideration is requested to:

- | | |
|--|-----------|
| (1) Amend FY2024 General Fund recognizing revenue in the amount of | \$73,800 |
| and approving fund appropriations in the amount of | \$364,843 |
| (2) Amend FY2024 Federal Forfeiture Fund appropriations in the amount of | \$174,190 |
| (3) Amend FY2024 State Law Enforcement Treasury Fund appropriations in the amount of | \$16,281 |
| (4) Amend FY2024 Opioid Settlement Fund appropriations in the amount of | \$13,400 |
| (5) Amend FY2024 ARPA Fund appropriations in the amount of | \$329,600 |
| (6) Amend FY2024 Water & Sewer Fund appropriations in the amount of | \$186,633 |

More detailed information on GL accounts that make up these figures are found in the Board packet and sections are numbered to correspond to the list above.

PROPOSED MOTION:

I move that the Plymouth Township Board of Trustees hereby adopt Resolution #2024-03-26-16, authorizing various FY2024 Budget Amendments and FY2023 carry-forwards as outlined and attached.

Moved By _____ Seconded By _____

ROLL CALL:

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

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

RESOLUTION # 2024-03-26-16

FY2024 BUDGET AMENDMENT

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 March 26, 2024, the following resolution was offered:

WHEREAS, the Uniform Budgeting and Accounting Act requires that a Township Board prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and the amount can be determined, and;

WHEREAS, the referenced amendments are reflective of activity incurred in the General Fund since the adoption of the FY2024 budget approved on November 14, 2023, and;

WHEREAS, The Board of Trustees of the Charter Township of Plymouth was presented with a proposed budget amendment for Fiscal/Calendar Year 2024, and;

WHEREAS, the Board of Trustees are satisfied with proposed budget amendment, and;

WHEREAS, the board authorizes the Finance Director or designee to amend the FY2024 Adopted Budget, hereby amended as shown on the accompanying schedule to recognize **General Fund** revenue of \$73,800 and to approve fund appropriations in the amount of \$364,843;

WHEREAS, the board authorizes the Finance Director or designee to amend the FY2024 Adopted Budget, hereby amended as shown on the accompanying schedule to approve **Federal Forfeiture Fund** appropriations of \$174,190;

WHEREAS, the board authorizes the Finance Director or designee to amend the FY2024 Adopted Budget, hereby amended as shown on the accompanying schedule to approve **State Law Enforcement Treasury Fund** appropriations of \$16,281;

WHEREAS, the board authorizes the Finance Director or designee to amend the FY2024 Adopted Budget, hereby amended as shown on the accompanying schedule to approve **Opioid Settlement Fund** appropriations of \$13,400;

WHEREAS, the board authorizes the Finance Director or designee to amend the FY2024 Adopted Budget, hereby amended as shown on the accompanying schedule to approve **ARPA Fund** appropriations of \$329,600;

WHEREAS, the board authorizes the Finance Director or designee to amend the FY2024 Adopted Budget, hereby amended as shown on the accompanying schedule to approve Water & Sewer Fund appropriations in the amount of \$186,633;

NOW, THEREFORE BE IT RESOLVED that the Plymouth Township Board of Trustees hereby adopt this Resolution #2024-03-26-16, authorizing the Finance Director to appropriate fund balance amending the 2024 General Fund, the 2024 Downtown Development Authority Fund, the 2024 Federal Forfeiture Fund, the 2024 State Law Enforcement Treasury Fund, the 2024 Opioid Settlement Fund, the 2024 ARPA Fund and the 2024 Water & Sewer Fund, with total revenue in the amount of \$73,800 and total appropriations in the amount of \$1,084,948.

Moved by: _____ Supported by: _____

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on March 26, 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: 2024-03-26-16

**FY2024 Budget Appropriations (EXPENDITURES)
1st Quarter Amendments**

GL Number	Account Description	Budget Amendment	FY2024 Budgeted	FY2024 Revised
101 General Fund Appropriations (1) (see accompanying Request for Board Action memo)				
101-171-791.000	Supplies-Subscriptions & Magazines Det Free Press, Det News subscriptions	\$ 400	\$ 1,200	\$ 1,600
101-171-970.000	Capital Outlay Budget Carryforward - new copier for Supervisor's office	\$ 16,000	\$ -	\$ 16,000
101-191-958.000	Professional Development and Training Various workshops-professional development for Kutey/Rochon	\$ 1,000	\$ 1,000	\$ 2,000
101-215-752.000	Clerks Dept-Office Supplies FY 2023 PO carried forward	\$ 39	\$ 7,900	\$ 7,939
101-215-930.000	Clerk's Office - Land & Building Repairs Door repair	\$ 2,000	\$ -	\$ 2,000
101-228-703.000	Wages - Part Time Employees FY2024 budget calculation error	\$ 1,300	\$ 42,900	\$ 44,200
101-228-710.000	Social Security/Medicare FY2024 budget calculation error	\$ 100	\$ 12,000	\$ 12,100
101-261-720.000	Workers Comp Insurance work comp for radio/TV wages	\$ 100	\$ -	\$ 100
101-261-757.000	Supplies-Operational tools & Supplies chromebook for remote work	\$ 500	\$ -	\$ 500
101-261-831.000	Contractual - Computer & Tech Services FY 2023 POs carried forward - Maint fees for new host servers, VEEAM backup server and high cap. Backup tape loader for VEEAM	\$ 6,100	\$ 339,200	\$ 345,300
101-261-940.000	Rentals - Leased Equipment FY 2023 POs carried forward-servers purchased	\$ 22,306	\$ 17,200	\$ 39,506
101-261-970.000	Capital Outlay new SAN for Township data storage (storage area network) resolution 2024-03-12 11	\$ 125,000	\$ 70,600	\$ 195,000
101-262-752.000	Elections-Office Supplies FY 2023 POs carried forward	\$ 32	\$ 1,600	\$ 1,632
101-262-831.000	Elections - Contractual -Computer & Tech Svcs FY 2023 POs carried forward	\$ 43	\$ -	\$ 43
101-262-969.000	Miscellaneous Expense FY 2023 carryforward-anticipated election expenses; reallocated as needed as funds are spent	\$ 94,150	\$ -	\$ 94,150
101-301-705.301	Wages - Overtime - Public Safety/Police New Office of Highway Safety Planning grant (10.1.23-9.30.24)	\$ 12,400	\$ -	\$ 12,400
101-301-710.301	Social Security/Medicare - Public Safety/Police New Office of Highway Safety Planning grant (10.1.23-9.30.24)	\$ 900	\$ -	\$ 900
101-336-930.000	Land & Building Repairs modify station alerting system budget figure	\$ 4,000	\$ 192,000	\$ 196,000
101-371-703.000	Wages - Part Time Employees Recently retired staff member providing short term assistance to new bldg dept. staff on a part time basis	\$ 26,400	\$ 33,400	\$ 59,800
101-371-710.000	Social Security/Medicare Recently retired staff member providing short term assistance to new bldg dept. staff on a part time basis	\$ 2,000	\$ 25,100	\$ 27,100
101-371-712.000	Wages-Vacation/Sick One-Time Recently retired staff member payout	\$ 9,200	\$ -	\$ 9,200
101-371-934.000	Office Equipment Serv Agreements increase to copier maint agreement + overage charges	\$ 700	\$ 1,500	\$ 2,200
101-371-970.000	Bldg Dept-Capital Outlay FY 2023 carryforward-pickup truck	\$ 40,000	\$ -	\$ 40,000
101-751-757.000	Parks - Supplies - Operational Tools & Supplies FY 2023 carryforward	\$ 174	\$ 20,000	\$ 20,174
Total 101 General Fund Appropriations (1) (see accompanying Request for Board Action memo)		\$ 364,843		
262 Federal Forfeiture Fund Appropriations (2) (see accompanying Request for Board Action memo)				
262-310-970.000	Capital Outlay FY 2023 carryforward-police vehicles; Ford Mustang - didn't arrive until 2024	\$ 174,190	\$ -	\$ 174,190
Total 262 Federal Forfeiture Fund Appropriations (2) (see accompanying Request for Board Action memo)		\$ 174,190		

GL Number	Account Description	Budget Amendment	FY2024 Budgeted	FY2024 Revised
265 Drug Law Enforcement Fund - State Appropriations (3) (see accompanying Request for Board Action memo)				
265-311-930.000	Land and Building Repairs FY 2023 carryforward remainder of police station remodel (orig. budget 44,000.00)	\$ 16,281	\$ -	\$ 16,281
		\$ 16,281		
284 Opioid Settlement Fund - Appropriations (4) (see accompanying Request for Board Action memo)				
284-000-705.000	Wages - Overtime National Opioid Settlement funds-50 hours of OT dedicated to approved opioid education/enforcement activities	\$ 2,200	\$ -	\$ 2,200
284-000-710.000	Social Security/Medicare National Opioid Settlement funds-Police OT	\$ 200	\$ -	\$ 200
284-000-757.000	Supplies - Operational Tools & Supplies National Opioid Settlement funds-Police Community Outreach	\$ 5,000	\$ -	\$ 5,000
284-000-880.000	Community Promotion/Service National Opioid Settlement funds-Police Community Outreach	\$ 6,000	\$ -	\$ 6,000
Total 284 Opioid Settlement Fund - Appropriations (4) (see accompanying Request for Board Action memo)		\$ 13,400		
American Rescue Act Plan Appropriations (5) (see accompanying Request for Board Action memo)				
285-000-970.0002022285V0004	Capital Outlay FY2023 Carryforward - ambulance	\$ 325,000	\$ -	\$ 325,000
285-000-970.0002023285V0005	Capital Outlay Graphics for Senior Vans	\$ 4,600	\$ -	\$ 4,600
Total 285 American Rescue Act Plan Appropriations (5) (see accompanying Request for Board Action memo)		\$ 329,600		
592 Water & Sewer Fund Appropriations (6) (see accompanying Request for Board Action memo)				
592-536-814.000	W & S Public Svcs - Professional - Banking Svcs & Fees higher service fee for new type of banking acct to maximize interest	\$ 1,200	\$ 5,200	\$ 6,400
592-537-712.000	W & S Public Works - Wages - Vacation/Sick One Time Terminated employee payout	\$ 6,200	\$ -	\$ 6,200
592-537-757.000	W & S Public Works - Supplier-Operational Tools & Supplies FY 2023 POs carried forward-breakaway kits;hydrant parts	\$ 10,135	\$ 105,900	\$ 115,135
592-537-803.000	W & S Public Works - Engineering Svcs FY 2023 POs carried forward-AMI analysis	\$ 89,532	\$ 78,700	\$ 168,232
592-537-901.000	W & S Public Works - Publishing job vacancy advertising	\$ 300	\$ -	\$ 300
592-537-931.000	W & S Public Works - Maint Svcs Repair FY 2023 POs carried forward-water tank repair	\$ 9,500	\$ 400,000	\$ 409,500
592-537-970.000	W & S Public Works - Capital Outlay FY 2023 POs carried forward-servers purchased (cargo van;pump; DPW truck lights,equip.)	\$ 69,766	\$ 865,000	\$ 934,766
Total 592 Water & Sewer Fund Appropriations (6) (see accompanying Request for Board Action memo)		\$ 186,633		
All Funds - Total Appropriations		\$ 1,184,944		

GL Number	Account Description	Budget Amendment	FY2024 Budgeted	FY2024 Revised
FY2024 Recognition of Funding Sources (REVENUES)				
1st Quarter Amendments				
GL Number	Account Description	Revenue Budget Recognition	FY2023 Budgeted	FY2023 Revised
101 General Fund Revenue Recognition (1) (see accompanying Request for Board Action memo)				
101-261-543.301	State Grant - Public Safety/Police New Office of Highway Safety Planning grant (10.1.23-9.30.24)	\$ 13,300	\$ -	\$ 13,300
101-261-640.002	Golf Course Revenue Sharing Add'l revenue over budgeted amount	\$ 60,500	\$ 60,000	\$ 120,500
Total 101 General Fund Revenue Recognition (1) -(see accompanying Request for Board action memo)		\$ 73,800		
All Funds - Total Revenue Recognition		\$ 73,800		



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: 9-month Extension of Paramedic Ambulance Services Agreement with Huron Valley Ambulance, Inc.

PRESENTERS: Supervisor Kurt Heise, Fire Chief Pat Conely

BACKGROUND: We are requesting that the Board consider a 9-month extension (to December 31, 2024) of our contract with Huron Valley Ambulance for EMS Transport Services. We will be happy to answer any questions you may have at tonight's meeting.

PROPOSED MOTION: I move that the Board of Trustees adopt Resolution 2024-03-26-17 approving a 9-month extension to the Paramedic Ambulance Services Agreement with Huron Valley Ambulance, Inc., to December 31, 2024, and authorize the Supervisor and Clerk to sign on behalf of the Township.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva, ___ Curmi, ___ Monaghan, ___Buckley, ___Doroshewitz, ___ Stewart, ___Heise

RESOLUTION # 2024-03-26-17

EXTENSION AGREEMENT

THIS AGREEMENT TO EXTEND – PARAMEDIC AMBULANCE SERVICES AGREEMENT (“Agreement”) is made as this 26th day of March, 2024, by and between Huron Valley Ambulance, Inc. (HVA) a Michigan Nonprofit Corporation whose address is 1200 State Circle, Ann Arbor Michigan, 48108, and The Charter Township of Plymouth (“Township”), a Michigan Municipal Corporation, having an address at 9955 N. Haggerty Road, Plymouth Township, MI 48170, amending the original Agreement between the parties executed on August 5, 2021.

SECTION FIVE – TERM AND TERMINATION

- A. The term of this Agreement shall commence on March 29, 2024, for a term expiring on December 31, 2024.

To the extent that the original Agreement dated August 5, 2021, is not amended by this Extension Agreement, all provisions in such original Agreement shall continue in full force and effect.

IN WITNESS THEREOF, the parties hereby execute this Extension Agreement on the date indicated above:

Kurt L. Heise, Supervisor
Charter Township of Plymouth

Jerry Vorva, Clerk
Charter Township of Plymouth



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: Water AMI Assessment

PRESENTER: Bob Doroshewitz, Treasurer
Patrick Fellrath, PE, Director of Public Services

BACKGROUND:

A business case evaluation for implementing water advanced metering infrastructure (AMI) was authorized by the Board in August 2023. Tonight, results of the evaluation will be presented to the Board along with a recommendation for Board consideration.

The business case evaluation considered replacing existing water meters under three scenarios:

1. Without AMI implementation (i.e., status quo);
2. With Ferguson/Neptune AMI implementation; and
3. With USG Water/Aclara AMI implementation.

Ferguson/Neptune and USG Water/Aclara AMI implementations were included in the evaluation based on the recommendation of the Township's AMI Review Team. The Township's AMI Review Team consisted of staff representing DPW, Water Billing, IT, Treasurer's and engineering consultant (OHM Advisors). The team reviewed AMI proposals received in response to the Township's Request for Proposals for "Water Meter Replacement/AMI Implementation" project issued in November 2022 and ranked Ferguson/Neptune and USG Water/Aclara as the top proposals.

The business case evaluation is comprehensive, accurate and reliable. The evaluation considered an assessment of both direct (hard) and indirect (soft) costs and benefits and provides a long-term outlook for an AMI investment. Per the Board's authorization on December 12, 2023, the Township's AMI Negotiation Team (i.e., Treasurer, DPS Director and E Source staff) negotiated pricing with both Ferguson/Neptune and USG Water/Aclara. Negotiations resulted in significant savings and accurate up-to-date costs to use as inputs into the evaluation's cost-benefit analyses.

ACTION REQUESTED:

Results of the business case evaluation indicate the Township should implement AMI as part of its next water meter replacement program. Based on the business case evaluation and preferred AMI implementation recommended by the Township's AMI Review Team, the Board is requested to authorize the Township's AMI Negotiation Team to conduct final contract negotiations with USG Water/Aclara and prepare final contract documents for Board review and approval.

BUDGET/ACCOUNT NUMBER: n/a

MODEL RESOLUTION: I move to approve Res. # 2024-03-26-18 authorizing the Township's Negotiation Team to negotiate final contract terms, conditions and pricing with USG Water/Aclara for the proposed "Water Meter Replacement and AMI Implementation" project; and prepare final contract documents for Board review and approval.

ATTACHMENTS: presentation slides, financial analysis worksheets

Moved By _____ Seconded By _____

ROLL CALL:

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

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

**RESOLUTION TO AUTHORIZE
FINAL CONTRACT NEGOTIATIONS FOR
WATER METER REPLACEMENT AND AMI IMPLEMENTATION**

RESOLUTION # 2024-03-26-18

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, MI on March 26, 2024, the following resolution was offered:

WHEREAS, a business case evaluation for implementing water advanced metering infrastructure (AMI) was conducted, as authorized by the Board in August 2023; and

WHEREAS, the business case evaluation included Ferguson/Neptune and USG Water/Aclara AMI implementations based on selection of proposals by Township's AMI Review Team consisting of staff from DPW, Water Billing, IT, Treasurer's and engineering consultant (OHM Advisors); and

WHEREAS, the business case evaluation included up-to-date costs from initial pricing negotiations between Township and Ferguson/Neptune and USG Water/Aclara, as authorized by the Board in December 2023; and

WHEREAS, results of the business case evaluation indicate the Township should implement AMI as part of its next water meter replacement program; and

WHEREAS, the Township's AMI Review Team recommends USG Water/Aclara AMI as the preferred AMI implementation; and

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2024-03-26-18 authorizing the Township's Negotiation Team to negotiate final contract terms, conditions and pricing with USG Water/Aclara for the proposed "Water Meter Replacement and AMI Implementation" project; and prepare final contract documents for Board review and approval.

Moved by: _____ Seconded by: _____

ROLL CALL:

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

Plymouth Township Water AMI Assessment

March 26, 2024 Update and Recommendation



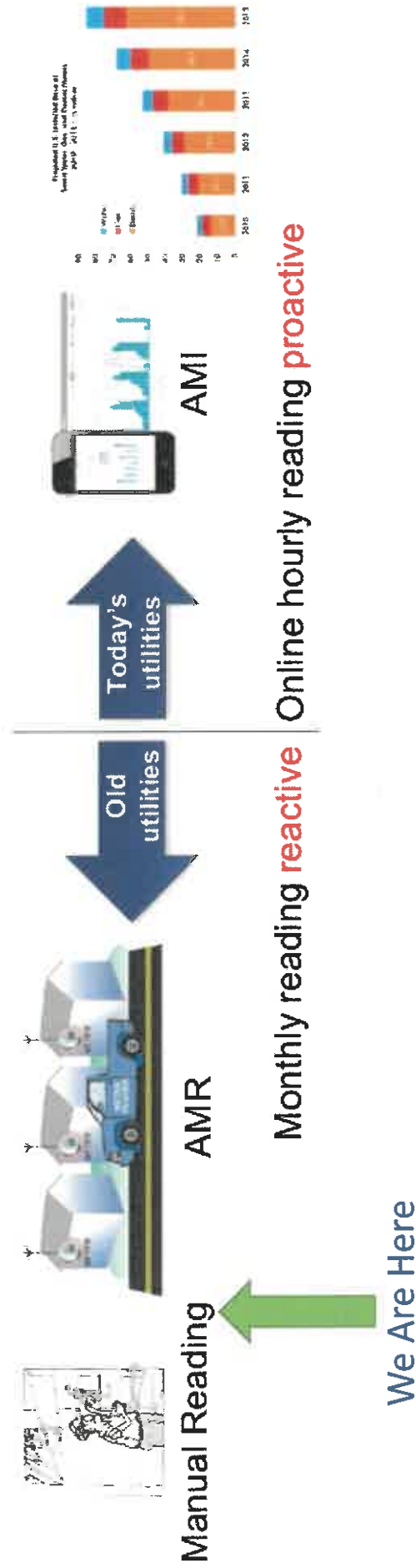
2024

Summary of Key Issues

- Meters are approaching end of life and need to be replaced as a program
 - Meters need to be replaced, it's a question of whether to add the AMI layer
- No internal resources available for system-wide meter replacement
- Manual meter reading – readers have to go house to house
- Labor shortages, positions go unfilled – we cannot bill without readers
- Non-revenue water due to old meters
- No proactive management, including leak detection
- Opportunities for improved customer service / customer experience

Background - Evolution of Meter Reading

- Manual Reading
- Automated Meter Readers (AMR)
- Advanced Metering Infrastructure (AMI)



Advanced Metering Infrastructure (AMI)

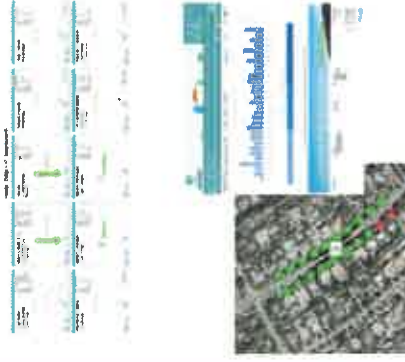
Hardware



Networks



Software & Data Management



AMI allows **two-way communication** between a customer's meter and the utility and provides **near real-time information** about water usage

Numerous AMI Benefits

- Revenue enhancement – reduce water used but not billed; quarterly to monthly billing
- Operating cost savings – no workforce required for readings
- No manual data handling
- Timely and accurate meter reading & billing
- Simplified “final water bills”
- Reduced employee turnover (meter reading)
- Asset management – system identifies every meter
- Peak hour / Max day management
- Improved Reliability & Sustainability (O&M, Billing)
- Improved Efficiency (O&M, Billing)
- Improved Safety (O&M)
- Improved Emergency Response
- Improved System Planning Capabilities
- Targeted Messaging (with Customer Portal and App)
- Improved Customer Service

Concerns

AMI Systems have been subjects of controversy, especially regarding concerns over health, privacy, and cybersecurity.

Health Concerns and Safety

- **Low Emission Levels:** The RF emissions from smart meters are significantly lower than those emitted by other common household devices like cell phones, Wi-Fi routers, and microwave ovens. The FCC, have guidelines to ensure that emissions from devices like smart meters are well below levels considered harmful. Studies have consistently shown that the RF exposure from smart meters is much lower than the limits set by these guidelines.
- **Compliance with Standards:** Smart meters are designed to comply with national and international health and safety standards, which are based on decades of research. These standards are designed to protect all individuals, including children, the elderly, and those with medical implants.

Privacy and Data Security

- **Data Encryption:** Utilities employ advanced encryption standards to protect customer data transmitted by smart meters. This encryption is similar to that used by online banking and e-commerce platforms.
- **Privacy Regulations:** Utilities are subject to strict privacy laws and regulations
- **Regular Security Updates:** Like other digital systems, AMI systems are regularly updated to address any potential security vulnerabilities.

Who Has Deployed AMI

Neighboring communities that have adopted Advanced Metering Infrastructure include:

- City of Plymouth
- Van Buren Township
- Livonia
- Redford Twp
- Novi
- Inkster, Ferndale, Hamtramck, Others
- Canton Twp – Currently transitioning to AMI (from AMR)
- Northville Township (AMR)
- **DTE Utility (Plymouth Township)**

Financial Model Assumptions

- Meter Population
 - ~93% meter replacements
 - ~7% meter retrofits
- No remote disconnect water meters
- Meter replacements & retrofits performed by Meter Installation Vendor

Water Meter Size	Replace	Retrofit	Total
5/8"x3/4"	5,908	448	6,356
3/4"	9	-	9
1"	2,486	221	2,707
1-1/4"	1	-	1
1-1/2"	385	20	405
2"	25	-	25
2" compound	230	31	261
3" compound	44	8	52
4" compound	23	2	25
6" compound	13	-	13
	9,124	730	9,854
	93%	7%	

Financial Model Assumptions

- **Deployment Timeline: 3 years**
 - 1-year design/build/test & initial deployment area phase
 - 2-year full deployment phase
- **20-year lifecycle of the AML system**

Estimated Capital Expenses

Component	USG Water Meter Replacement only	USG Water AMI Layer	Ferguson Meter Replacement only	Ferguson AMI Layer	Average Meter Replacement only
Water Meters	\$2.84M		\$2.05M		\$2.45M
Premium Factor on Equipment					
AMI Water Meter Installation	\$1.74M	\$64K	\$1.30M	\$39K	\$1.50M
AMI Network (DCUs)		\$136K		\$150K	
Upfront Hosted Software Fee		\$247K		\$48K	
AMI Endpoints (MIUs)		\$1.35M		\$1.12M	
Professional Services	\$150K	\$625K	\$150K	\$600K	\$150K
Contingency	\$500K		\$500K		\$500K
Estimated Total	\$5.23M	\$2.42M	\$4.00M	\$1.96M	\$5.00M

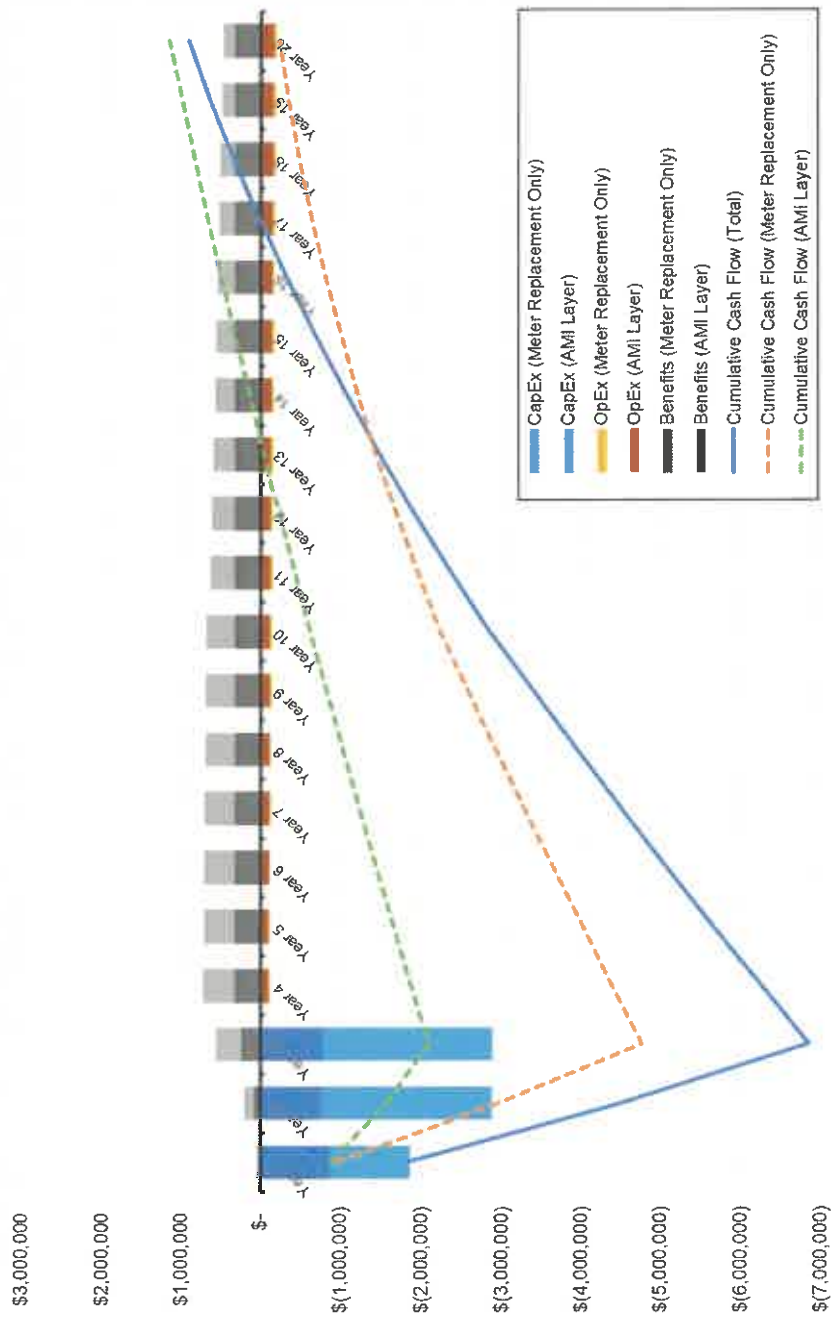
Estimated Annual Operational Expenses

Component	USG Water	Ferguson	No AMI
Asset management services	\$112K/year		
Hosted AMI services		\$39K/year	
Estimated network maintenance services		\$18K/year	
Estimated 0.5 FTE to support billing, AMI admin activities		\$40K/year	
Estimated billing integration maintenance		\$5K/year	
Neptune 360 SaaS for Touch Read			\$15K/year
Estimated Total	\$112K/year	\$102K/year	\$15K/year

USG Water AMI Financial Analysis

Financial Metric	Meter Replacement Only	AMI Layer	Combined Meter+AMI
Total Upfront CapEx	\$5.23M	\$2.42M	\$7.65M
Upfront CapEx per Meter	\$531/meter	\$245/meter	\$776/meter
Total 20 Year Annual OpEx	\$378K	\$2.20M	\$2.57M
Total 20 Year Est. Benefits	\$5.37M	\$5.75M	\$11.12M
Net Present Value (NPV) with 3% discount rate	(\$1.14M)	\$350K	(\$790K)
Internal Rate of Return (IRR)	-0.6%	4.9%	1.4%
Return on Investment (ROI)	-4.3%	24.6%	8.8%
Payback Period (Years)	No payback	14 years	17 years
Benefit-Cost Ratio (BCR)	0.96	1.24	1.09

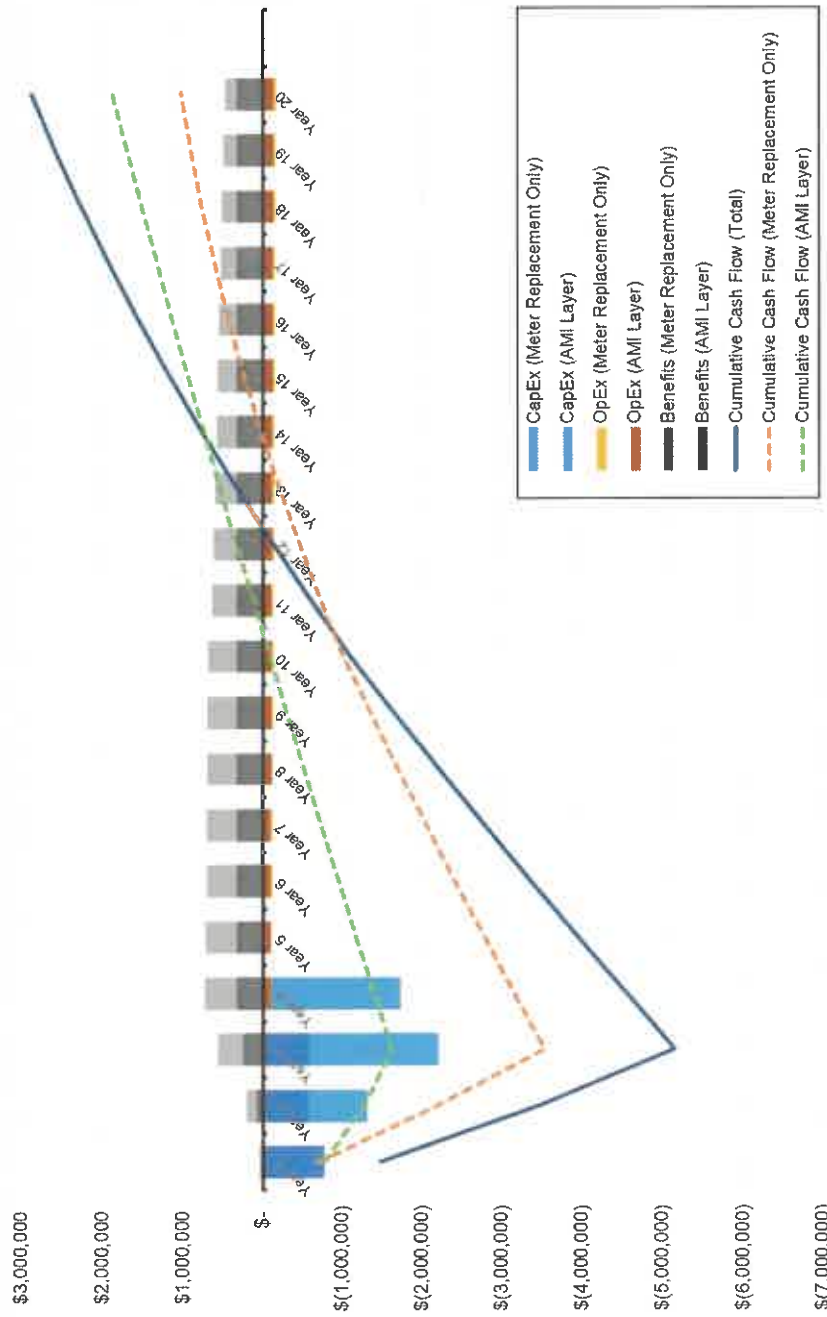
USG Water AMI Cash Flow



Ferguson AMI Financial Analysis

Financial Metric	Meter Replacement Only	AMI Layer	Combined Meter+AMI
Total Upfront CapEx	\$4.00M	\$1.96M	\$5.96M
Upfront CapEx per Meter	\$407/meter	\$183/meter	\$590/meter
Total 20 Year Annual OpEx	\$378K	\$2.08M	\$2.46M
Total 20 Year Est. Benefits	\$5.35M	\$5.75M	\$11.10M
Net Present Value (NPV) with 3% discount rate	\$28K	\$981K	\$1.01M
Internal Rate of Return (IRR)	3.1%	8.9%	5.4%
Return on Investment (ROI)	22.1%	48%	34.3%
Payback Period (Years)	15 years	11 years	13 years
Benefit-Cost Ratio (BCR)	1.22	1.42	1.32

Ferguson AMI Cash Flow



Meter Replacement Only Financial Analysis

Financial Metric	Meter Replacement Only
Total Upfront CapEx	\$5.00M
Upfront CapEx per Meter	\$507/meter
Total 20 Year Annual OpEx	\$403K
Total 20 Year Est. Benefits	\$5.35M
Net Present Value (NPV) with 3% discount rate	(\$963K)
Internal Rate of Return (IRR)	-0.1%
Return on Investment (ROI)	-0.9%
Payback Period (Years)	No payback
Benefit-Cost Ratio (BCR)	0.98

Recommendation – USG Water

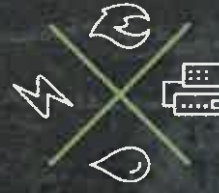
- Open Architecture / All meter brands
 - All enhanced features of all meter brands
- Coverage
 - Double redundancy (92%)
- High Hourly/Daily Read Success Rate (98.5%)
- Licensed 450 – 470 MHz spectrum
 - More secure and effective than unlicensed, higher-frequency systems
- Low Battery Alarm
- Low Antenna height (30ft)
- Additional Features
 - e.g., Time Synchronization, Pressure monitor devices, VEE

Negotiations Savings

Vendor	Savings
Ferguson / Neptune	\$ 312,143.84
USG Water / Aclara	\$ 856,191.27
Total Savings:	\$1.17M

Note: E Source Task 1.1 Initial Negotiations - Authorized Fee: \$ 9,660.00

Discussion and Backup



October 2023



Source

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Benefits																				
Health	\$ 37,050	\$ 122,604	\$ 309,145	\$ 394,700	\$ 388,750	\$ 382,804	\$ 377,069	\$ 371,434	\$ 365,868	\$ 360,398	\$ 354,937	\$ 349,476	\$ 344,015	\$ 338,554	\$ 333,093	\$ 327,632	\$ 322,171	\$ 316,710	\$ 311,249	\$ 305,788
Life	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indirect	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reallocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Benefits	\$ 37,050	\$ 122,604	\$ 309,145	\$ 394,700	\$ 388,750	\$ 382,804	\$ 377,069	\$ 371,434	\$ 365,868	\$ 360,398	\$ 354,937	\$ 349,476	\$ 344,015	\$ 338,554	\$ 333,093	\$ 327,632	\$ 322,171	\$ 316,710	\$ 311,249	\$ 305,788
Operational Expenses																				
Net Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income 360 SaaS for Touch Road, NO AMI	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,863	\$ 17,339	\$ 17,811	\$ 18,286	\$ 18,761	\$ 19,237	\$ 19,712	\$ 20,187	\$ 20,662	\$ 21,137	\$ 21,612	\$ 22,087	\$ 22,562	\$ 23,037	\$ 23,512	\$ 23,987
Total OpEx	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,863	\$ 17,339	\$ 17,811	\$ 18,286	\$ 18,761	\$ 19,237	\$ 19,712	\$ 20,187	\$ 20,662	\$ 21,137	\$ 21,612	\$ 22,087	\$ 22,562	\$ 23,037	\$ 23,512	\$ 23,987
Capital Expenditure																				
AMI Water Expenses/AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 50,000	\$ 748,156	\$ 748,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upfront Hosted Services	\$ 813,655	\$ 813,655	\$ 813,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income	\$ 35,000	\$ 122,340	\$ 122,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Road Equipment	\$ 122,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Premium Factor	\$ 1,020,703	\$ 1,020,703	\$ 1,020,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total CapEx	\$ 1,020,703	\$ 1,020,703	\$ 1,020,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Post Expense Financials																				
Net Present Value (NPV) with Discount Rate	\$ 37,050	\$ 122,604	\$ 309,145	\$ 394,700	\$ 388,750	\$ 382,804	\$ 377,069	\$ 371,434	\$ 365,868	\$ 360,398	\$ 354,937	\$ 349,476	\$ 344,015	\$ 338,554	\$ 333,093	\$ 327,632	\$ 322,171	\$ 316,710	\$ 311,249	\$ 305,788
Internal Rate of Return (IRR)	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,863	\$ 17,339	\$ 17,811	\$ 18,286	\$ 18,761	\$ 19,237	\$ 19,712	\$ 20,187	\$ 20,662	\$ 21,137	\$ 21,612	\$ 22,087	\$ 22,562	\$ 23,037	\$ 23,512	\$ 23,987
Capital Expenditure (CapEx)	\$ 22,050	\$ 107,154	\$ 293,232	\$ 378,309	\$ 371,847	\$ 365,385	\$ 358,923	\$ 352,461	\$ 346,000	\$ 339,538	\$ 333,076	\$ 326,614	\$ 320,152	\$ 313,690	\$ 307,228	\$ 300,766	\$ 294,304	\$ 287,842	\$ 281,380	\$ 274,918
EBITDA	\$ 1,020,703	\$ 1,020,703	\$ 1,020,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CapEx	\$ 51,055	\$ 190,389	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814
Depreciation (Straight-Line)	\$ 51,055	\$ 190,389	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814	\$ 248,814
Net Annual Cash Flow	\$ (988,653)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)
Net Annual Cash Flow	\$ (988,653)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)
Cumulative Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Terminal Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Value	\$ (988,653)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)	\$ (1,879,325)
Summary																				
Net Present Value (NPV) with Discount Rate	\$ (84,241)	\$ (752,448)	\$ (752,448)	\$ (1,584,483)	\$ (948,281)	\$ (978,281)	\$ (768,232)	\$ (1,171,339)	\$ (488,020)	\$ (1,432,441)	\$ (488,020)	\$ (1,432,441)	\$ (488,020)	\$ (1,432,441)	\$ (488,020)	\$ (1,432,441)	\$ (488,020)	\$ (1,432,441)	\$ (488,020)	\$ (1,432,441)
Internal Rate of Return (IRR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditure (CapEx)	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289	\$ 4,996,289
CapEx per Meter	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691	\$ 409,691
Net Annual Cash Flow	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343
Total Cost of Ownership (TCO)	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343	\$ 5,399,343
Lifetime Unadjusted Benefits	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253	\$ 5,391,253
Return on Investment (ROI)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payback Period (Years)	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19



Prepared for:

Prepared by:



Source

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Benefits																				
AM Water	\$ 37,050	\$ 152,271	\$ 404,364	\$ 520,668	\$ 514,685	\$ 508,573	\$ 502,620	\$ 495,624	\$ 491,185	\$ 485,702	\$ 479,866	\$ 473,525	\$ 467,184	\$ 460,843	\$ 454,502	\$ 448,161	\$ 441,820	\$ 435,479	\$ 429,138	\$ 422,797
Indirect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reallocation	-	\$ 46,229	\$ 147,061	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320	\$ 193,320
Total Benefits	\$ 37,050	\$ 198,500	\$ 551,425	\$ 714,277	\$ 708,005	\$ 701,893	\$ 695,940	\$ 690,144	\$ 684,505	\$ 679,022	\$ 673,539	\$ 668,056	\$ 662,573	\$ 657,090	\$ 651,607	\$ 646,124	\$ 640,641	\$ 635,158	\$ 629,675	\$ 624,192
Operational Expenses																				
AMI Hardware, MCMs, Customer Portal, or (Blank)	-	-	-	\$ 20,841	\$ 24,668	\$ 25,293	\$ 26,051	\$ 26,833	\$ 27,638	\$ 28,467	\$ 29,321	\$ 30,201	\$ 31,107	\$ 32,040	\$ 33,001	\$ 33,991	\$ 35,011	\$ 36,061	\$ 37,143	\$ 38,257
Estimate Network Maintenance Services	-	-	-	\$ 19,832	\$ 20,122	\$ 20,525	\$ 21,141	\$ 21,670	\$ 22,211	\$ 22,767	\$ 23,336	\$ 23,918	\$ 24,517	\$ 25,130	\$ 25,758	\$ 26,402	\$ 27,062	\$ 27,739	\$ 28,432	\$ 29,143
0.5 FTE to support billing, AMI monitoring, reporting	\$ 40,000	\$ 41,000	\$ 42,025	\$ 43,076	\$ 44,153	\$ 45,256	\$ 46,388	\$ 47,547	\$ 48,736	\$ 49,955	\$ 51,203	\$ 52,483	\$ 53,796	\$ 55,140	\$ 56,519	\$ 57,932	\$ 59,380	\$ 60,865	\$ 62,386	\$ 63,946
Billing integration maintenance	\$ 5,000	\$ 5,125	\$ 5,253	\$ 5,384	\$ 5,519	\$ 5,657	\$ 5,798	\$ 5,943	\$ 6,092	\$ 6,244	\$ 6,400	\$ 6,560	\$ 6,724	\$ 6,893	\$ 7,066	\$ 7,241	\$ 7,423	\$ 7,608	\$ 7,796	\$ 7,986
Upgrade 300 SANS for Touch Read, NO AMI	-	-	-	\$ 10,811	\$ 11,813	\$ 12,815	\$ 13,817	\$ 14,819	\$ 15,821	\$ 16,823	\$ 17,825	\$ 18,827	\$ 19,829	\$ 20,831	\$ 21,833	\$ 22,835	\$ 23,837	\$ 24,839	\$ 25,841	\$ 26,843
Total OpEx	\$ 45,000	\$ 48,125	\$ 47,278	\$ 108,655	\$ 111,553	\$ 114,547	\$ 117,618	\$ 120,705	\$ 124,430	\$ 127,876	\$ 131,420	\$ 135,063	\$ 138,810	\$ 142,662	\$ 146,624	\$ 150,697	\$ 154,886	\$ 159,193	\$ 163,622	\$ 168,177
Capital Expenses																				
AMI Network	\$ 150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AMI Water Endpoints/MIU	\$ 372,463	\$ 374,571	\$ 376,680	\$ 378,789	\$ 380,898	\$ 382,998	\$ 385,098	\$ 387,198	\$ 389,298	\$ 391,398	\$ 393,498	\$ 395,598	\$ 397,698	\$ 399,798	\$ 401,898	\$ 403,998	\$ 406,098	\$ 408,198	\$ 410,298	\$ 412,398
Contingency	-	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Professional Services	\$ 290,865	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488	\$ 229,488
Water Meters	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945	\$ 15,945
Total CapEx	\$ 1,512,867	\$ 2,223,070	\$ 2,228,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pro Forma Financials																				
Benefits	\$ 37,050	\$ 198,500	\$ 551,425	\$ 714,277	\$ 708,005	\$ 701,893	\$ 695,940	\$ 690,144	\$ 684,505	\$ 679,022	\$ 673,539	\$ 668,056	\$ 662,573	\$ 657,090	\$ 651,607	\$ 646,124	\$ 640,641	\$ 635,158	\$ 629,675	\$ 624,192
OpEx	\$ 45,000	\$ 48,125	\$ 47,278	\$ 108,655	\$ 111,553	\$ 114,547	\$ 117,618	\$ 120,705	\$ 124,430	\$ 127,876	\$ 131,420	\$ 135,063	\$ 138,810	\$ 142,662	\$ 146,624	\$ 150,697	\$ 154,886	\$ 159,193	\$ 163,622	\$ 168,177
EBITDA	\$ (7,950)	\$ 150,375	\$ 504,147	\$ 605,622	\$ 596,452	\$ 587,246	\$ 578,322	\$ 569,039	\$ 559,075	\$ 548,146	\$ 536,119	\$ 523,996	\$ 511,763	\$ 499,421	\$ 486,977	\$ 474,434	\$ 461,792	\$ 449,050	\$ 436,208	\$ 423,275
CapEx	\$ 1,512,867	\$ 2,223,070	\$ 2,228,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Depreciation (Straight-Line)	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683	\$ 75,683
Net Annual Cash Flow	\$ (1,520,617)	\$ (2,070,860)	\$ (1,722,337)	\$ (4,707,335)	\$ (4,111,432)	\$ (3,524,246)	\$ (2,948,124)	\$ (2,377,058)	\$ (1,818,942)	\$ (1,265,837)	\$ (774,000)	\$ (303,559)	\$ 145,265	\$ 487,344	\$ 934,317	\$ 1,381,290	\$ 1,828,263	\$ 2,275,236	\$ 2,722,209	\$ 3,169,182
Cumulative Cash Flow (Total)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Terminal Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Value	\$ (1,520,617)	\$ (2,070,860)	\$ (1,722,337)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Present Value (NPV) with Discount Rate																				
Internal Rate of Return (IRR)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Capital Expenses (CapEx)	\$ 1,512,867	\$ 2,223,070	\$ 2,228,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CapEx per Meter	\$ 1,512,867	\$ 2,223,070	\$ 2,228,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payback Period (Years)	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13

Reviewed for:



Reviewed by:

E Source

AMT Head-End, MOJMS Customer Payroll at

Reprints, 360 Sam's for Touch Read, MO AMI

Total OpEx

Capital Expenditures

AMT Water Endpoints M/U

Contingency

Contingency

Installation

Installation

Uniforms/Hooded Services

Water Meters

Total CapEx

Pro Forma Financials

Benefits

OpEx

EBITDA

CapEx

Depreciation (Straight-Line)

Net Income

Net Annual Cash Flow

Cumulative Cash Flow (Total)

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CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: Amendment of Section 93.03 of the Parks and Recreation Ordinance – First Reading

PRESENTERS: Kevin Bennett, Attorney

BACKGROUND: The current Parks Ordinance prohibits the presence of all animals, including dogs and cats, within any public park in the Township. The proposed amendment to Section 93.03 will prohibit all animals, except dogs licensed in accordance with Chapter 90 and on a suitable leash and/or cats in a suitable carrier, cage, or stroller, in any public park in the Township. The Park Rules will be amended to reflect this ordinance change by way of a resolution immediately following the second reading of this Ordinance.

PROPOSED MOTION: I move that the Board approve the first reading of the amendments to Sections 93.03 of the Parks and Recreation Ordinance.

Moved By _____ Seconded By _____

ROLL CALL:

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

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

AMENDMENT TO THE PARKS AND RECREATION ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR AMENDMENT OF SECTION 93.03 OF THE CODE OF ORDINANCES; TO PROVIDE FOR PENALTY; TO PROVIDE FOR REPEAL; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR PUBLICATION AND EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:

Ordinance No. _____, the Amendment to Section 93.03 of the Code of Ordinances for the Charter Township of Plymouth, is hereby adopted to read as follows:

Section I. ORDINANCE

Section 93.03

It shall be unlawful for persons to have mini-bikes or animals, except dogs licensed in accordance with Chapter 90 and on a suitable leash and/or cats in a suitable carrier, cage, or stroller, in any public park in the Township. Licensed motorcycles and other licensed motor-driven vehicles are prohibited upon or across the land used for other recreational use and are only allowed upon the roadway to get to a given location or an intended recreation use within the public parks. Posted speed limits within the public parks must be adhered to or violations will be imposed.

SECTION II. PENALTY.

Any person, corporation, partnership or other legal entity who shall violate or fail to comply with any provision of Section 93.03 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; provided, however, that if a violation of posted speed limit within the public parks is a civil infraction under the Michigan Vehicle Code or Uniform Traffic Code, then the penalty shall be a civil infraction punishable by fine and costs only.

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 VIII. 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 REQUEST FOR BOARD ACTION

MEETING DATE: March 26, 2024

ITEM: Amendment of Sections 90.02, 90.10, and 90.15, and for the Addition of Section 90.24 of the Animals Ordinance – First Reading

PRESENTERS: Kevin Bennett, Attorney

BACKGROUND: The proposed amendment to Section 90.02 will change the definition of “kennel” to mean “[a] place where more than four dogs which are three months old or over on any one parcel in the Township.” The proposed amendment to Section 90.10 removes the existing additional and contradictory definition of “kennel” within that Section and Section 90.02. These amendments cure the discrepancy between the existing definitions in Section 90.02 and Section 90.10. The proposed amendment to section 90.15 cleans up the existing language to reflect that the dog’s owner or custodian, instead of the dog, is responsible for complying with the stated requirements. The addition of Section 90.15 requires a dog owner or custodian to pick up the dog waste on other persons’ private property and on public property.

PROPOSED MOTION: I move that the Board approve the first reading of the amendments to Sections 90.02, 90.10 and 90.15, and the addition of Section 90.24 to the Animal Ordinance.

Moved By _____ Seconded By _____

ROLL CALL:

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

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

AMENDMENT TO ANIMAL ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR AMENDMENTS TO THE ANIMAL ORDINANCE; TO PROVIDE FOR AN AMENDMENT TO SECTION 90.02, DEFINITIONS; TO PROVIDE FOR AN AMENDMENT TO SECTION 90.10, KENNEL LICENSE REQUIRED; TO PROVIDE FOR AN AMENDMENT TO SECTION 90.15, OFFENSES; TO PROVIDE FOR THE ADDITION OF SECTION 90.24, SANITARY REMOVAL AND DISPOSAL OF DOG WASTE; TO PROVIDE FOR PENALTY; TO PROVIDE FOR SAVINGS CLAUSE, REPEAL, SEVERABILITY, AND PUBLICATION AND EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:

Ordinance No. _____, the Animal Ordinance, is hereby amended to include the following provisions:

Section I. AMENDMENTS TO ANIMAL ORDINANCE

Section 90.02 DEFINITIONS

KENNEL. A place where more than four dogs which are three months old or over on any one parcel in the Township.

Section 90.10 KENNEL LICENSE REQUIRED.

No person shall own or operate any dog kennel in the township without having first secured a kennel license. No kennel shall be operated or maintained except in a district wherein permitted by zoning.

Section 90.15 OFFENSES BY PERSONS WHO OWN OR HAVE CHARGE, CONTROL AND/OR CUSTODY OF A DOG

It shall be unlawful within the township for any person who owns or has charge, control and/or custody of any dog to:

(A) Harbor or keep any dog, which by loud and/or frequent or habitual barking, yelping or howling, is a severe nuisance in the neighborhood or to people passing by on the streets of the township;

(B) Harbor or keep any dog which has been deemed to be a dangerous dog as described in this subchapter, unless the dog is kept in a manner consistent with the requirements of this subchapter;

(C) Knowingly or unknowingly enable a dog to run at large as defined in this subchapter; or

(D) Harbor or keep any dog that is not licensed pursuant to the requirements of this subchapter.

Section 90.24 DOG WASTE; DISPOSAL.

Any person running or walking or having charge, control and/or custody of any dog shall immediately remove and dispose of, in a sanitary manner, any excrement deposited by such dog on the private property of another or on any public park, walk, street, grassy area, recreational area and/or other public property.

Section 90.99 PENALTY.

(A) Any person violating any provision of this chapter, for which no other penalty is provided, shall be subject to the penalty provisions of § 10.99.

(B) Unless otherwise provided, any person, corporation, partnership or any other legal entity who violates the provisions of this Chapter shall be guilty of a misdemeanor and may be fined not more than \$500 or imprisoned for not more than 90 days, or both, at the discretion of the court.

SECTION II. PENALTY.

Any person, corporation, partnership or other legal entity who shall violate or fail to comply with any provision of Section 90.24 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 VIII. 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: _____