

DELHI CHARTER TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

Meeting Location – Community Services Center

2074 Aurelius Road, Holt, MI

Tuesday, October 24, 2017

Immediately following DDA Board Meeting

AGENDA

Call to Order

Roll Call

Comments from the Public

ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME. PERSONS ADDRESSING THE BOARD MUST STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE GIVEN FOUR (4) MINUTES.

Set/Adjust Agenda

Approval of Minutes: Regular Meeting of September 26, 2017

Public Hearing – Fiscal Year 2018 Brownfield Redevelopment Authority Budget

Business

1. Approve Fiscal Year 2018 Brownfield Redevelopment Authority Budget
2. Adopt Resolution No. 2017-002: Amending Brownfield Plan #4

Late Agenda Item

- 3.

Limited Comments

MEMBERS OF THE PUBLIC MAY TAKE THE OPPORTUNITY TO ADDRESS THE BOARD REGARDING ANY ITEM ON THE AGENDA AT THE TIME SUCH ITEM IS OPEN FOR DISCUSSION BY THE BOARD. ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME.

Adjournment

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON SEPTEMBER 26, 2017**

The Brownfield Redevelopment Authority met Tuesday, September 26, 2017 in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leighton called the meeting to order at 7:18 p.m.

MEMBERS PRESENT: Harry Ammon, Tim Fauser, John Hayhoe, Brian Houser, David Leighton, Nanette Miller, Tonia Olson

MEMBERS ABSENT: Kim Cosgrove, Steven L. Marvin

OTHERS PRESENT: C. Howard Haas, DDA Executive Director; Lori Underhill, Secretary

PUBLIC COMMENT: None

SET/ADJUST AGENDA

There were no adjustments to the agenda.

BUSINESS

FY 2018 BROWNFIELD BUDGET – SET PUBLIC HEARING FOR OCTOBER 24, 2017

Olson moved, Fauser supported, to set a public hearing for the proposed Fiscal Year 2018 Brownfield Redevelopment Authority Budget and its subset, Local Brownfield Revolving Fund, to be held during the Tuesday, October 24, 2017 Brownfield Redevelopment Authority Meeting.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Houser, Leighton, Miller, Olson

Absent: Cosgrove, Olson

MOTION CARRIED

APPROVE MCS EXCAVATING LLC BID – DEMOLITION OF 1875 WALNUT

Fauser moved, Leighton supported, to approve the bid from MCS Excavating LLC for the demolition of structures and parking lot at 1875 Walnut in the amount of \$93,500.00.

Executive Director Haas reported that he has met with the owner of 1875 Walnut, environmental attorney Chuck Barbieri, and Community Development Director Tracy Miller several times to determine the best cause of action for this abandoned, environmentally impacted site. A Phase I and Phase II Environmental Assessment have been completed by PM Environmental with the Delhi Township Brownfield Redevelopment Authority and the property owner sharing the costs equally. It has been determined that demolishing the structures and parking lot is in the best interests of the surrounding neighborhood. Neither the Township nor the DDA is interested in purchasing or owning the property. Demolition could lead to future redevelopment of the site in a manner that more closely resembles the residential neighborhood in which it lies. A Brownfield Plan and environmental clean-up will be necessary before any redevelopment can take place.

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON SEPTEMBER 26, 2017**

Discussion was held on setting precedent for spending Local Brownfield Revolving Funds on sites we don't own. Mr. Haas explained that the law does not prohibit us from doing so and the purpose of the Local Brownfield Revolving Fund is to locate and remediate environmentally impacted properties.

Ms. Olson asked what assurances the BRA has that the owner will maintain the property after the structures are demolished. Mr. Haas responded that an agreement is being drafted addressing the environmental testing, demolition, and future maintenance of the property. The funds the BRA spends on demolition can be recouped in the future once the property is redeveloped.

Mr. Hayhoe reported that he has met with residents living in the neighborhood surrounding 1875 Walnut. It is their wish that the structures be demolished and the property rezoned for residential use.

Mr. Ammon will abstain from voting as he has a familial connection with the property owner.

A Roll Call Vote was recorded as:

Ayes: Fauser, Hayhoe, Houser, Leighton, Miller

Nays: Olson

Absent: Cosgrove, Marvin

Abstain: Ammon

MOTION CARRIED

Limited Comments

None.

ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

Nanette Miller, Secretary

/lau

SUBJECT TO APPROVAL



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**
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October 18, 2017

To: Brownfield Redevelopment Authority Board Members

From: C. Howard Haas, Executive Director

Re: Approval of Fiscal Year 2018 Budget

The Fiscal Year 2018 Budget for the Brownfield Redevelopment Authority and its subset, Local Site Remediation Fund, has been prepared and its initial review took place at our regular September meeting. This budget was submitted to the Delhi Township Board of Trustees for a budget workshop held on September 12, 2017. At our September meeting, a public hearing was set for October 24th. The notice for the public hearing was published in the *Holt Community News* on Sunday, October 8th. The Township Board of Trustees held its public hearing on Tuesday, October 17th. Following our public hearing, it is my recommendation that the Brownfield Redevelopment Authority Board formally approve the budget.

RECOMMENDED MOTION:

I move to approve the Fiscal Year 2018 Delhi Charter Township Brownfield Redevelopment Authority Budget and its subset, Local Brownfield Revolving Fund, and to submit it to the Township Board of Trustees for approval.

Brownfield Redevelopment Authority Fund (243 Fund): The Delhi Charter Township Brownfield Redevelopment Authority is a separate legal identity operating in conformity with Delhi Charter Township's policies and procedures. The Brownfield Redevelopment Authority is reported in the Township's financial statements as a discretely presented component unit.

Purposes of the Fund: The Brownfield Redevelopment Authority was created pursuant to Public Act 381 of 1996, as amended. Resolution No. 2001-167, adopted by Delhi Charter Township Board of Trustees on September 4, 2001 authorizes its existence.

The primary purpose of the Brownfield Redevelopment Authority is to assist in financing environmental assessment, remediation and other environmental response activities as authorized by PA 381, as amended. All activities of the Authority are carried out in conformance with adopted Brownfield Redevelopment Plans under supervision of the Board of Directors of the Authority. The membership of the Board of Directors of the Brownfield Redevelopment Authority is composed of the Board of Directors of the Delhi Charter Township Downtown Development Authority.

The Authority may carry out its activities throughout Delhi Township. The objectives of the Authority are outlined in the most recently adopted Brownfield Redevelopment Plan and are as follows:

1. Clean-up of environmentally challenged properties.
2. Enhance the Township's tax base by preparing environmentally challenged properties for desirable and productive re-uses.
3. Identify sites that are "abandoned" as defined by Michigan law and facilitate their redevelopment.

Specific projects undertaken by the Brownfield Redevelopment Authority in support of these objectives as a part of the 2018 Budget include:

1. Reimbursement of costs related to the remediation of property at Willoughby Estates (referred to as Brownfield #6).
2. Reimbursement of costs related to the remediation of property at 4495 Holt Road (referred to as Brownfield #7).
3. Identification of future eligible Brownfield projects; preparation of Brownfield Redevelopment Plans and implementation of plans.

For 2018, tax capture of \$40,040 is anticipated along with \$10,050 of expenditures.

BROWNFIELD FUND SUMMARY

	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Revenues				
Taxes	\$ -	\$ -	\$ 8,620	\$ 40,040
Total Revenue	-	-	8,620	40,040
Expenditures				
Community and Economic Dev				
Brownfield-Administration	-	-	5,050	10,050
Remediation	-	-	-	-
Total Expenditures	-	-	5,050	10,050
Other Financing Sources (Uses)				
Transfer out to LSR Fund	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Revenues over (under) expenditures	-	-	3,570	29,990
Fund Balance, Beginning	-	-	-	3,570
Fund Balance, Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,570</u>	<u>\$ 33,560</u>

BROWNFIELD REVENUE

GL Number	Description	2016 Activity	2017 Budget	YTD 06/30/2017	2017 Projected	2018 Requested
243-000.00-403.060	CURR TAXES-BRNFLD # 6	\$ -	\$ -	\$ -	\$ 8,620	\$ 38,400
243-000.00-403.070	CURR TAXES-BRNFLD #7	-	-	-	-	1,640
Total		\$ -	\$ -	\$ -	\$ 8,620	\$ 40,040

BROWNFIELD ADMINISTRATION

GL Number	Description	2016 Activity	2017 Budget	YTD 06/30/2017	2017 Projected	2018 Requested
243-733.00-801.000	LEGAL FEES	\$ -	\$ -	\$ -	\$ 5,000	\$ 10,000
243-733.00-807.000	AUDIT FEES	-	-	-	-	-
243-733.00-902.000	PUBLISH/LEGAL NOTICES	-	-	-	50	50
243-733.00-910.000	INSURANCE & BONDS	-	-	-	-	-
243-733.00-956.000	MISCELLANEOUS	-	-	-	-	-
243-733.00-995.000	INTEREST	-	-	-	-	-
243-733.00-999.001	TRANSFER OUT	-	-	-	-	-
Total		\$ -	\$ -	\$ -	\$ 5,050	\$ 10,050

BROWNFIELD REMEDIATION

GL Number	Description	2016 Activity	2017 Budget	YTD 06/30/2017	2017 Projected	2018 Requested
243-734.00-957.006	REMEDIATION PLAN #6, WILBY RD	\$ -	\$ -	\$ -	\$ -	\$ -
243-734.00-957.007	REMEDIATION PLAN #7, 4495 HOLT	-	-	-	-	-
Total		\$ -	\$ -	\$ -	\$ -	\$ -

Local Brownfield Revolving Fund (643 Fund): The Delhi Charter Township Local Brownfield Revolving Fund (formerly Local Site Remediation Fund) is a separate legal entity operating in conformity with Delhi Charter Township’s policies and procedures. The Fund is reported in the Township’s financial statements as a discretely presented component unit.

Purposes of the Fund: The Local Brownfield Revolving Fund was created pursuant to Public Act 381 of 1996, as amended. The Delhi Charter Township Brownfield Redevelopment Authority adopted Resolution No. 2001-002 on October 23, 2001 which authorized the existence of the Local Brownfield Revolving Fund.

The primary purpose of the Local Brownfield Revolving Fund is to assist in financing environmental assessment, remediation and other environmental response activities as authorized by PA 381, as amended. The membership of the Board of Directors is composed of the Board of Directors of the Delhi Charter Township Downtown Development Authority.

The Local Brownfield Revolving Fund may carry out its activities throughout Delhi Township. The objectives are as follows:

1. Clean-up of environmentally challenged properties.
2. Enhance the Township’s tax base by preparing environmentally challenged properties for desirable and productive re-uses.
3. Identify sites that are “abandoned” as defined by Michigan law and facilitate their redevelopment.

Resources/Uses: After final reimbursement of Brownfield properties, the Local Brownfield Revolving Fund can capture revenue for 5 years.

<u>Plan</u>	<u>Capture Years</u>
Brownfield Plan #2 (2350 Cedar)	2015-2018

For 2018, tax capture of \$7,000 is anticipated along with \$80,500 of expenditures.

LOCAL BROWNFIELD REVOLVING FUND SUMMARY

	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Revenues				
Taxes	\$ 198,581	\$ 202,900	\$ 200,020	\$ 7,000
Total Revenue	198,581	202,900	200,020	7,000
Expenditures				
Community and Economic Developmt				
Administration	110,824	30,550	230,500	70,500
Remediation	26,572	120,000	10,000	10,000
Total Expenditures	137,396	150,550	240,500	80,500
Other Financing Sources (Uses)				
Transfer In from Brownfield Fund	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Revenues over (under) expenditures	61,185	52,350	(40,480)	(73,500)
Fund Balance, Beginning	226,018	287,203	287,203	246,723
Fund Balance, Ending	\$ 287,203	\$ 339,553	\$ 246,723	\$ 173,223

LOCAL BROWNFIELD REVOLVING FUND

GL Number	Description	2016 Activity	2017 Budget	YTD 06/30/2017	2017 Projected	2018 Requested
643-000.00-403.005	CURR PROP TAX-AD VAL.	\$ 190,758	\$ 195,300	\$ 149,184	\$ 192,950	\$ -
643-000.00-403.020	CURR PROP TAX-2350 CEDAR	7,300	7,600	5,501	6,410	7,000
643-000.00-403.030	CURR PROP TAX-BRNFD #3	523	-	662	660	-
643-000.00-699.001	TRANSFER IN	-	-	-	-	-
Total		\$ 198,581	\$ 202,900	\$ 155,348	\$ 200,020	\$ 7,000

LOCAL BROWNFIELD REVOLVING FUND SITE REMEDIATION EXPENDITURES

GL Number	Description	2016 Activity	2017 Budget	YTD 06/30/2017	2017 Projected	2018 Requested
643-735.00-801.000	LEGAL FEES	\$ 33,828	\$ 30,000	\$ 10,698	\$ 30,000	\$ 20,000
643-735.00-807.000	AUDIT FEES	455	500	468	500	500
643-735.00-818.000	CONTRACTUAL SERVICES	76,468	60,000	19,125	200,000	50,000
643-735.00-902.000	PUBLISH/LEGAL NOTICES	73	50	-	-	-
643-735.00-935.001	SITE REMEDIATION	26,572	60,000	3,350	10,000	10,000
643-735.00-956.000	MISCELLANEOUS	-	-	-	-	-
Total		\$ 137,396	\$ 150,550	\$ 33,641	\$ 240,500	\$ 80,500



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May 22, 2017

To: Brownfield Redevelopment Authority

From: C. Howard Haas, Executive Director

Re: Resolution No. 2017-002: Amend Brownfield Plan #4 (Esker Square)

In 2014, the Brownfield Redevelopment Authority adopted a placeholder Brownfield Plan for the former Blind Biz site located at 2022 Cedar Street. We did this with a mind to future redevelopment of the site, in addition to the adjacent properties. The Gillespie Company has proposed a full-scale redevelopment of the entire 2000 block of Cedar Street. Before redevelopment can take place, Brownfield Plan #4 must be amended to account for the clean-up of the entire site. To that end, Township Attorney Chuck Barbieri has drafted a resolution for adoption and reviewed an amended Brownfield plan submitted by TriTerra on behalf of 2000 Cedar, LLC. Following this step, the Township Board of Trustees will hold a public hearing and formally amend Brownfield Plan #4 on November 21, 2017.

RECOMMENDED MOTION:

I move to adopt Resolution No. 2017-002, a resolution recommending the amendment of Brownfield Plan #4.

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY
RESOLUTION NO. 2017-002**

At a regular meeting of the Delhi Charter Township Brownfield Redevelopment Authority ("Brownfield Authority"), held in the Community Services Center, 2074 North Aurelius, Holt, Michigan 48842 on the 24th day of October, 2017, at 7:30 p.m.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____:

WHEREAS, the Delhi Township Board of Trustees, upon the recommendation of the Brownfield Authority, approved Brownfield Plan #4 in Resolution No. 2014-019 on September 16, 2014, for 2022 Cedar Street, Holt, Michigan 48842;

WHEREAS, the Delhi Charter Township Brownfield Redevelopment Authority ("Brownfield Authority") has received and reviewed a request by 2000 Cedar, LLC to amend Brownfield Plan #4 for the proposed redevelopment of the 2000 Block of N. Cedar Street, Holt, Michigan 48842, as attached.

WHEREAS, the Brownfield Authority desires to recommend the amendment of the Brownfield Plan #4 in accordance with the attached;

NOW, THEREFORE, the Delhi Charter Township Brownfield Redevelopment Authority hereby resolves as follows:

1. The Brownfield Authority recommends that the Board of Trustees of the Delhi Charter Township Board amend the Brownfield Plan #4, in accordance with the attached Plan.
2. The Brownfield Authority submits that Amended Brownfield Plan #4 constitutes a public purpose under Act 381 of the Public Acts of 1996 as amended ("Act"); that the Plan meets all requirements set forth in Section 13 of that Act; that the proposed method of financing the cost of eligible activities is feasible and the Authority has the ability to arrange financing; that the cost of eligible activities proposed in the Plan is reasonable and necessary to carry out the purposes of the Act; and that the amount of taxable value that may result from the adoption of the Plan is reasonable.

ADOPTED:

YEAS:

NAYS:

ABSTAIN:

The foregoing Resolution declared and adopted on the day written above.

Dated: October 25, 2017

Nanette Miller, Secretary
Brownfield Redevelopment Authority

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

AMENDED BROWNFIELD PLAN #4

Esker Square
2000 Block of N. Cedar Street
Delhi Charter Township, Holt, Michigan 48842

Prepared By:

Delhi Charter Township Brownfield Redevelopment Authority
2045 Aurelius Road
Holt, Michigan 48842
Contact Person: Howard Haas
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October 19, 2017

Approved by the Delhi Township BRA on **[TBD]**, 2017
Approved by the Delhi Charter Township Board of Trustees on **[TBD]**, 2017

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FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Diagram

Figure 3: Soil Boring Map with Analytical Results

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: ALTA/NSPS Land Title Survey and Legal Description

Attachment B: Summary of Known Environmental Conditions

1.0 PROJECT SUMMARY

Project Name:	Esker Square
Developer:	2000 Cedar, LLC (the “Developer”) 329 S. Washington Square Lansing, Michigan 48933 Scott Gillespie 517-327-8887
Property Location:	2022-2052 N. Cedar Street and 4294-4302 Veterans Drive, Delhi Charter Township, Holt, Michigan 48842
Parcel Information:	The property consists of eight parcels: Parcel ID No. 33-25-05-14-377-008; Parcel ID No. 33-25-05-14-377-007; Parcel ID No. 33-25-05-14-377-006; Parcel ID No. 33-25-05-14-377-005; Parcel ID No. 33-25-05-14-377-004; Parcel ID No. 33-25-05-14-377-019; Parcel ID No. 33-25-05-14-377-020; and Parcel ID No. 33-25-05-14-377-023
Type of Eligible Property:	“Facility” and “Adjacent and Contiguous”
Project Description:	<p>A redevelopment of the subject property located along the 2000 Block of N. Cedar Street in Delhi Township. The project includes the construction of two new 3-story, mixed-use building on historically contaminated property along a traditional commercial corridor in the township. The mixed-use project will be developed in two phases and will include a total of 32,070-square feet of ground floor retail/office space and 60 high-quality residential apartment units on the upper two floors of each building.</p> <p>The project will also encompass improvements to the site, including new and improved entrances to the site, a centralized plaza area, new curb and gutter, utility relocation, urban stormwater management systems, new sidewalks/pavers, lighting and landscaping within the public right of way.</p> <p>Brownfield eligible activities proposed by the Developer include site demolition, excavation, transport and disposal of contaminated soils, monitoring well abandonment, and</p>

installation and testing of gas vapor mitigation systems integrated into each building structure. The Brownfield Plan also includes various Brownfield eligible activities previously conducted by the Delhi Township Brownfield Redevelopment Authority (the “Authority or “BRA”) including environmental assessment, due care planning, underground storage tank (UST) removal, asbestos surveys and abatement, building demolition and preparation of a Brownfield Plan.

Total Capital Investment: Total capital investment is estimated at \$13,000,000 (\$7,000,000 for Phase 1 and \$6,000,000 for Phase 2) of which \$543,831 is currently proposed for Brownfield Reimbursement to the Developer and \$298,084 is proposed for Brownfield Reimbursement to the Delhi Charter Township Brownfield Redevelopment Authority (the “BRA”).

Estimated Job Creation/Retention: The redevelopment is anticipated to generate at least 40 new full-time equivalent jobs. In addition, this redevelopment will result in the creation/retention of 50 to 60 temporary construction related jobs.

Duration of Plan: 21 years (starting in 2019). The duration of the Plan includes capture of “Local-Only” Tax Increment Revenue (TIR) for reimbursement to the Developer in years 1 through 12 of the plan, capture of TIR for reimbursement to the BRA in years 12 through 17 and capture of TIR for deposit into the BRA’s Brownfield Revolving Fund (LBRF) in years 17 through 21.

Total Reimbursable Costs: \$841,915

Distribution of New Taxes Paid	
Developer Reimbursement	\$543,831
BRA Reimbursement	\$298,084
Sub-Total Reimbursement	\$841,915
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$46,790
Local Brownfield Revolving Fund (LBRF)	\$313,324
New (State) Taxes to Taxing Units	\$1,506,400
New Taxes to School Debt	\$625,942
Sub-Total LBRF Deposits, Administrative Fees, New Taxes	\$2,492,456
Grand Total	\$3,334,371

2.0 INTRODUCTION AND PURPOSE

The Delhi Charter Township Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the Delhi Charter Township Board of Trustees (the “Township”), pursuant to 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 Delhi Charter Township, Michigan. On August 26, 2014 and September 24, 2014, the BRA and Charter Township of Delhi, respectively, approved Brownfield Plan #4 for the property at 2022 N. Cedar Street. The purpose of this Brownfield Plan (“Brownfield Plan”), to be implemented by the BRA is to amend Brownfield Plan #4 and satisfy the requirements for a Brownfield Plan as specified in Act 381

This amendment of the Plan expands the boundary of the eligible property, as eligible property is defined in Section 3.0, and allows the BRA to use tax increment financing to reimburse 2000 Cedar, LLC (“Developer”) and the BRA for the costs of eligible activities required to redevelop the eligible property. The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

3.0 ELIGIBLE PROPERTY INFORMATION

This Brownfield Plan is presented to support the Developer in the redevelopment of eight platted parcels of land, situated along the northeast side of Cedar Street from Veterans Drive to Bond Street in Holt (Delhi Charter Township), Ingham County, Michigan (the “Property”). The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2022 N. Cedar Street	33-25-05-14-377-008	"Facility"
2024 N. Cedar Street	33-25-05-14-377-007	"Facility"
2032 N. Cedar Street	33-25-05-14-377-006	"Facility"
2034 N. Cedar Street	33-25-05-14-377-005	"Facility"
2040 N. Cedar Street	33-25-05-14-377-004	"Facility"
2052 N. Cedar Street	33-25-05-14-377-019	"Adjacent and Contiguous"
4294 Veterans Drive	33-25-05-14-377-020	"Adjacent and Contiguous"
4302 Veterans Drive	33-25-05-14-377-023	"Facility"

The Property is 2.4 acres of vacant land; however, for much of the memorable past the Property was developed with several commercial and residential structures. The Property is currently zoned TC, Town Center and is located within the Delhi Charter Township Downtown Development Authority (DDA) district. Former commercial uses of the Property included retail operations, a restaurant, a gasoline filling and service station, automotive repair operations, and a car wash. Starting in 2005, the DDA began acquiring the parcels that comprise the Property and demolishing their existing structures. By 2016, the last of the structures were demolished, and the Property has been undeveloped since that time. The Property is surrounded by active residential and commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) the parcels located at 2022, 2024, 2032, 2034, 2040 N. Cedar Street and 4302 Veterans Drive are a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act ("NREPA"), P.A. 451 of 1994, as amended; and (c) the parcels located at 2052 N. Cedar Street and 4294 Veterans Drive are adjacent and contiguous to the aforementioned qualifying parcels. Refer to Attachment B, Summary of Known Environmental Conditions. Figure 3 depicts environmental impact on the Property.

4.0 PROPOSED REDEVELOPMENT

The Project is a complete redevelopment of the subject Property and includes the construction of two new 3-story, mixed-use buildings. Construction is planned over two phases and will include a total of 32,070-square feet of ground floor retail/office space and 60 high-quality residential apartment units on the upper two floors of each building. The Project includes an outdoor seating/gathering area centrally located between both buildings. The Project will also encompass improvements to the site, including new and improved entrances, new curb and gutter, utility relocation, urban stormwater management systems, new sidewalks/pavers, lighting and landscaping within the public right of way.

The total anticipated investment into the redevelopment project is estimated at \$13,000,000 (\$7,000,000 for Phase 1 and \$6,000,000 for Phase 2). The development will result in the complete redevelopment of vacant and contaminated property in traditional commercial corridor in the heart of Delhi Township. This development will dramatically improve the appearance of the highly visible stretch of Cedar Street and an important undeveloped block of the township. The Project will significantly increase density to the area and provide additional support to existing retail establishments in the township.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

This redevelopment is projected to create at least 40 new, full time equivalent jobs at an average wage of \$14.50 per hour. Additionally, the Project is estimated to create 50 to 60 temporary construction jobs.

5.0 BROWNFIELD CONDITIONS

The Property has been developed for residential and commercial use since at least 1900. Commercial activities have included retail operations, a restaurant, a gasoline filling and service station, automotive repair operations, and a car wash. The eight parcels that make up the Property were acquired by the Delhi Township DDA at various times between 2005 and 2014. By 2016 all the Property structures had been demolished. The Property is currently an undeveloped, grass lot.

Environmental assessments/investigations (e.g. Phase I ESAs, Phase II ESAs) known to have been performed at the Property date back to 2000. Soil and groundwater contamination is known to exist across portions of the Property and within the Veterans Drive and Cedar Street rights-of-way. In addition, non-aqueous phase liquid (NAPL) was also been identified in four areas on the Property.

Soil contamination includes volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and heavy metals originating from different sources on the Property, including former gasoline service station and repair activities and leaking underground storage tanks (LUST) on the former Blind Bizz property located at 2022 N. Cedar Street and the former Holt Auto Clinic property located at 2040 N. Cedar Street, and from fill soil on the former RGH Investments property located at 2024, 2032, and 2034 N. Cedar Street and 4302 Veterans Drive.

Petroleum and heavy metal contaminants exist in the soil at elevated concentrations exceeding the groundwater surface water interface protection criteria and residential drinking water protection, direct contact, and soil volatilization to indoor air inhalation criteria under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994. The zones containing NAPL also exceed the soil saturation criteria.

Groundwater contamination includes VOCs and PAHs on the Blind Bizz property and VOCs on the Holt Auto Clinic property exceeding the Part 201 residential drinking water and groundwater surface water interface criteria. Impacted groundwater is located between six and 24 feet below the ground surface at both parcels. Environmental investigation reports indicate the extent of the groundwater contamination on the Blind Bizz property has been defined.

A detailed summary of known environmental conditions is included in Attachment B. Maps depicting environmental impact within the boundary of the Property is provided as Figure 3.

6.0 BROWNFIELD PLAN

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities

The Developer and the BRA will be reimbursed for the costs of eligible DEQ activities necessary to prepare the Property for redevelopment. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include site demolition, excavation, transport and disposal of contaminated soils, monitoring well abandonment, and installation and testing of gas vapor mitigation systems integrated into each building structure. The Plan amendment also includes various Brownfield eligible activities previously conducted by the Delhi Township Brownfield Redevelopment Authority (the “Authority or “BRA”) including environmental assessment, due care planning, underground storage tank (UST) removal, asbestos surveys and abatement, building demolition and preparation of a Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan amendment will be reimbursed with incremental local revenues generated by the Property redevelopment and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). This Plan amendment is a “Local-only” Plan and does not include or propose capture of state tax revenues for reimbursement to the Developer or BRA

The total cost of activities eligible for Developer and BRA reimbursement from tax increment revenues is projected to be \$841,915.

The eligible activities are summarized below:

LOCAL-ONLY ELIGIBLE ACTIVITIES

DEQ Eligible Activities

Department Specific Activities

Total DEQ Eligible Activities..... \$495,897

MSF Eligible Activities

Asbestos and Lead Activities..... \$3,290

Demolition \$153,056

Total MSF Eligible Activities..... \$156,346

Total DEQ and MSF Eligible Activities.....	\$652,242
Contingency (15%)*	\$54,774
Brownfield Plan / Act 381 Work Plan Preparation	\$11,000
Interest (5%, simple)**	\$123,899
TOTAL DEVELOPER ELIGIBLE ACTIVITIES.....	\$841,915

* Contingency calculation exclude BRA eligible activity costs incurred prior to development of this Plan amendment.

** Interest is calculated annually at 5% simple interest on Developer eligible activities.

A breakdown in eligible activities between the Developer and BRA are provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan amendment that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted within DEQ eligible activities and MSF eligible activities after the date this Plan is approved by the Delhi Township Board of Trustees.

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property redevelopment and captured by the BRA. It is the intent of this Plan to not include the capture of the School Operating and State Education Tax.

The DDA has the authority to capture tax increment revenues other than the local or intermediate school district taxes within that portion of the Property located in the DDA. However, the Developer is seeking additional TIF support through the DDA for reimbursement of DDA eligible activity costs under the authority of the DDA. It is anticipated that an interlocal agreement will be executed between the DDA and the BRA to allow a portion of the DDA's incremental revenue to be passed through to the BRA and used for the purposes identified in this Plan amendment.

The 2017 taxable value of the Property is \$0 which is the initial taxable value for this Plan.

The projected taxable value is phased over 4 years with an estimated final taxable value of \$3,000,000 in 2022. The actual taxable value will be determined by the Township Assessor after the development is completed.

It is estimated that the BRA will capture tax increment revenues from 2019 through 2035 to reimburse the cost of the eligible activities and capture for BRA administrative fees. It is also estimated the BRA will capture tax increment revenues from 2035 through 2039 to deposit into the BRA's Local Brownfield Revolving Fund (LBRF).

The total impact of incremental tax capture on taxing jurisdictions is estimated at \$3,334,371.

Distribution of New Taxes Paid	
Developer Reimbursement	\$543,831
BRA Reimbursement	\$298,084
Sub-Total Reimbursement	\$841,915
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$46,790
Local Brownfield Revolving Fund (LBRF)	\$313,324
New (State) Taxes to Taxing Units	\$1,506,400
New Taxes to School Debt	\$625,942
Sub-Total LBRF Deposits, Administrative Fees, New Taxes	\$2,492,456
Grand Total	\$3,334,371

Impact to specific taxing jurisdictions is presented in Table 2, Tax Increment Revenue Capture Estimates and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the Township Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. Neither the BRA nor the township will advance any funds to finance the eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements and provide the DDA with relevant information necessary to form and execute an interlocal agreement to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

6.4. Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA and/or the township will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

6.5 Duration of Brownfield Plan

The duration of this Plan amendment is projected to be 21 years total tax capture after the first year of tax capture anticipated as 2019. The duration of the Plan includes 17 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and BRA, and 5 years of TIR capture for deposit into the BRA's LBRF.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

6.6 Legal Description, Property Map, Property Characteristics and Personal Property

An ALTA/NSPS Land Title Survey and legal description of the Property is provided in Attachment A. The general Property location and boundaries are shown on Figures 2 and 3.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

6.7 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

6.8 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.

6.9 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.

6.10 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.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund

The BRA has established a LBRF. Funds from the LBRF were used to finance eligible activities previously performed at the Property by the DDA. TIR captured as a result of this Project will be used as repayment of expended funds into the LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

At the conclusion of reimbursement of eligible activity costs to the Developer and BRA, the BRA intends to capture local TIR for deposit into the LBRF for an additional five years, to the extent allowed by law and the BRA's existing program policies and procedures.

6.12 Other Material that the Authority or Governing Body Considers Pertinent

The original Plan for the Property indicated "the intent of this Brownfield Plan is to reimburse the Delhi BRA first and the developer(s) second for eligible activity costs incurred for redevelopment of the subject Brownfield property." The intent of this Plan amendment is to reimburse the Developer first and the BRA second for respective eligible activity costs

incurred for the Property. Refer to Table 4, Tax Increment Revenue Reimbursement Entity Allocation Table, to review projected TIR schedules for the Developer and the BRA.

In addition to Brownfield TIF proposed in this Plan, the Developer is seeking TIF support through the DDA for reimbursement of eligible activity costs under the authority of the DDA.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Boring Map with Analytical Results

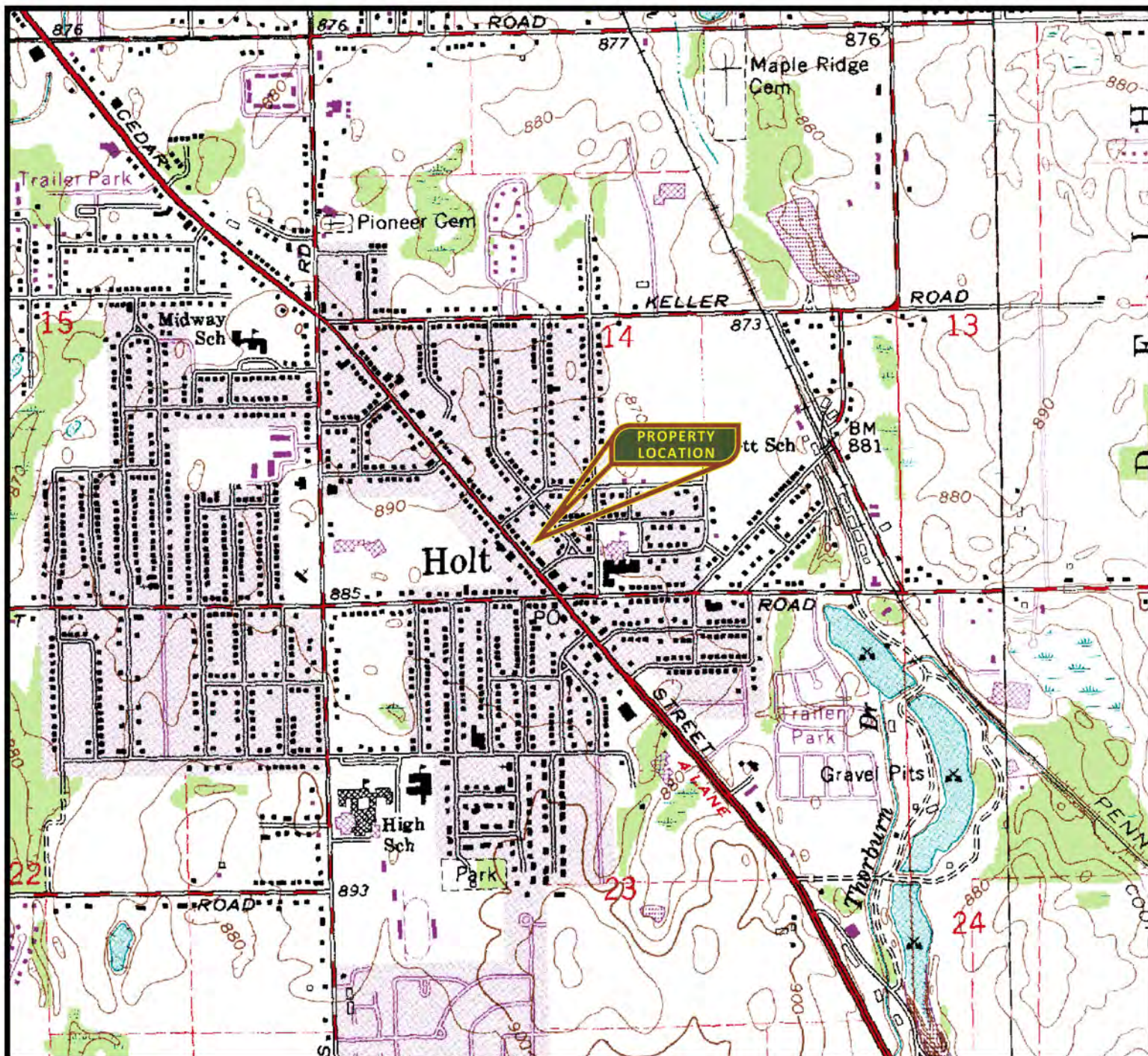


FIGURE 1 PROPERTY LOCATION

2000 BLOCK OF N. CEDAR STREET
HOLT, MICHIGAN 48842

INGHAM COUNTY
T. 3N., R. 2W., SECTION 14

PROJECT NUMBER: 17-1800

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



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TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 17-1780

**2000 BLOCK OF N. CEDAR STREET
HOLT, MICHIGAN 48842**

DIAGRAM CREATED BY: KB

DATE: 9/15/17

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
2000 Block of N. Cedar Street
Holt, MI
October 19, 2017

					REIMBURSEMENT ALLOCATION			FUNDING MATRIX		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES	DEVELOPER	DELHI TOWNSHIP	
DEQ ELIGIBLE ACTIVITIES										
Department Specific Activities										
DEQ ELIGIBLE ACTIVITIES SUB-TOTAL					\$ 495,897	\$ -	\$ -	\$ 495,897	\$ 277,789	\$ 218,107
MSF ELIGIBLE ACTIVITIES										
Asbestos and Lead Activities										
Subtotal Asbestos and Lead Activities					\$ 3,290	\$ -	\$ -	\$ 3,290	\$ -	\$ 3,290
Demolition										
Subtotal Demolition Activities					\$ 153,056	\$ -	\$ -	\$ 153,056	\$ 87,368	\$ 65,687
MSF ELIGIBLE ACTIVITIES SUB-TOTAL					\$ 156,346	\$ -	\$ -	\$ 156,346	\$ 87,368	\$ 68,977
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL					\$ 652,242	\$ -	\$ -	\$ 652,242	\$ 365,158	\$ 287,084
Contingency (15%)				\$ 54,774	\$ -	\$ -	\$ 54,774	\$ 54,774	\$ -	
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 11,000	\$ 11,000	\$ -	\$ -	\$ 11,000		\$ 11,000	
Interest (5%, simple)				\$ 123,899		\$ -	\$ 123,899	\$ 123,899		
TOTAL					\$ 841,915	\$ -	\$ -	\$ 841,915	\$ 543,831	\$ 298,084
GRAND TOTAL					\$ 841,915					
TOTAL ELIGIBLE ACTIVITIES FOR REIMBURSEMENT					\$ 841,915					

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.

Contingency calculation exclude Township eligible activity costs incurred prior to development of Brownfield Plan.

Interest is calculated at 5% on Developer costs only. Interest is not calculated on Township costs incurred prior to development of Brownfield Plan.

Table 2
Tax Increment Revenue Capture Estimates
2000 Block of N. Cedar Street
Holt, MI
October 19, 2017

Estimated Taxable Value (TV) Increase Rate:		1% per year												
Plan Year		2019 1	2020 2	2021 3	2022 4	2023 5	2024 6	2025 7	2026 8	2027 9	2028 10	2029 11	2030 12	2031 13
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ 500,000	\$ 1,250,000	\$ 2,000,000	\$ 3,000,000	\$ 3,030,000	\$ 3,060,300	\$ 3,090,903	\$ 3,121,812	\$ 3,153,030	\$ 3,184,560	\$ 3,216,406	\$ 3,248,570	\$ 3,281,056
Incremental Difference (New TV - Base TV)		\$ 500,000	\$ 1,250,000	\$ 2,000,000	\$ 3,000,000	\$ 3,030,000	\$ 3,060,300	\$ 3,090,903	\$ 3,121,812	\$ 3,153,030	\$ 3,184,560	\$ 3,216,406	\$ 3,248,570	\$ 3,281,056
School Capture (Not Captured)		Millage Rate												
School Operating		18.0000												
State Education Tax (SET)		6.0000												
School Total:		0.0000	0.00%											
		\$ 12,000	\$ 30,000	\$ 48,000	\$ 72,000	\$ 72,720	\$ 73,447	\$ 74,182	\$ 74,923	\$ 75,673	\$ 76,429	\$ 77,194	\$ 77,966	\$ 78,745
Local Capture by the BRA (50% as applicable)		Millage Rate												
Township Operating		2.1491												
Ingham County Voted		1.8416												
Ingham County Operating		3.1921												
CRAA		0.3495												
CATA		1.5035												
Capital Area District Library		0.7800												
Fire/ EMS		0.7481												
Police		0.7481												
Lansing Community College		1.9036												
Ingham Intermediate School District ²		5.9881												
Local Total:		19.2035	100.00%											
Total Capturable Taxes:		19.2035	100.00%											
		\$ 9,602	\$ 24,004	\$ 38,407	\$ 57,611	\$ 58,187	\$ 58,768	\$ 59,356	\$ 59,950	\$ 60,549	\$ 61,155	\$ 61,766	\$ 62,384	\$ 63,008
		\$ 21,602	\$ 54,004	\$ 86,407	\$ 129,611	\$ 130,907	\$ 132,216	\$ 133,538	\$ 134,873	\$ 136,222	\$ 137,584	\$ 138,960	\$ 140,350	\$ 141,753
Non-Capturable Millages - New Tax Revenue		Millage Rate												
School Debt		10.0000												
Total Non-Capturable Taxes:		10.0000												

Notes:
¹ Based on capture of 50% of available local taxes for Brownfield TIF adn 50% for DDA TIF
² Based on capture of 100% of available millage for Brownfield TIF. Ingham ISD millage is not captured by DDA

Table 2
Tax Increment Revenue Capture Estimates
2000 Block of N. Cedar Street
Holt, MI
October 19, 2017

Estimated Taxable Value (TV) Increase Rate:																			
	Plan Year	2032 14	2033 15	2034 16	2035 17	2036 18	2037 19	2038 20	2039 21										
Base Taxable Value	\$	-	\$	-	\$	-	\$	-	\$	-									
Estimated New TV	\$	3,313,866	\$	3,347,005	\$	3,380,475	\$	3,414,280	\$	3,448,423	\$	3,482,907	\$	3,517,736	\$	3,552,913			
Incremental Difference (New TV - Base TV)	\$	3,313,866	\$	3,347,005	\$	3,380,475	\$	3,414,280	\$	3,448,423	\$	3,482,907	\$	3,517,736	\$	3,552,913			
School Capture (Not Captured)		Millage Rate																	
School Operating	18.0000	\$	59,650	\$	60,246	\$	61,457	\$	62,072	\$	62,692	\$	63,319	\$	63,952	\$	63,952	\$	1,129,800
State Education Tax (SET)	6.0000	\$	19,883	\$	20,082	\$	20,486	\$	20,691	\$	20,897	\$	21,106	\$	21,317	\$	21,317	\$	376,600
School Total:	0.0000	\$	79,533	\$	80,328	\$	81,943	\$	82,762	\$	83,590	\$	84,426	\$	85,270	\$	85,270	\$	1,506,400
Local Capture by the BRA (50% as applicable)		Millage Rate																	
Township Operating	2.1491	\$	7,122	\$	7,193	\$	7,265	\$	7,337	\$	7,411	\$	7,485	\$	7,560	\$	7,635	\$	134,518
Ingham County Voted	1.8416	\$	6,103	\$	6,164	\$	6,225	\$	6,288	\$	6,350	\$	6,414	\$	6,478	\$	6,543	\$	115,270
Ingham County Operating	3.1921	\$	10,578	\$	10,684	\$	10,791	\$	10,899	\$	11,008	\$	11,118	\$	11,229	\$	11,341	\$	199,807
CRAA	0.3495	\$	1,158	\$	1,170	\$	1,181	\$	1,193	\$	1,205	\$	1,217	\$	1,229	\$	1,242	\$	21,877
CATA	1.5035	\$	4,982	\$	5,032	\$	5,083	\$	5,133	\$	5,185	\$	5,237	\$	5,289	\$	5,342	\$	94,110
Capital Area District Library	0.7800	\$	2,585	\$	2,611	\$	2,637	\$	2,663	\$	2,690	\$	2,717	\$	2,744	\$	2,771	\$	48,824
Fire/ EMS	0.7481	\$	2,479	\$	2,504	\$	2,529	\$	2,554	\$	2,580	\$	2,605	\$	2,631	\$	2,658	\$	46,824
Police	0.7481	\$	2,479	\$	2,504	\$	2,529	\$	2,554	\$	2,580	\$	2,605	\$	2,631	\$	2,658	\$	46,824
Lansing Community College	1.9036	\$	6,308	\$	6,371	\$	6,435	\$	6,499	\$	6,564	\$	6,630	\$	6,696	\$	6,763	\$	119,154
Ingham Intermediate School District ²	5.9881	\$	19,844	\$	20,042	\$	20,243	\$	20,445	\$	20,649	\$	20,856	\$	21,065	\$	21,275	\$	374,821
Local Total:	19.2035	\$	63,638	\$	64,274	\$	64,917	\$	65,566	\$	66,222	\$	66,884	\$	67,553	\$	68,228	\$	1,202,029
Total Capturable Taxes:	19.2035	\$	143,171	\$	144,602	\$	146,860	\$	148,328	\$	149,812	\$	151,310	\$	152,823	\$	153,498		
Non-Capturable Millages - New Tax Revenue		Millage Rate																	
School Debt	10.0000	\$	33,139	\$	33,470	\$	33,805	\$	34,143	\$	34,484	\$	34,829	\$	35,177	\$	35,529	\$	625,942
Total Non-Capturable Taxes:	10.0000																	\$	625,942

Table 3
Tax Increment Revenue Reimbursement Allocation Table
2000 Block of N. Cedar Street
Holt, MI
October 19, 2017

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 841,915	\$ 841,915
TOTAL		\$ -	\$ 841,915	\$ 841,915
DEQ	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total	21
Years of Plan:	

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 46,790
Local Brownfield Revolving Fund	\$ 313,324

* During the life of the Plan

	2019 1	2020 2	2021 3	2022 4	2023 5	2024 6	2025 7	2026 8	2027 9	2028 10	2029 11	2030 12	2031 13
Available Tax Increment Revenue (TIR)													
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ 9,602	\$ 24,004	\$ 38,407	\$ 57,611	\$ 58,187	\$ 58,768	\$ 59,356	\$ 59,950	\$ 60,549	\$ 61,155	\$ 61,766	\$ 62,384	\$ 63,008
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ 480	\$ 1,200	\$ 1,920	\$ 2,881	\$ 2,909	\$ 2,938	\$ 2,968	\$ 2,997	\$ 3,027	\$ 3,058	\$ 3,088	\$ 3,119	\$ 3,150
Local TIR Available for Reimbursement to Developer	\$ 9,122	\$ 22,804	\$ 36,487	\$ 54,730	\$ 55,277	\$ 55,830	\$ 56,388	\$ 56,952	\$ 57,522	\$ 58,097	\$ 58,678	\$ 59,265	\$ 59,857
Total State & Local TIR Available for Reimbursement to Developer	\$ 9,122	\$ 22,804	\$ 36,487	\$ 54,730	\$ 55,277	\$ 55,830	\$ 56,388	\$ 56,952	\$ 57,522	\$ 58,097	\$ 58,678	\$ 59,265	\$ 59,857

DEVELOPER and BRA	Beginning Balance																		
	\$ 841,915	\$ 832,793	\$ 809,989	\$ 773,502	\$ 718,773	\$ 663,495	\$ 607,665	\$ 551,277	\$ 494,325	\$ 436,803	\$ 378,706	\$ 320,028	\$ 260,763	\$ 200,906					
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
LOCAL-ONLY Activities	\$ 841,915	\$ 832,793	\$ 809,989	\$ 773,502	\$ 718,773	\$ 663,495	\$ 607,665	\$ 551,277	\$ 494,325	\$ 436,803	\$ 378,706	\$ 320,028	\$ 260,763	\$ 200,906					
Local-Only Tax Reimbursement	\$ 841,915	\$ 9,122	\$ 22,804	\$ 36,487	\$ 54,730	\$ 55,277	\$ 55,830	\$ 56,388	\$ 56,952	\$ 57,522	\$ 58,097	\$ 58,678	\$ 59,265	\$ 59,857					
TOTAL ANNUAL DEVELOPER/BRA REIMBURSEMENT	\$ 9,122	\$ 22,804	\$ 36,487	\$ 54,730	\$ 55,277	\$ 55,830	\$ 56,388	\$ 56,952	\$ 57,522	\$ 58,097	\$ 58,678	\$ 59,265	\$ 59,857						

LOCAL BROWNFIELD REVOLVING FUND (LBRF)													
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

October 19, 2017

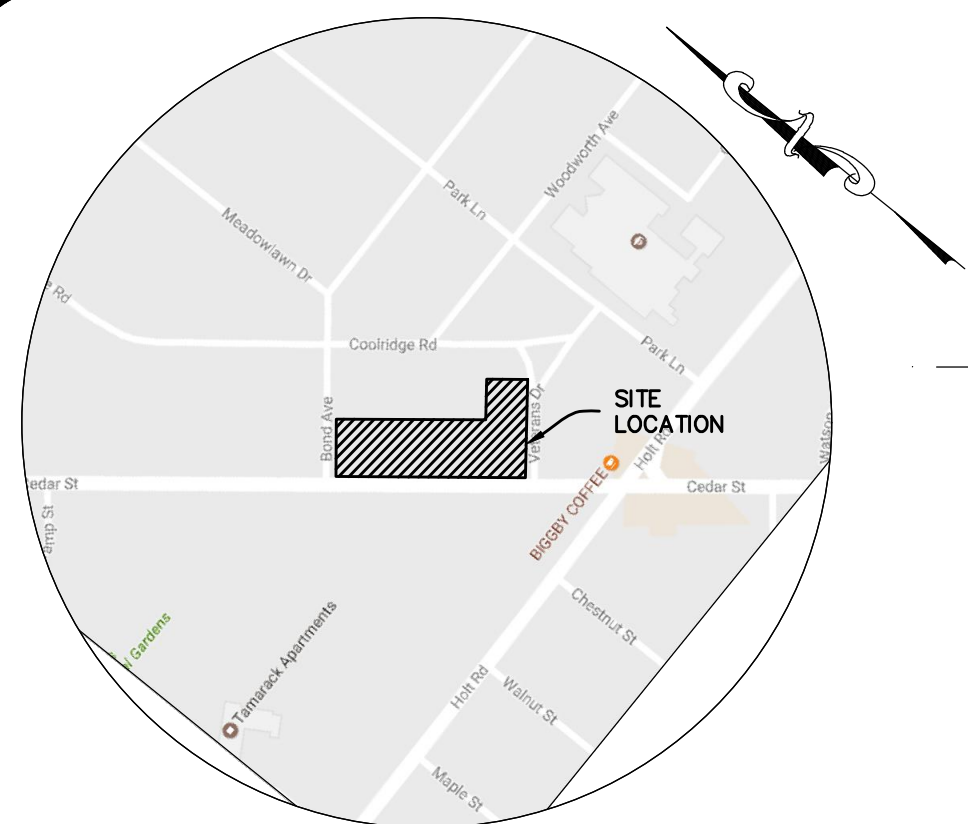
TOTALS

Table 4
Tax Increment Revenue Reimbursement Entity Allocation Table
2000 Block of N. Cedar Street
Holt, MI
October 19, 2017

							DEVELOPER Eligible Activities		DELHI TOWNSHIP Eligible Activities		DELHI TOWNSHIP LBRF Deposits		TOTALS			
							TIF Eligible Activities:		\$419,932		\$298,084		\$313,324		\$1,031,340	
							% of Total Eligible Activities:		40.72%		28.90%		30.38%		100.00%	
							Total Interest Allocation:		\$123,899		\$0		\$0		\$123,899	
							% of Total Interest Allocation:		100.00%		0.00%		0.00%		100.00%	
		A	B	C	D	E = A-B-C-D										
Period	Year	Local / State Annual Total Tax Capture	0% Allocation	Capture for State Brownfield Redevelopment Fund (3 mills of SET) (25-Yrs)	Capture for BRA Administrative Costs	Total State & Local TIR Available for Reimbursement to Developer	TIF Eligible Activity Reimbursement	5.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	Interest Earned / Paid	TIF Available After Reimbursement	
1	2019	\$9,602	\$0	\$0	\$480	\$9,122	\$9,122	\$0	\$0	\$0	\$0	\$0	\$9,122	\$0	\$0	
2	2020	\$24,004	\$0	\$0	\$1,200	\$22,804	\$22,804	\$0	\$0	\$0	\$0	\$0	\$22,804	\$0	\$0	
3	2021	\$38,407	\$0	\$0	\$1,920	\$36,487	\$36,487	\$0	\$0	\$0	\$0	\$0	\$36,487	\$0	\$0	
4	2022	\$57,611	\$0	\$0	\$2,881	\$54,730	\$54,730	\$0	\$0	\$0	\$0	\$0	\$54,730	\$0	\$0	
5	2023	\$58,187	\$0	\$0	\$2,909	\$55,277	\$55,277	\$0	\$0	\$0	\$0	\$0	\$55,277	\$0	\$0	
6	2024	\$58,768	\$0	\$0	\$2,938	\$55,830	\$55,830	\$0	\$0	\$0	\$0	\$0	\$55,830	\$0	\$0	
7	2025	\$59,356	\$0	\$0	\$2,968	\$56,388	\$56,388	\$0	\$0	\$0	\$0	\$0	\$56,388	\$0	\$0	
8	2026	\$59,950	\$0	\$0	\$2,997	\$56,952	\$56,952	\$0	\$0	\$0	\$0	\$0	\$56,952	\$0	\$0	
9	2027	\$60,549	\$0	\$0	\$3,027	\$57,522	\$57,522	\$0	\$0	\$0	\$0	\$0	\$57,522	\$0	\$0	
10	2028	\$61,155	\$0	\$0	\$3,058	\$58,097	\$14,819	\$43,277	\$0	\$0	\$0	\$0	\$14,819	\$43,277	\$0	
11	2029	\$61,766	\$0	\$0	\$3,088	\$58,678	\$0	\$58,678	\$0	\$0	\$0	\$0	\$0	\$58,678	\$0	
12	2030	\$62,384	\$0	\$0	\$3,119	\$59,265	\$0	\$21,944	\$37,321	\$0	\$0	\$0	\$37,321	\$21,944	\$0	
13	2031	\$63,008	\$0	\$0	\$3,150	\$59,857	\$0	\$0	\$59,857	\$0	\$0	\$0	\$59,857	\$0	\$0	
14	2032	\$63,638	\$0	\$0	\$3,182	\$60,456	\$0	\$0	\$60,456	\$0	\$0	\$0	\$60,456	\$0	\$0	
15	2033	\$64,274	\$0	\$0	\$3,214	\$61,061	\$0	\$0	\$61,061	\$0	\$0	\$0	\$61,061	\$0	\$0	
16	2034	\$64,917	\$0	\$0	\$3,246	\$61,671	\$0	\$0	\$61,671	\$0	\$0	\$0	\$61,671	\$0	\$0	
17	2035	\$65,566	\$0	\$0	\$0	\$65,566	\$0	\$0	\$17,718	\$0	\$47,848	\$0	\$65,566	\$0	\$0	
18	2036	\$66,222	\$0	\$0	\$0	\$66,222	\$0	\$0	\$0	\$0	\$66,222	\$0	\$66,222	\$0	\$0	
19	2037	\$66,884	\$0	\$0	\$0	\$66,884	\$0	\$0	\$0	\$0	\$66,884	\$0	\$66,884	\$0	\$0	
20	2038	\$67,553	\$0	\$0	\$0	\$67,553	\$0	\$0	\$0	\$0	\$67,553	\$0	\$67,553	\$0	\$0	
21	2039	\$68,228	\$0	\$0	\$3,411	\$64,817	\$0	\$0	\$0	\$0	\$64,817	\$0	\$64,817	\$0	\$0	
22	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTALS:		\$1,202,029	\$0	\$0	\$46,790	\$1,155,238	\$419,932	\$123,899	\$298,084	\$0	\$313,324	\$0	\$1,031,339	\$123,899	\$0	
% of Tax Capture:		100.00%	0.00%	0.00%	3.89%	96.11%	36.35%	10.73%	25.80%	0.00%	27.12%	0.00%	89.27%	10.73%	0.00%	
TIF Eligible Activities and Interest Subtotals:							\$543,831		\$298,084		\$313,324		\$1,155,238			

ATTACHMENT A

ALTA/NSPS Land Title Survey and Legal Description



SITE LOCATION MAP NO SCALE

FURNISHED LEGAL DESCRIPTION:
PER FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 171751

TAX ID #33-25-05-14-377-019, #33-25-05-14-377-004, #33-25-05-14-377-005, #33-25-05-14-377-006, #33-25-05-14-377-007, #33-25-05-14-377-008, #33-25-05-14-377-023, #33-25-05-14-377-020
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF INGHAM, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:
LOT 14, 15, 16, 17, 18, 19, AND 20 OF SUPERVISOR'S PLAT NO. 6 TOWNSHIP OF DELHI CHARTER, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 11, PAGE(S) 34, INGHAM COUNTY RECORDS, ALSO.

LOT 66, OF ARLINGTON PARK AND A PARCEL OF LAND LYING EASTERLY OF AND ADJACENT TO THE SOUTH 120 FEET OF THE EASTERLY LINE OF LOT 20, OF SUPERVISOR'S PLAT NO. 6, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, T34N, R24W, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 11, PAGE(S) 34, INGHAM COUNTY RECORDS, SAID PARCEL OF LAND BEING 50 FEET AS MEASURED IN THE NORTHEASTERLY AND SOUTHWESTERLY DIRECTION AND 120 FEET AS MEASURED IN THE NORTHWESTERLY AND SOUTHEASTERLY DIRECTION AND BEING A PART OF THE FORMER LANSING AND JACKSON RAILWAY COMPANY RIGHT OF WAY, TOWNSHIP OF DELHI CHARTER, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED LIBER 7, PAGE(S)32, INGHAM COUNTY RECORDS.

SCHEDULE B - SECTION II EXCEPTIONS:

- Terms, conditions and provisions which are recited in Release of Right of Way to the Ingham County Drain Commissioner recorded in Liber 65 of MR., Page 485, (as to Lot 17-20)
- Terms, conditions and provisions which are recited in Easement recorded in Liber 848, Page 774, (as to Lot 17)
- Terms, conditions and provisions which are recited in Water District No. 1 Supplement recorded in Liber 1085, Page 789, (as to Lot 17-20)
- Terms, conditions and provisions which are recited in Agreement recorded in Liber 1085, Page 808, (as to Lot 17-20)
- Terms, conditions and provisions which are recited in Declaration of Restrictive Covenant Agreement recorded in Document No. 2011-044384, (as to Lot 17)
- Easement to the Township of Delhi recorded in Liber 849, Page 685, (as to Lots 18, 19 & 20)
- Easement to the Township of Delhi recorded in Liber 849, Page 689, (as to Lots 18, 19 & 20)
- Terms, conditions and provisions which are recited in Release of Right of Way recorded in Liber 819, Page 195 (as to Lots 18, 19 & 20)
- Easement to the Township of Delhi recorded in Liber 849, Page 687, (as to Lots 18, 19 & 20)
- Easement for Storm Sewer Mains vested in the County of Ingham recorded in Liber 1059, Page 1063, (as to Lots 18, 19 & 20)
- Building and use restrictions and other terms, covenants, conditions, agreements, obligations and easements, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 310, Page 297; Liber 371, Page 14 and Liber 518, Page 452, (as to Lot 66)
- Easement to Consumers Power Company, set forth in Liber 9 of MR, Page 243, (as to Lot 66)
- Terms, conditions and provisions which are recited in Release of Right of Way recorded in Liber 65 of MR., Page 48 L (as to Lot 66)
- Reservation by Consumers Power Company for easement and right to maintain existing electric transmission lines, set forth in Liber 1688, Page 711 and Liber 361, (as to Lot 66)
- Easement between Consumers Energy Company and Delhi Charter Township, set forth in Liber 3322, Page 710.
- Reservation by Consumers Power Company for easement and right to maintain existing electric transmission lines, set forth in Liber 1688, Page 711
- Release of Right of Way to the Ingham County Drain Commissioner, set forth in Liber 65 of MR., Page 471.

ALTA/NSPS LAND TITLE SURVEY CEDAR STREET, HOLT

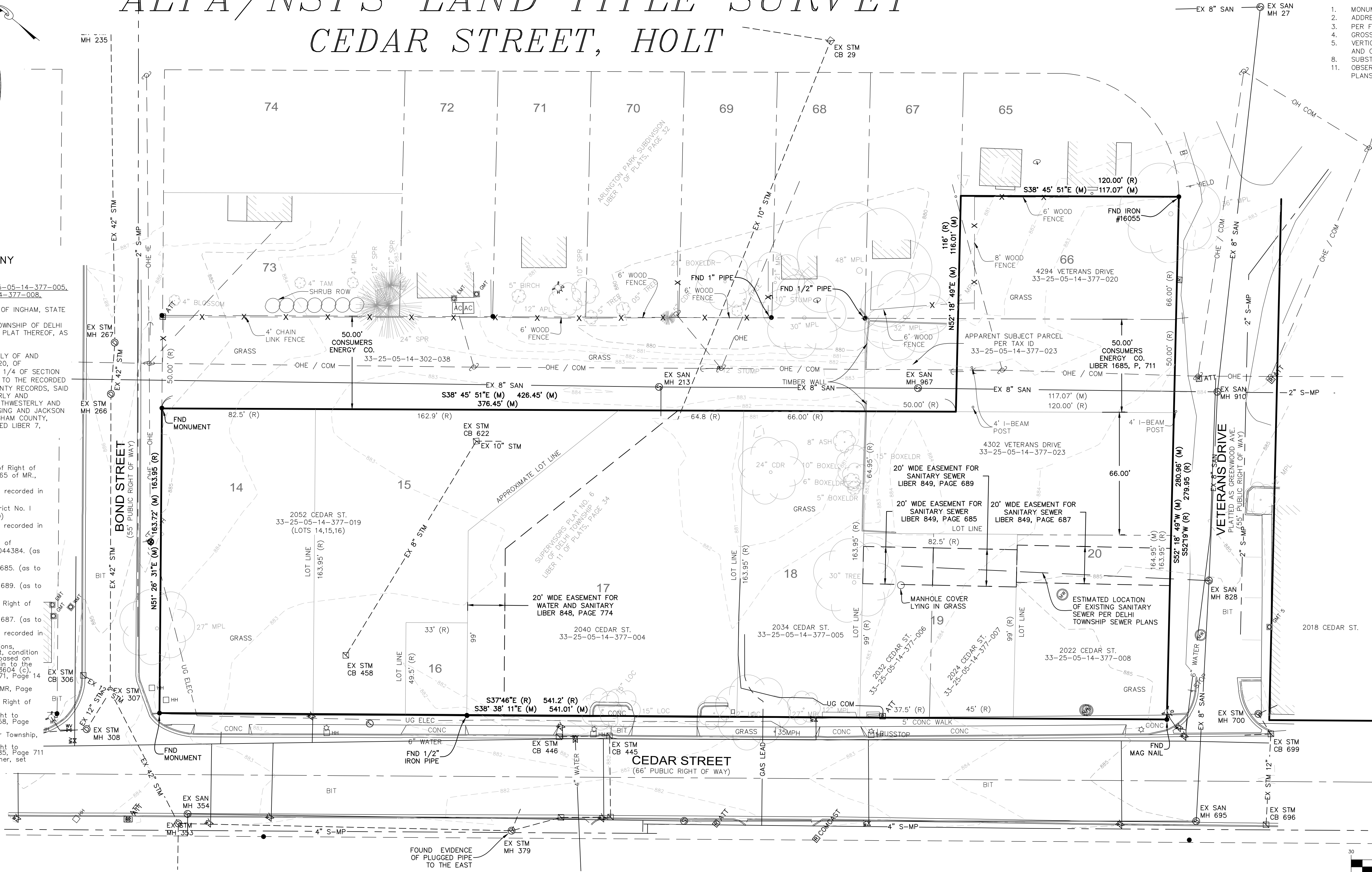


TABLE A OPTIONS:

- MONUMENTS HAVE BEEN FOUND OR PLACED AT ALL BOUNDARY CORNERS.
- ADDRESSES ARE SHOWN ON SURVEY MAP.
- PER FEMA, THERE IS "NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED."
- GROSS LAND AREA LISTED BELOW.
- VERTICAL RELIEF WITH SOURCE INFORMATION, CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
- SUBSTANTIAL FEATURES OBSERVED DURING SURVEY SHOWN ON MAP.
- OBSERVED EVIDENCE OF UTILITIES SHOWN ON SURVEY MAP, ALONG WITH RECORD PLANS OBTAINED AT THE TIME OF SURVEY.

FLOOD_ZONE:

PER FEMA INDEX MAP NUMBER 2606SC0144D
EFFECTIVE DATE AUGUST 16, 2011
****NOT IN AN EVIDENT FLOOD_ZONE****

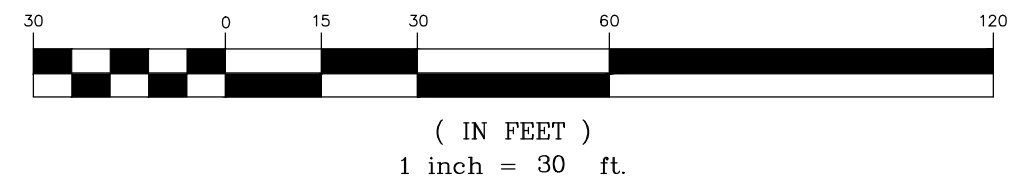
BASE OF BEARING:

NAVD 88 STATE PLANE COORDINATE SYSTEM, PER GPS OBSERVATION

LAND AREA:

102684 SFT
2.36 ACRES

GRAPHIC SCALE



LEGEND

LINE TYPES

- PROPERTY LINE
- PARCEL LINE
- PLAT LINE
- SECTION LINE
- RIGHT-OF-WAY
- EASEMENT
- SETBACK
- CURB AND GUTTER

SYMBOLS

- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ABANDONED MANHOLE
- WATER MANHOLE
- WATER VALVE
- WATER CURB STOP
- MONITORING WELL
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE
- GAS VALVE
- PARKING SPACE COUNT
- COMMUNICATIONS HANDHOLE

- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC POWER POLE
- ELECTRIC POWER POLE GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC HANDHOLE
- TELEPHONE MANHOLE
- LIGHT POLE
- SPOT LIGHT
- STREET SIGN
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- SECTION CORNER
- DECIDUOUS TREE
- CONIFEROUS TREE

ABBREVIATIONS

- BC BACK OF CURB
- BLD BITUMINOUS
- CB BUILDING
- CB CATCH BASIN
- CL CENTERLINE
- CO CLEAN OUT
- COM COMMUNICATION
- CONC CONCRETE
- ELEC ELECTRIC
- FOR FOUND CAPPED IRON ROD
- FC FACE OF CURB
- FES FLARED END SECTION
- GAS GAS LINE
- MH MANHOLE
- MON MONUMENT
- (M) MEASURED
- NUMBER
- OS OFFSET
- PL PROPERTY LINE
- (R) RECORDED
- POB POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- SAN SANITARY
- SFF SQUARE FEET
- STM STORM SEWER
- UG UNDER GROUND
- W.D. WARRANTY DEED
- WTR WATER

CERTIFICATION:

TO: 2000 CEDAR LLC, A MICHIGAN LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; DELHI TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY, A MICHIGAN MUNICIPAL CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2017.

Date: _____ Signed: _____

CURT R. MERROW, P.S. #47997
DC ENGINEERING, P.C.
1210 N. CEDAR ST., SUITE B
LANSING, MICHIGAN 48906
(517) 853-7866



REVISIONS



1210 N. Cedar St. Suite B
Lansing, Michigan 48906
Ph: (517) 853-7866

CEDAR STREET ALTA/NSPS LAND TITLE SURVEY

PLANS PREPARED FOR:
GILLESPIE COMPANY
329 S. WASHINGTON SQUARE, SUITE 1
LANSING, MI 48933
517-327-8887

SCALE: 1" = 30'
DATE: 5-4-2017
DRAWN BY: RWL
REVIEWED BY: CRM
SHEET: 1 OF 1

GILLESPIE CO. CEDAR ST.

ATTACHMENT B

Summary of Environmental Conditions

ATTACHMENT B
Summary of Known Environmental Conditions
2000 Block of N. Cedar Street
Delhi Charter Township, Holt, Michigan 48842

The Property has been developed for residential and commercial use since at least 1900. Commercial activities have included retail operations, a restaurant, a gasoline filling and service station, automotive repair operations, and a car wash. The eight parcels that make up the Property were acquired by the Delhi Township DDA at various times between 2005 and 2014. By 2016 all the Property structures had been demolished. The Property is currently an undeveloped, grass lot.

Environmental assessments/investigations (e.g. Phase I ESAs, Phase II ESAs) known to have been performed at the Property date back to 2000. Soil and groundwater contamination is known to exist across portions of the Property and within the Veterans Drive and Cedar Street rights-of-way. In addition, non-aqueous phase liquid (NAPL) was also been identified in four areas on the Property.

Known environmental assessment/investigation conducted at the Property include the following documents :

- Baseline Environmental Assessment and Section 7A Compliance Analysis, Former Blind Bizz, 2022 North Cedar Street, Holt, Michigan completed by Fitzgerald Henne & Associates, Inc., dated April 7, 2005;
- Baseline Environmental Assessment and Section 7A Compliance Analysis, RGH Investment Properties, 2024, 2032, 2034 North Cedar Street & 4302 Veterans Drive, Holt, Michigan completed by Fitzgerald Henne & Associates, Inc., dated August 29, 2007;
- Baseline Environmental Assessment, 2040 North Cedar Street, Delhi Township, Ingham County, Michigan completed by Soil and Materials Engineering, Inc., dated November 10, 2011;
- Closure Report, Holt Auto Clinic, 2040 N. Cedar Street, Holt, Michigan completed by Landmark Environmental Engineering Solutions dated October 2, 2000;
- Contaminant Investigation Report, Holt Auto Clinic, 2040 North Cedar Street, Holt, Michigan completed by WSP | Parsons Brinckerhoff, dated November 21, 2016;
- Documentation of Demolition and Mitigation Activities, Former Blind Bizz, Holt, Michigan completed by Fitzgerald Henne & Associates, Inc., dated July 27, 2005;
- Due Care Plan, Former Blind Bizz, 2022 North Cedar Street, Holt, Michigan completed by Parsons Brinckerhoff Michigan, Inc., dated May 27, 2015;
- Due Care Plan, Cedar Street Property Assemblage, 2022, 2024, 2034, 2040, & 2050 North Cedar Street and 4292, 4294, 4302 Veterans Drive, Holt, Michigan completed by WSP | Parsons Brinckerhoff, dated March 22, 2017;
- Initial Assessment Report, Former Blind Bizz Site, 2022 North Cedar Street, Holt, Michigan completed by Parsons Brinckerhoff dated March 14, 2014;
- Phase I Environmental Site Assessment, Blind Bizz Site, 2022 North Cedar Street, Holt, Michigan completed by Fitzgerald Henne & Associates, Inc., dated January 3, 2005;

- Phase I Environmental Site Assessment, RGH Investment Properties, 2024, 2032, 2034 North Cedar Street & 4302 Veterans Drive, Holt, Michigan completed by Fitzgerald Henne & Associates, Inc., dated July 3, 2007;
- Phase I Environmental Site Assessment Report, 2040 North Cedar Street, Holt, Michigan completed by Soil and Materials Engineering, Inc., dated January 5, 2010;
- Phase I Environmental Site Assessment, South Cedar Car Wash, 2052 N. Cedar Street, Holt, Michigan completed by Parsons Brinckerhoff Michigan, Inc., dated January 3, 2014;
- Phase II Environmental Site Assessment, Blind Bizz Site, 2022 North Cedar Street, Holt, Michigan completed by Fitzgerald Henne & Associates, Inc., dated March 15, 2005;
- Phase II Environmental Site Assessment, South Cedar Car Wash, 2052 N. Cedar Street, Holt, Michigan completed by Parson Brinckerhoff Michigan, Inc., dated February 26, 2014;
- Report of Additional Investigation, Former Blind Bizz Site, 2022 North Cedar Street, Holt, Michigan completed by Parsons Brinckerhoff Michigan, Inc., dated November 18, 2014;
- Report of Additional Investigation, Former Blind Bizz Site, 2022 North Cedar Street, Holt, Michigan completed by Parsons Brinckerhoff Michigan, Inc., dated February 20, 2015; and
- UST Removal Report, Holt Auto Clinic, 2040 North Cedar Street, Holt, Michigan completed by WSP | Parsons Brinckerhoff, dated January 26, 2017.

Former Blind Bizz – 2022 N. Cedar Street

In 2005 Fitzgerald Henne and Associates, Inc. (Fitzgerald Henne) completed a Phase I ESA report for the Property. The report revealed the following RECs in connection with the Property: the former use of the Property as a gasoline filling/ service station and unknown status of the USTs associated with the operations; and the potential for migration of known contamination onto the Property from proximate sites of concern.

Fitzgerald Henne completed a subsurface investigation in 2005 for the purpose of evaluating potential contamination from the RECs identified in the Phase I ESA report. Prior to soil sampling, a geophysical survey was conducted on the by Property Geosphere Inc. (Geosphere) to evaluate whether any USTs remained on the site. Three metallic anomalies, assumed to be USTs, were found on the Property during the survey. Using the results from the survey, seven soil borings were advanced utilizing a Geoprobe® in locations of interest around the Property. Black stained, saturated sands with strong petroleum odors were encountered in at least three of the soil borings. Six soil samples and two groundwater samples were collected and submitted for laboratory analysis of VOCs, PAHs, lead, cadmium, and/or chromium. Laboratory analytical results reported concentrations of VOCs and PAHs (benzene, n-butylbenzene, sec-butylbenzene, ethylbenzene, n-propylbenzene, toluene, 1,2,3-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, 2-methynaphthalene, naphthalene, phenanthrene, chromium, benzo(a)pyrene, chrysene, and fluoranthene) in exceedance of the MDEQ Part 201 GRCC in soil and/or groundwater. The Property was therefore determined to be a “facility,” and a BEA report was prepared and submitted to the MDEQ in 2005.

Following the submittal of the BEA in 2005, the building on the Property was demolished. During demolition activities, two USTs (one 2,500-gallon UST and one 1,000-gallon UST) were discovered in the location of two of the metallic anomalies identified in the geophysical survey. The third anomaly was created by shallowly buried metal pipes. The two USTs and a hydraulic hoist were removed. During the removal, several holes were observed in the 2,500-gallon UST. Response actions included the installation of three monitoring wells. No free product was identified in any of the wells; however, groundwater samples collected from the wells indicated the presence BTEX in exceedance of the MDEQ

Part 201 GRCC. A release (C-0121-05) was reported for the site in 2005. The status of the release remains open.

Parsons Brinckerhoff Michigan, Inc. (PB) conducted additional subsurface investigation activities in 2015 for the purpose of the delineating the extent of the contamination on the Property. Results from the investigation found VOCs and PAHs in soil and groundwater in exceedance of the MDEQ Part 201 GRCC. It was determined that the contamination was largely contained on the Property, with the exception of contamination extending horizontally into the Veterans Drive right-of-way and a portion of the northwest adjoining site (2024 N. Cedar Street).

PB also conducted a Laser-Induced Fluorescence (LIF) survey on the Property in 2015 and discovered the presence of non-aqueous phase liquid (NAPL) in three general areas: near the former UST location (i.e. southeast side of the Property), the west side of the Property, and near the center of the Property. Indications of NAPL were encountered in lenses of sandy and/or silty soils between approximately 8 and 15 feet below ground level.

RGH Investment Properties – 2024, 2032, & 2034 N. Cedar Street and 4302 Veterans Drive

A Phase I ESA was completed by Fitzgerald Henne in 2007. According to the report, the Property had been used for residential and commercial purposes since the early 1930's. Onsite fill material and potential migration of contamination from adjoining sites of concern were the two RECs identified in the report. In 2007, Fitzgerald Henne conducted a Phase II ESA subsurface investigation to assess the potential for contamination. Ten soil samples and two groundwater samples were collected from around the Property and submitted for laboratory analysis of VOCs, PAHs, and Michigan 10 metals. Laboratory results revealed concentrations of arsenic exceeding the MDEQ Part 201 GRCC in soil samples collected from the fill material in the northeast section of the Property. Concentrations of VOCs and PAHs, including benzene, ethylbenzene, naphthalene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylene, were detected above the MDEQ Part 201 GRCC in soil and groundwater samples collected from the southwest and northwest sides of the Property, adjacent to two sites of concern: the former Blind Bizz (2022 N. Cedar Street), and the former Holt Auto Clinic (2040 N. Cedar Street). Consequently, the Property was determined to be a "facility," and a BEA report was submitted to the MDEQ in 2007.

Former Holt Auto Clinic - 2040 N. Cedar Street

According to historical sources, the Property operated as an automotive repair and service shop for approximately sixty years (1956 – 2017). Four gasoline USTs (two 2,000-gallon USTs and two 4,000-gallon USTs) were associated with the automotive operations during that time. In 1998, the four USTs were removed by Mackenzie Environmental Services, Inc., and a release (C-0861-98) was reported. In 1999, Landmark Environmental & Engineering Solutions completed a subsurface investigation to evaluate the extent of the contamination. Laboratory analytical results revealed concentrations of various VOCs and lead above the MDEQ Part 201 GRCC. An additional 160 cubic yards of impacted soil was removed from the Property in 2000. Following the removal, soil samples were collected to evaluate residual contamination around the former UST basin. Analytical results revealed concentrations of benzene in soil above the MDEQ Part 201 GRCC; however, it was determined that the contamination did not pose a demonstrable long-term threat to human health or environmental receptors, and the Property subsequently reached Tier I closure in 2000.

In 2011, Soil and Materials Engineers, Inc. (SME) prepared a BEA report for the Property following the completion of a subsurface investigation. The purpose of the investigation was to evaluate potential

contamination from the following RECS: the historical use of USTs on the Property; former automotive service and body shop operations; and migration of contamination from the northwest-adjointing site (2049 N. Cedar Street). SME advanced a total of 24 direct push soil borings and installed six soil gas monitoring wells. Approximately 24 soil samples and five groundwater samples were submitted for laboratory analysis of VOCs, PAHs, polychlorinated biphenyls (PCBs), Michigan 10 Metals, iron, cyanide, and/or glycols/ alcohols. Laboratory results revealed concentrations of various VOCs, PAHs and inorganic metallic constituents in soil and groundwater in exceedance of the MDEQ Part 201 GRCC.

WSP| Parsons Brinckerhoff (WSP|PB) completed additional subsurface investigation activities in 2016 for the purpose of the delineating the extent of the contamination on the Property. Results from the investigation found that contamination was largely restricted to the Property, with the exception VOCs in the soil extending into the Cedar Street right-of-way and a portion of the southeast adjoining site (2034 N. Cedar Street). Additionally, NAPL was identified in the southern portion of the Property. During the 2016 contamination investigation, WSP|PB identified the existence a potential UST on the Property. A 1,000-gallon, unregistered, fuel-oil UST was discovered following the demolition of the Property buildings in 2016 and was removed in 2017. Soil samples collected from the UST cavity revealed concentrations of various VOCs and PAHs in exceedance of the MDEQ Part 201 GRCC. Impacted soils were not removed from the site. The extent of the contamination was estimated to be approximately 20 cubic yards and located between six and nine feet below ground level.

A Declaration of Restrictive Covenant was issued for the Property in 2011. Among other things, the Property is subject to land and resource use restrictions under the restrictive covenant. The following activities are specifically prohibited:

- The use of the Property for activities outside of non-residential land use;
- The installation of wells for the purpose of extracting groundwater for consumption, irrigation, etc.;
- The construction of new structures, unless engineering controls are put in place to eliminate the potential for vapor intrusion; and
- Activities that obstruct and/or interfere with onsite monitoring wells and soil gas wells.

Former South Cedar Car Wash – 2052 N. Cedar Street

Parsons Brinckerhoff (PB) completed a Phase I ESA for the Property in 2014 and identified the following RECs in connection with the Property: 1) the potential for contamination from historical self-service car washing operations from the late 1970's until 2014; and 2) the potential for migration of known contamination from historical operations of proximal sites of concern (2040, 2049 & 2064 N. Cedar Street).

On February 5 – 7, 2014, PB completed a Phase II ESA subsurface investigation for the purpose of evaluating the RECs identified in the Phase I ESA. PB advanced a total of 21 borings around the Property. Nine borings were located along the east, south, and west border of the Property to evaluate potential contamination migrating onto the site from adjoining sites of concern. Twelve borings were located within the former Property building to assess contamination from historical car wash operations. The Property subsurface consisted of silty or sandy clay until 20 feet below ground level, or the maximum depth of investigation, with a sand lens between 9 and 12 feet below ground level. Groundwater was encountered between 11 and 12 feet below ground level.

Eighteen soils samples and three groundwater samples were collected and submitted for laboratory analysis of VOCs and PAHs. Laboratory analytical results reported concentrations of various constituents

below the MDEQ Part 201 GRCC. It was concluded that no further investigation of the Property was necessary.

Former American Legion – 4294 Veterans Drive

According to the Due Care Plan completed for the Property in 2017 by WSP|PB, a Phase I ESA report was completed for the former American Legion parcel in 2008 by Fitzgerald Henne. No RECs were identified in the 2008 Phase I ESA report. However, soil and groundwater contamination in exceedance of the MDEQ Part 201 GRCC has been documented on the southwest adjoining parcels of the subject Property (i.e. 4302 Veterans Drive and 2022 N. Cedar Street) since the date of the report.

According to the available records for the Property, the following tanks existed at 2022 N. Cedar Street:

- (1) 1,000-gallon gasoline UST, removed 6/6/2005
- (1) 2,500-gallon gasoline UST, removed 6/6/2005

According to the available records for the Property, the following tanks existed at 2022 N. Cedar Street:

- (2) 1,000-gallon gasoline USTs, removed 6/6/2005

According to the available records for the Property, the following tanks existed at 2040 N. Cedar Street:

- (2) 2,000-gallon gasoline USTs, removed 9/14/1998
- (2) 4,000-gallon gasoline USTs, removed 9/14/1998
- (1) 1,000-gallon fuel-oil UST, removed 1/12/2017 (unregistered UST)

According to the available records for the Property, the following tanks existed at 2040 N. Cedar Street:

- (2) 2,000-gallon gasoline USTs, removed 9/14/1998
- (2) 4,000-gallon gasoline USTs, removed 9/14/1998

A discrepancy exists between the capacities of USTs removed from 2022 N. Cedar Street in 2005. However, the recorded number of USTs removed and the date of the removal are the same for all records reviewed. Therefore, it is likely that discrepancy in the size of the UST is due to an error in registration, rather than reflecting the existence of an additional UST on the Property.