DELHI CHARTER TOWNSHIP
COMMITTEE OF THE WHOLE MEETING HELD ON MAY 4, 2016

The members of the Delhi Charter Township Committee of the Whole met on Wednesday, May 4, 2016 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, MI. Clerk Hope called the meeting to order at 6:30 p.m.

Members Present: Clerk Evan Hope, Treasurer Roy Sweet, Trustees John Hayhoe, Megan Ketchum, DiAnne Warfield

Members Absent: Supervisor C.J. Davis, Trustees Jon Harmon, John Hayhoe

BUSINESS

CAPITAL AREA DISTRICT LIBRARY HOLT/DELHI BRANCH ANNUAL REPORT

Paulina Poplawska, Capital Area District Library, Holt/Delhi Head Librarian and Maureen Hirten, Capital Area District Library Executive Director, gave the 2015 Capital Area District Library Holt/Delhi Branch Annual Report.

DEPARTMENT OF PUBLIC SERVICES – MARCH ACTIVITY REPORT

The Board reviewed the March Department of Public Services March Activity Report (ATTACHMENT I).

PUBLIC COMMENT – None

ADJOURNMENT

Meeting adjourned at 6:55 p.m.

Date: May 17, 2016

Evan Hope, Township Clerk

Date: May 17, 2016

C.J. Davis, Supervisor

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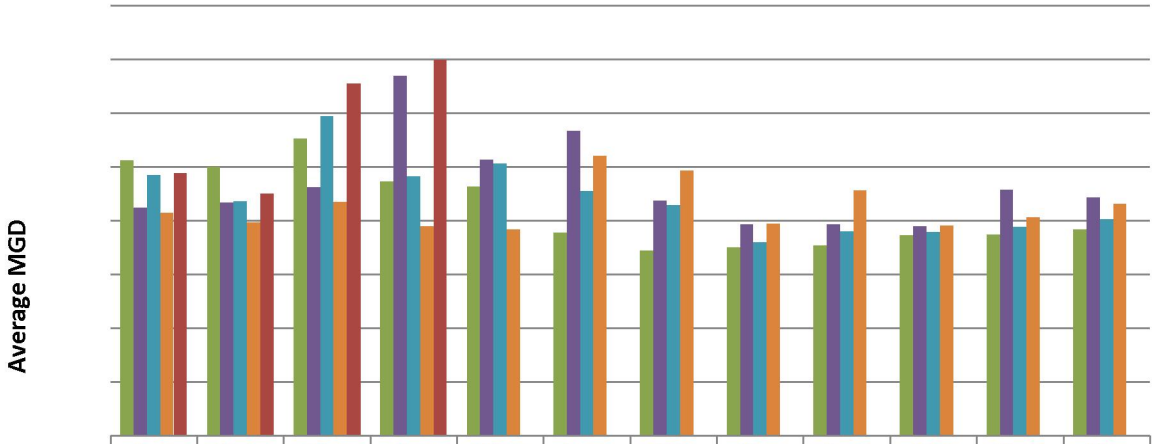
SUBJECT TO APPROVAL

DEPARTMENT OF PUBLIC SERVICES
Monthly Report
April 2016

Flow Data – (Million Gallons per Day of water processed by the plant)



	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2012	2.56	2.50	2.76	2.36	2.31	1.89	1.72	1.75	1.77	1.86	1.87	1.91
2013	2.12	2.17	2.31	3.34	2.57	2.84	2.18	1.96	1.96	1.94	2.28	2.21
2014	2.42	2.18	2.97	2.41	2.53	2.27	2.14	1.80	1.90	1.89	1.94	2.01
2015	2.07	1.98	2.17	1.95	1.91	2.60	2.46	1.97	2.28	1.95	2.03	2.15
2016	2.44	2.25	3.27	3.49								

Laboratory Testing and Quality Control – Quality Assurance Program

Tests Run For	Number of Tests Run	% Passing
Permit Compliance	210	
Process Control	1655	
Quality Control	81	99%
Check Samples	7	100%
DMRQA-Study 36 Proficiency	4	*
Miscellaneous Sampling	18	
Totals	**1975**	**100%**

***DMRQA test results will not be graded until the study closes in July**

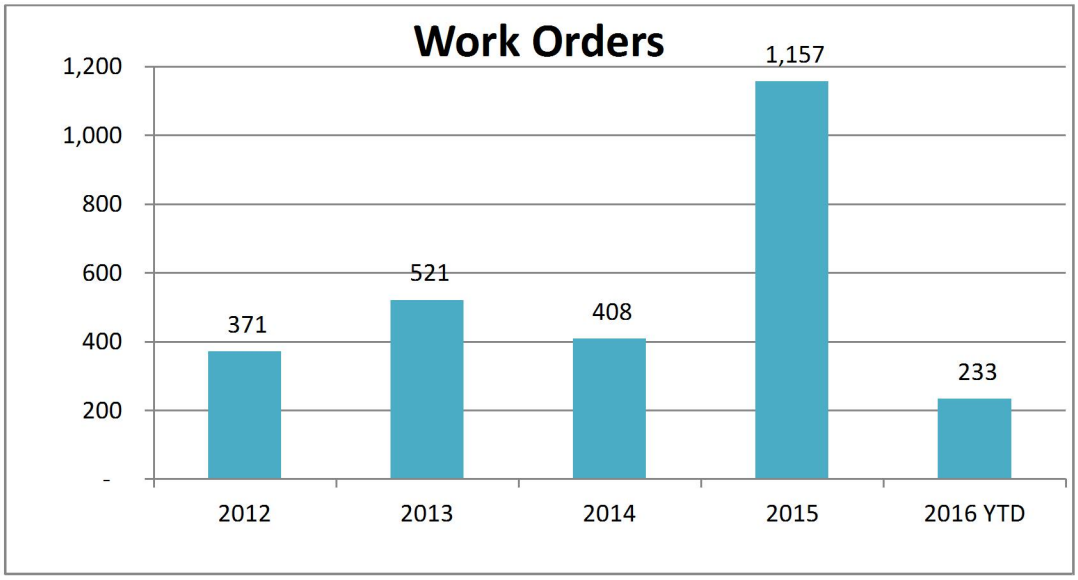
Safety

April Safety Activities	Date	Description
Confined Space Entries		
POTW	3/29/2016	Aeration Tank 93 (Cleaning Tank)
POTW	3/30/2016	East Primary Clarifier (Replace Squeeges)
POTW	3/31/2016	Aeration Tank 93 (Cleaning Tank)
POTW	4/4/2016	Aeration Tank 93 (Cleaning Tank)
POTW	4/5/2016	Aeration Tank 93 (Remove Old Diffusers)
POTW	4/7/2016	Aeration Tank 93 (Clean Diffusers)
POTW	4/8/2016	Aeration Tank 93 (Installing Diffusers)
POTW	4/11/2016	Aeration Tank 93 (Installing Diffusers)
POTW	4/12/2016	Aeration Tank 93 (Installing Diffusers)
POTW	4/14/2016	Mesophilic 1 Digester (Repair boiler lines)
POTW	4/21/2016	Mesophilic 2 Digester (Clean Cannon Mixers)

Training

Date	# of Employees Attended	Training Course Description
3/30/2016	2	WinCam training
4/2-4/7/2016	1	WEF Biosolids Conference
4/8/2016	1	Energy Summit
4/13-14/2016	1	DHill Bacterial Monitoring & Disinfection of Wastewater Course
4/28/2016	3	MWEA Section 7 - Grooved Pipe Technology

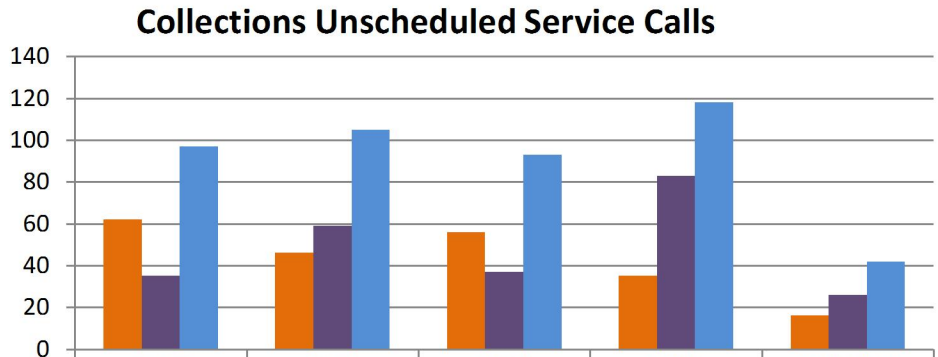
Maintenance



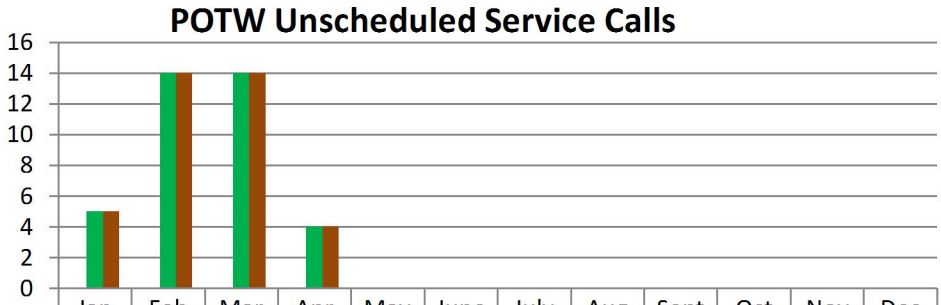
Note: Below are highlights of some of the repairs performed.

- *Repaired the boiler lines on the Mesophilic 1 digester*
- *Cleaned the Cannon mixers on the Mesophilic 2 digester*
- *Installed drain tile and water lines at the new Grovenburg Road community garden*
- *Prepared and delivered wooden fish to local schools to paint for the POTW annual Open House*
- *Repaired steel rolling ladder on aeration building*
- *Repaired reverse osmosis unit in POTW lab building*
- *Cleaned and replaced air diffusers in Aeration tank #93*
- *Tightened up and aligned the belts on pump 2 at the POTW headworks*
- *Replaced fittings, resealed discharged pipe on pump #2 and replaced the two inlet valves at the hypochlorite building*
- *Installed the algae inhibiters in Pond 3*
- *Contractor performed yearly maintenance on the backflow preventers and the fire suppression system.*
- *Performed preventive maintenance on Vactor 5 & 5A*
- *Contractor performed infrared testing on the electrical equipment at the POTW and Maintenance.*

Unscheduled Service Calls

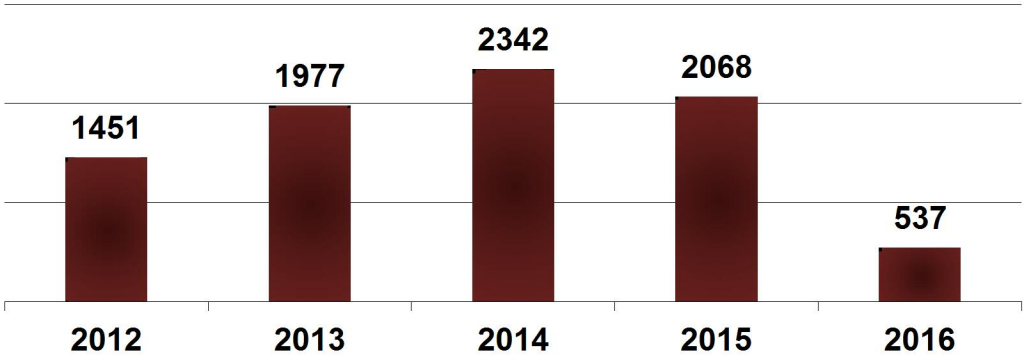


	2012	2013	2014	2015	2016 YTD
Complaints	62	46	56	35	16
Call-Outs	35	59	37	83	26
Combined Total	97	105	93	118	42

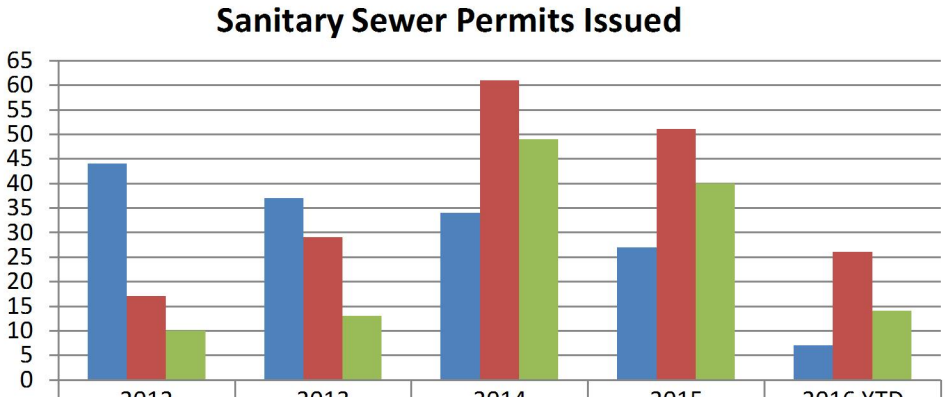


	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Complaints	0	0	0	0								
Call-Outs	5	14	14	4								
Combined Total	5	14	14	4								

Miss Digs Performed

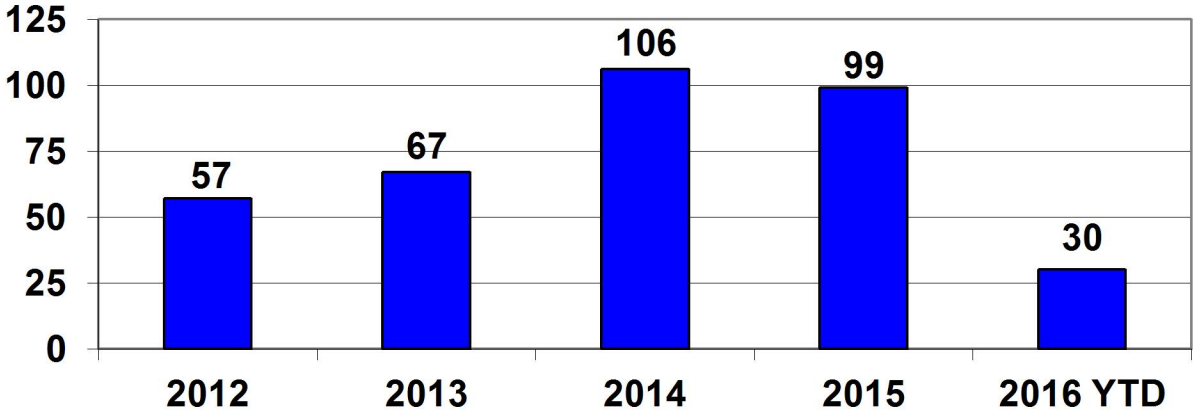


Sanitary Sewer Permits

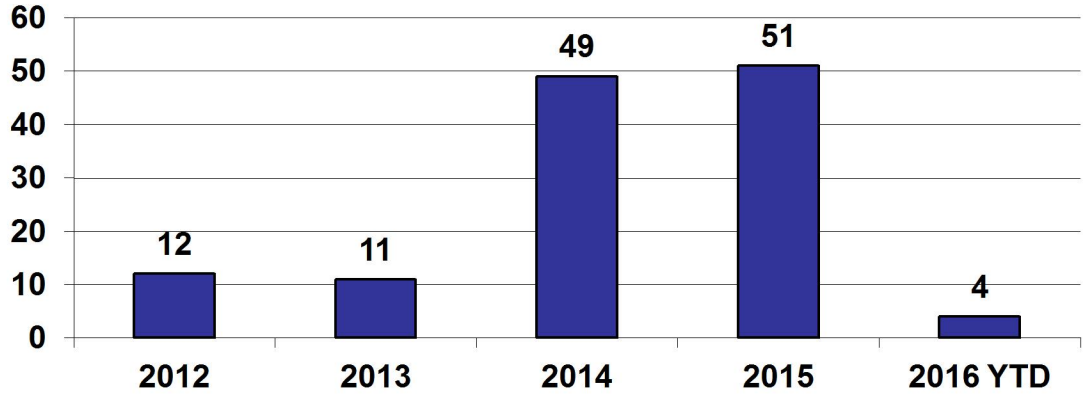


	2012	2013	2014	2015	2016 YTD
Sewer Repair	44	37	34	27	7
New Sewer	17	29	61	51	26
New Storm Water	10	13	49	40	14

Sanitary Sewer Inspections Performed



Storm Sewer Inspections Performed

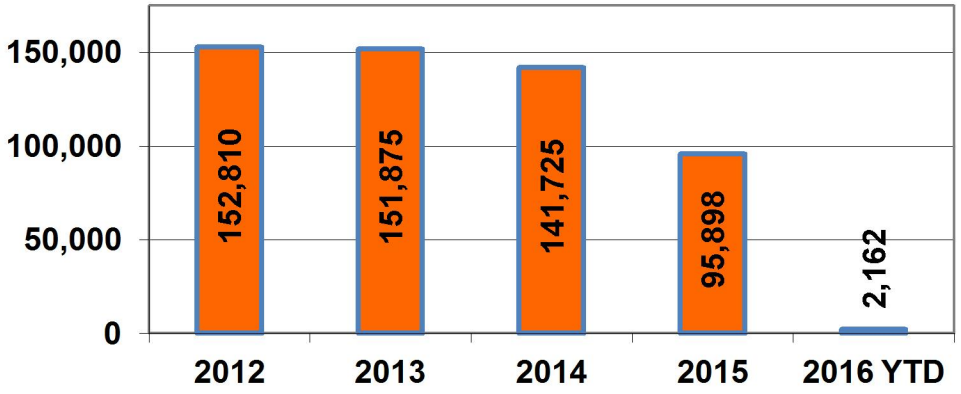


New Construction

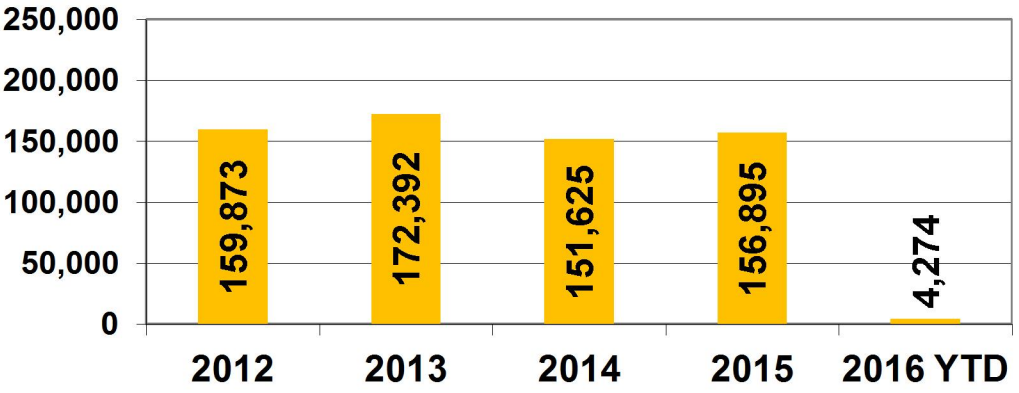
Sanitary sewer installation continues at Prestwick Village; Hubbell, Roth & Clark is providing construction observation for this project.

Two (2) easements were executed with property owners on Eifert Road for the Eifert Road Force Main replacement project.

Feet of Sanitary Sewer Cleaned (Vactor Truck Work)



Feet of Sanitary Sewer Televised (Camera Truck Work)



Storm water

On Friday, April 1st, the Delhi Municipal Separate Stormwater System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit Progress Report was submitted to the Michigan Department of Environmental Quality.

The Environmental Coordinator attended the Greater Lansing Regional Committee for Stormwater Management (GLRC) Executive Committee meeting on Thursday, April 14th.

Industrial Pretreatment Program

April IPP Activities	Date	Location
Review/Approval		
Building Plan Approval	4/7/2016	Z Properties 2452 N. Cedar Ste B
Building Plan Approval	4/13/2016	LB Investment 2350 Jarco Drive
Building Plan Approval	4/15/2016	Trick Titanium 2046 Depot
Site Plan Approval	4/19/2016	M99 Gas Station 2770 Eaton Rapids Road
Building Plan Approval	4/20/2016	Personnel World 2049 Cedar Ste B
Building Plan Approval	4/22/2016	Dart Development 4055 English Oak Ste C

Thirty-four (34) grease traps were inspected at local businesses; thirty-three (33) did not need service.

Community Outreach

The Environmental Coordinator conducted a tour of the Publicly Owned Treatment Works (POTW) for the Lansing Christian School on April 27, 2016.

Two (2) brush drop-off events were hosted at the POTW. Ninety-five (95) loads of brush and one hundred two (102) bags of yard waste were collected. Assistance was provided by the Delhi Lions Club.

The community garden plots on Pine Tree Road and Grovenburg Road were tilled, marked and ready for planting. The Grovenburg Road community garden was moved adjacent to the Recycle Center; a fence, drain tile, and water lines were installed.

DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON MAY 4, 2016

Delhi Charter Township Board of Trustees met in a regular meeting on Wednesday, May 4, 2016 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Clerk Hope called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Clerk Evan Hope, Treasurer Roy Sweet, Trustees Jon Harmon, John Hayhoe, Megan Ketchum, DiAnne Warfield

Members Absent: Supervisor C.J. Davis

APPOINT CHAIRPERSON PRO-TEM

Hope moved to appoint Trustee Harmon as Chairperson Pro-Tem.

A Voice Poll was recorded as follows: All Ayes
Absent: Davis
MOTION CARRIED

COMMENTS FROM THE PUBLIC – Billie Jo O'Berry introduced herself to the Board. Ms. O'Berry is a candidate for Ingham County Prosecutor.

CONSENT AGENDA

A. Approval of Minutes – Committee Meeting of April 19, 2016

B. Approval of Minutes – Regular Meeting of April 19, 2016

C. Approval of Claims – April 26, 2016 (ATTACHMENT I)

D. Approval of Payroll – April 21, 2016 (ATTACHMENT II)

Warfield moved to approve the Consent Agenda as presented.

A Roll Call Vote was recorded as follows:
Ayes: Hope, Ketchum, Sweet, Warfield, Harmon, Hayhoe
Absent: Davis
MOTION CARRIED

SUBJECT TO APPROVAL

NEW BUSINESS

HONEYWELL LETTER OF INTENT

The Board reviewed a memorandum dated April 29, 2016 from Twp. Mgr. Elsinga (ATTACHMENT III).

Hayhoe moved to approve the Letter of Intent regarding the Delhi Charter Township/Honeywell International, Inc. energy savings project at a cost not to exceed $48,500.

A Roll Call Vote was recorded as follows:
Ayes: Ketchum, Sweet, Warfield, Harmon, Hayhoe, Hope
Absent: Davis
MOTION CARRIED

RESOLUTION NO. 2016-005 – SUPPORT OF THE QUALIFIED ENERGY CONSERVATION BOND (QECB)

The Board reviewed a memorandum dated April 28, 2016 from Twp. Mgr. Elsinga (ATTACHMENT IV).

Warfield moved to adopt Resolution No. 2016-005 which supports the Qualified Energy Conservation Bond (QECB) allocation request by Delhi Charter Township.

A Roll Call Vote was recorded as follows:
Ayes: Sweet, Warfield, Harmon, Hayhoe, Hope, Ketchum
Absent: Davis
MOTION CARRIED

RESOLUTION NO. 2016-007 – SET PUBLIC HEARING – ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT – ENGLISH MEADOWS SUBDIVISION

The Board reviewed a memorandum dated April 28, 2016 from Twp. Mgr. Elsinga (ATTACHMENT V).

Warfield moved to adopt Resolution No. 2016-007, which is the fourth of five resolutions which creates a special assessment district and roll for road improvements for English Meadows Subdivision and sets a public hearing for May 17, 2016 at 7:45 p.m. to hear objections to the same.

A Roll Call Vote was recorded as follows:
Ayes: Harmon, Hayhoe, Hope, Ketchum, Sweet, Warfield
Absent: Davis
MOTION CARRIED

SUBJECT TO APPROVAL

TAX SHARING AGREEMENT BETWEEN THE DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY AND THE COUNTY OF INGHAM

The Board reviewed a memorandum dated April 27, 2016 from Twp. Mgr. Elsinga (ATTACHMENT VI).

> **Hope moved to approve the Tax Sharing Agreement between the Delhi Charter Township Downtown Development Authority and the County of Ingham, which provides for a sharing of captured tax increment revenues.**

A Roll Call Vote was recorded as follows:
Ayes: Hayhoe, Hope, Ketchum, Sweet, Warfield, Harmon
Absent: Davis
MOTION CARRIED

REPORTS

TREASURER

Treasurer Sweet reported that his office received State Revenue sharing for the January/February 2016 period in the amount of $311,000; of that $11,414 is from the City, Village and Township Revenue Sharing (CVTRS). The Constitutional Revenue Sharing was $299,588 which is a decrease of $27,394 over the November/December 2015 period and an increase from the January/February 2015 period of $2,181.

CLERK

Clerk Hope reported on the May 3, 2016 Special Election for the Mason, Lansing and Eaton Rapids School Districts. The precincts were consolidated into one with 1,500 voters participating at the polls; additionally, 154 voters cast absent voter ballots.

PUBLIC HEARING – 7:45 P.M.

APPLICATION OF PROPOSED BROWNFIELD REDEVELOPMENT PLAN NO. 6 (4136 AND 4184 WILLOUGHBY ROAD)

> **Hope moved to open the Public Hearing on the Application of Proposed Brownfield Redevelopment Plan No. 6 (4136 and 4184 Willoughby Road).**

A Voice Poll was recorded as follows: All Ayes
Absent: Davis
MOTION CARRIED

Attorney Charles E. Barbieri, Foster Swift Collins & Smith PC, stated that this plan provides for the redevelopment of property located at 4136 and 4184 Willoughby Road which is an abandoned former gravel mining and cement manufacturing facility. The project would result in a redevelopment that will require some cleanup of soil and groundwater contamination.

SUBJECT TO APPROVAL

Attorney Barbieri stated that the Plan as drafted provides a preliminary evaluation of proposed eligible activities that the Developer would like to have reimbursed through tax increment financing under Michigan's Brownfield Statute and the potential tax increments that are currently expected to be realized and recaptured for the redevelopment. The Plan, if adopted and implemented, would not only reimburse the Developer for eligible cost but also the Township and its Brownfield Redevelopment Authority to cover administrative expenses and reap the benefit of tax recapture after eligible activities have been reimbursed for deposit into the Brownfield Redevelopment Authority to cover eligible activities for other potential Brownfield projects in the future.

Attorney Barbieri further stated that the Developer only seeks to recapture incremental taxes from the local taxing sources which is significant as this development will provide substantial revenues to benefit the local school system.

Scott Wieland, Wieland Construction, gave an overview of the proposed Willoughby Estates project.

Trustee Hayhoe questioned the use of the lake that is situated on this parcel. It was stated that the lake will be surrounded by an ornamental fence that will prohibit anyone from using the lake.

Trustee Hayhoe questioned what types of items were found buried on these parcels. It was stated that the items were predominantly metals. Nothing was found that could come into indoor air space.

It was stated that all three parcels qualify under the Brownfield Plan. Two of the parcels have physical addresses, one does not. There is substantial concrete and fill on these parcels. A cap and fill grade of various types will be placed on these parcels.

Trustee Ketchum questioned if the fill would affect any of the drainage in the area. Mr. Wieland answered in the negative.

Clerk Hope mentioned that it is nice to see contaminated and vacant parcels have a chance to be cleaned up and hopefully put to the use of residential developments.

There were no comments from the public.

Motion to close Public Hearing – 8:08 p.m.

Hope moved to close the public hearing.

A Voice Poll was recorded as follows: All Ayes
Absent: Davis
MOTION CARRIED

RESOLUTION NO. 2016-006 – APPROVE BROWNFIELD PLAN NO. 6 FOR 4136 AND 4184 WILLOUGHBY ROAD

The Board reviewed a memorandum dated April 26, 2016 from Twp. Mgr. Elsinga (ATTACHMENT VII).

SUBJECT TO APPROVAL

Hayhoe moved to adopt Resolution No. 2016-006 which approves Brownfield Plan No. 6 for 4136 and 4184 Willoughby Road for the Charter Township of Delhi pursuant to and in accordance with the provisions of Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

A Roll Call Vote was recorded as follows:
Ayes: Hope, Ketchum, Sweet, Warfield, Harmon, Hayhoe
Absent: Davis
MOTION CARRIED

REPORTS Cont'd

TRUSTEES

Trustee Hayhoe stated that he would be interested in serving on the Board of Water & Light Board as a Non-Voting Advisory Member (this topic was discussed at the April 5, 2016 Board of Trustees meeting).

TOWNSHIP MANAGER

Twp. Mgr. Elsinga reminded the Board of the Goals and Objectives meetings for the 2017 Budget.

Twp. Mgr. Elsinga commented on the funding of the trail head/park at the south entrance of the Township. The DDA is applying for a DNR Grant for up to $300,000. Another source of funding could be with the sale of the two Township cell towers for approximately $500,000 ($250,000 each).

Twp. Mgr. Elsinga reported on the property located at 4410 Holt Road which is currently for sale. Howard Haas, DDA Executive Director suggested the possibility of the DDA and the Township purchasing the property for future public purposes.

LIMITED PUBLIC COMMENTS – None

ADJOURNMENT

Meeting adjourned at 8:20 p.m.

Date: May 17, 2016

Evan Hope, Township Clerk

Date: May 17, 2016

C.J. Davis, Supervisor

/af

SUBJECT TO APPROVAL

ACCOUNTS PAYABLE APPROVAL

April 26, 2016

I. Certification of Authorized Signatures: The attached Check Register and Invoice Distribution Report encompass checks dated April 26, 2016 numbered 91201 thru 91284 & ACH 4159 thru 4186. Every invoice has a payment authorizing signature(s).

Dated: April 26, 2016

_____
Lora Behnke, Accounting Clerk

II. Certification of Fund Totals:
The attached Invoice Distribution Report and Check Register for checks dated April 26, 2016 show payments made from the following funds:

General Fund	$	101,021.77
Fire Fund		19,920.86
Police Fund		220,947.07
Fire Equip. & Apparatus Fund		145.00
Downtown Development Fund		3,502.28
Sewer Fund		86,222.89
Local Site Remediation Fund		2,968.25
Trust & Agency Fund		4,668.17
Grand Total	$	439,396.29

Includes the following to be reimbursed from separate bank accounts:

None

Dated: April 26, 2016

_____
John B. Elsinga, Township Manager

III. Approval for Distribution: I have reviewed the above checks and invoices and all of them should be distributed. All invoices over $10,000.00 have been approved by general policy or previous motions of the board. ($15,658.20 Hubbell, Roth & Clark for SAW Grant Administration, $15,000.00 Leap, Inc. for 2016 Membership,4/5/16)

Dated: April 26, 2016

`
_____
John B. Elsinga, Township Manager

_____
Evan Hope, Township Clerk

_____
Roy W. Sweet, Treasurer

IV Board Audit and Approval: At a regular meeting of the Township Board held on May 3, 2016 a motion was made by _____and passed by ____yes votes and ____no votes (_____absent) that the list of claims dated April 26, 2016, was reviewed, audited and approved

_____
Evan Hope, Township Clerk

U:Accounting Private\Payables\Accounts Payable Approval Form
CC: Central File

INVOICE GL DISTRIBUTION REPORT FOR DELHI CHARTER TOWNSHIP
EXP CHECK RUN DATES 04/26/2016 - 04/26/2016

Vendor	Invoice Line Desc	Amount
Fund 101 GENERAL FUND		
Dept 000.00		
BLUE CROSS BLUE SHIELD	RETIREES HEALTH INSURANCE MAY	127.66
CITY OF MASON	STANDBY FEE MARCH	600.00
CITY OF MASON	INCIDENT MARCH	600.00
MERIDIAN TOWNSHIP FIRE	ALAIEDON STANDBY FEE MARCH	1,000.00
MERIDIAN TOWNSHIP FIRE	SMOKE REMOVAL	600.00
MERIDIAN TOWNSHIP FIRE	GOOD INTENT CALL	600.00
BARTLETT PLUMBING	Additional/Re-Inspections	70.00
BARTLETT PLUMBING	Gas Piping, per Opening	28.00
BARTLETT PLUMBING	Dryer, Bath/Residential Kitchen Exhaus	28.00
BARTLETT PLUMBING	Furnace w/Duct System & Venting (new)	70.00
BARTLETT PLUMBING	Water Heater	7.00
SISTERS III, LLC	REFUND FOR ADULT SOFTBALL	150.00
	Total For Dept 000.00	3,880.66
Dept 101.00 LEGISLATIVE		
HARTFORD LIFE INSURANCE	TRUSTEES LIFE INSURANCE MAY	25.50
LEAP, INC.	2016 LEAP MEMBERSHIP	15,000.00
	Total For Dept 101.00 LEGISLATIVE	15,025.50
Dept 171.00 MANAGER		
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	2,256.48
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	295.46
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	96.90
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	144.53
ADP SCREENING & SELECTION SE	SUBSCRIPTION/BACKGROUND CHECKS	30.11
VERIZON WIRELESS	CELLULAR APRIL	114.74
	Total For Dept 171.00 MANAGER	2,938.22
Dept 191.00 ACCOUNTING		
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	417.87
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	43.07
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	23.80
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	35.33
ABRAHAM & GAFFNEY, P.C.	ACCOUNTING SERVICES MARCH	1,606.00
	Total For Dept 191.00 ACCOUNTING	2,126.07
Dept 215.00 CLERK		
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	3,927.95
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	391.81
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	85.85
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	101.87
VERIZON WIRELESS	CELLULAR APRIL	50.00
	Total For Dept 215.00 CLERK	4,557.48

Dept 228.00 INFORMATION TECHNOLOGY

JAMES E FELTON	RECYCLE-RAMA DISPOSAL FEE	40.00
APPLICATION SPECIALIST KO	LABOR/FIRE DEPT LAPTOP	200.00
APPLICATION SPECIALIST KO	HARDWARE & SOFTWARE MAINTENANCE	3,377.00
VERIZON WIRELESS	CELLULAR APRIL	50.00
SAM'S CLUB DIRECT	SAM'S MEMBERSHIP FELTON	45.00
SAM'S CLUB DIRECT	SAM'S ADMIN FEE FELTON	7.16
	Total For Dept 228.00 INFORMATION TECHNOLOGY	3,719.16

Dept 253.00 TREASURERS

BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	1,253.60
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	214.73
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	45.89
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	68.16
DBI BUSINESS INTERIORS	OFFICE SUPPLIES	76.39
55TH DISTRICT COURT	SMALL CLAIMS COURT FEES FILING	30.00
55TH DISTRICT COURT	SMALL CLAIMS COURT FEES FILING	30.00
55TH DISTRICT COURT	SMALL CLAIMS COURT FEES FILING	50.00
55TH DISTRICT COURT	SMALL CLAIMS COURT FEES FILING	50.00
55TH DISTRICT COURT	SMALL CLAIMS COURT FEES FILING	70.00
BRINK'S INCORPORATED	BRINKS SERVICES APRIL	597.81
AUTOMATED BUSINESS EQUIP	LETTER OPENER REPAIR/TREASURER	165.25
	Total For Dept 253.00 TREASURERS	2,651.83

Dept 257.00 ASSESSING

DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	348.73
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	65.02
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	96.94
THRUN LAW FIRM, P.C.	LEGAL FEES MARCH	4,306.40
STATE OF MICHIGAN	KONEN - PPE CERT EXAM	50.00
	Total For Dept 257.00 ASSESSING	4,867.09

Dept 262.00 ELECTIONS

ELECTION SOURCE	5/3/16 ELECTION SUPPLIES & SHIPPING	21.04
EXTEND YOUR REACH	POSTAGE & FEES MARCH	439.95
ELECTION SYS & SOFTWARE	8 AUTOMARK MAINTENANCE FEE	252.80
	Total For Dept 262.00 ELECTIONS	713.79

Dept 265.00 BUILDING & GROUNDS

BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	2,674.35
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	166.87
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	60.34
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	89.80
LANSING ICE & FUEL CO	GASOLINE 4/1-15/2016	92.21
MODEL COVERALL SERVICE	UNIFORM/POWERS	11.69
MODEL COVERALL SERVICE	UNIFORM/POWERS	16.69
SAM'S CLUB DIRECT	PAPER TOWEL DISPENSERS/VALHALLA	37.84
GRANGER	MONTHLY DUMPSTER SERVICE	76.00
QUALITY FIRST MAID SERVICE	CLEANING SERVICES/CSC	812.50
SAFETY SYSTEMS, INC	QTRLY FIRE ALARM MONITORING/CSC	75.00
SAFETY SYSTEMS, INC	QTRLY MONITOR & WATCHMAN REPORT	120.00
VERIZON WIRELESS	CELLULAR APRIL	50.00

BOARD OF WATER & LIGHT	WATER 2074 AURELIUS	610.43
DELHI TOWNSHIP TREASURER	SEWER 2074 AURELIUS	401.40
ACE HARDWARE	2 PK HOOKS	3.99
LOWE'S CREDIT SERVICES	12 CAN LIGHT BULBS/3 TOILET CLEANING BF	90.87
MENARDS LANSING SOUTH	12 BAGS ICE MELT	124.68
MICHIGAN TEMPERATURE	CLIMATE MASTER S68537016 REV VALVE	305.00
MICHIGAN TEMPERATURE	COMPRESSOR AG144RT-001	848.24
WESCO DISTRIBUTION, INC	(10) PHIL PL-T 42W/830/A/4P/ALTO ICSD	79.47
WESCO DISTRIBUTION, INC	(3) VNT 65218 MP350WH75UVSPS740	104.43
HAMMOND FARMS SOUTH	12 YDS PROSOIL	165.00
HAMMOND FARMS SOUTH	DELIVERY FEE	52.00
HAMMOND FARMS SOUTH	24 YDS PRO SOIL/MAPLE RIDGE	330.00
HAMMOND FARMS SOUTH	DELIVERY CHARGE	104.00
HAMMOND FARMS SOUTH	(10) 40# BAGS HYDROMULCH COVER	212.50
LOWE'S CREDIT SERVICES	COLD PATCH/2045 CEDAR	5.92
LOWE'S CREDIT SERVICES	LUMBER & SCREWS/CEMETERY	93.75
MENARDS LANSING SOUTH	HARDWARE FOR HEADSTONES	18.32
SAM'S CLUB DIRECT	SAM'S MEMBERSHIP POWERS	15.00
SAM'S CLUB DIRECT	SAM'S ADMIN FEE POWERS	7.14
MAYOTTE GROUP ARCHITECTS	CC ROOF PROJECT	1,784.80
	Total For Dept 265.00 BUILDING & GROUNDS	9,640.23

Dept 281.00 STORMWATER

HUBBELL, ROTH & CLARK, INC	STIMSON DRAIN UTILITY REVIEW STUDY	485.13
	Total For Dept 281.00 STORMWATER	485.13

Dept 721.00 PLANNING/COMMUNITY DEVELOPMENT

BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	5,599.42
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	606.54
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	147.03
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	218.71
PAPER IMAGE PRINTING	250 RE-INSPECTION NOTICES	56.20
LANSING ICE & FUEL CO	GASOLINE 4/1-15/2016	69.96
THRUN LAW FIRM, P.C.	LEGAL FEES MARCH	915.20
MC KENNA ASSOCIATES, INC	CEDAR ST CORRIDOR PLAN	6,912.50
VERIZON WIRELESS	CELLULAR MARCH	8.77
VERIZON WIRELESS	CELLULAR APRIL	278.03
DELHI TOWNSHIP TREASURER	SEWER 4556 GROVE AVE	15.15
MORTGAGE CENTER TITLE	TITLE INSURANCE FOR 4556 GROVE AVE	645.85
FRANKIE D'S AUTO & TRUCK	REPLACE STEERING SHAFT/#58	312.00
ADP SCREENING & SELECTION SE	SUBSCRIPTION/BACKGROUND CHECKS	91.37
	Total For Dept 721.00 PLANNING/COMMUNITY DEVELOPMENT	15,876.73

Dept 752.00 PARKS ADMINISTRATION

BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	1,253.62
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	129.21
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	73.10
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	109.17
VERIZON WIRELESS	CELLULAR MARCH	0.83
VERIZON WIRELESS	CELLULAR APRIL	100.00
SAM'S CLUB DIRECT	SAM'S MEMBERSHIP JENKS	15.00
SAM'S CLUB DIRECT	SAM'S ADMIN FEE JENKS	7.14
	Total For Dept 752.00 PARKS ADMINISTRATION	1,688.07

Dept 771.00 PARKS

BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	1,671.47
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	214.73
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	39.10
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	58.36
D & M SILKSCREENING	CLOTHING	1,068.00
D & M SILKSCREENING	95 T-SHIRTS	790.00
D & M SILKSCREENING	12 SHIRTS	84.00
LANSING ICE & FUEL CO	GASOLINE 4/1-15/2016	174.04
MODEL COVERALL SERVICE	UNIFORM PANTS	36.42
MODEL COVERALL SERVICE	UNIFORM PANTS	20.36
LOWE'S CREDIT SERVICES	TOOLS/SENIOR CENTER	50.95
LOWE'S CREDIT SERVICES	20 FT STRAP	27.06
LOWE'S CREDIT SERVICES	SHOVELS	117.73
AMERICAN RENTALS, INC.	PORTABLE TOILETS	310.00
AMERICAN RENTALS, INC.	PORTABLE TOILETS	320.00
GRANGER	MONTHLY DUMPSTER SERVICE	150.00
QUALITY FIRST MAID SERVICE	CLEANING SERVICES/SENIOR CENTER	260.00
SAFETY SYSTEMS, INC	QTRLY LEASE MAINT MONITOR & REPORT	138.00
BOARD OF WATER & LIGHT	WATER 1750 MAPLE	14.40
BOARD OF WATER & LIGHT	WATER 2108 CEDAR	224.93
BOARD OF WATER & LIGHT	WATER 2287 PINE TREE	40.88
BOARD OF WATER & LIGHT	WATER 4050 KELLER	146.93
DELHI TOWNSHIP TREASURER	SEWER 1750 MAPLE	15.15
DELHI TOWNSHIP TREASURER	SEWER 2108 CEDAR	121.20
DELHI TOWNSHIP TREASURER	SEWER 2287 PINE TREE	43.18
DELHI TOWNSHIP TREASURER	SEWER 4030 KELLER	43.18
H & H WELDING & REPAIR LLC	TUBE STEEL & LABOR/ROLLER	20.00
BARNHART & SON, INC.	VALHALLA WATER SERVICE REPAIR	1,427.82
FERGUSON ENTERPRISES, INC. #	REPAIR RESTROOMS/BALLFIELDS	346.70
FERGUSON ENTERPRISES, INC. #	PART/VALHALLA BALLFIELD RESTROOM	17.76
LOWE'S CREDIT SERVICES	4 PK BULBS/SENIOR CENTER	37.92
ACE HARDWARE	6 SNAP BOLTS/VETS PARK FLAGS	23.94
LOWE'S CREDIT SERVICES	ROUNDUP/SENIOR CENTER	43.67
LOWE'S CREDIT SERVICES	BOARD/JC PARK	6.24
LOWE'S CREDIT SERVICES	CONCRETE	180.60
D & G EQUIPMENT INC	BATTERY	95.95
FRANKIE D'S AUTO & TRUCK	REPLACE BRAKE LINES,PADS,ROTORS	1,155.00
TASMANIAN TIRE CO.	FLAT TIRE REPAIR/#41	10.00
THE PARTS PLACE	STARTER/#44	172.17
THE PARTS PLACE	CREDIT	(48.21)
ADP SCREENING & SELECTION SE	SUBSCRIPTION/BACKGROUND CHECKS	410.78
	Total For Dept 771.00 PARKS	10,080.41

Dept 774.00 RECREATION

BRONNER'S CHRISTMAS	LIGHT BAR & FREIGHT/CHRISTMAS DECO	553.75
PLANET X	KIDS DAY INFLATABLES GAMES	932.00
	Total For Dept 774.00 RECREATION	1,485.75

Dept 850.00 OTHER FUNCTIONS

HARTFORD LIFE INSURANCE	RETIREES LIFE INSURANCE MAY	32.40
BLUE CROSS BLUE SHIELD	RETIREES HEALTH INSURANCE MAY	6,669.90
DBI BUSINESS INTERIORS	OFFICE SUPPLIES	444.87
DBI BUSINESS INTERIORS	OFFICE SUPPLIES	63.77
THRUN LAW FIRM, P.C.	LEGAL FEES MARCH	1,020.80

EXTEND YOUR REACH	POSTAGE & FEES MARCH	622.93
SPICER GROUP, INC.	GIS SYSTEM SUPPORT	1,595.50
RICOH USA, INC.	COPIER MAINTENANCE AGREEMENT	183.66
RICOH USA, INC	PRINCIPAL	152.31
RICOH USA, INC	INTEREST	55.31
	Total For Dept 850.00 OTHER FUNCTIONS	10,841.45
Dept 905.00 DEBT SERVICE		
PNC BANK, N.A.	CAP IMPV-N CONN TRAIL	10,444.20
	Total For Dept 905.00 DEBT SERVICE	10,444.20
	Total For Fund 101 GENERAL FUND	101,021.77
Fund 206 FIRE FUND		
Dept 336.00 FIRE DEPARTMENT		
HARTFORD LIFE INSURANCE	RETIREES LIFE INSURANCE MAY	4.05
BLUE CROSS BLUE SHIELD	RETIREES HEALTH INSURANCE MAY	945.94
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	8,691.64
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	1,695.82
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	275.56
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	555.68
BARYAMES CLEANERS	UNIFORM CLEANING FOR FIREFIGHTERS	184.55
HASSELBRING-CLARK	COLOR COPY OVERAGE	99.96
LANSING ICE & FUEL CO	GASOLINE 4/1-15/2016	534.41
ARROW INTERNATIONAL, INC	MEDICAL SUPPLIES & FREIGHT	352.66
ARROW INTERNATIONAL, INC	MEDICAL SUPPLIES & FREIGHT	237.66
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	637.37
COMBAT MEDICAL SYSTEMS	(10) CELOX RAPID 5' Z-FOLD	269.89
MOORE MEDICAL, LLC	MEDICAL SUPPLIES & FUEL SURCHARGE	263.69
NORTH AMERICAN RESCUE	TOURNIQUET, COMBAT APPLICATION	705.60
NORTH AMERICAN RESCUE	FREIGHT	25.00
STRYKER SALES CORP	AMBO COT REPAIR	350.92
STRYKER SALES CORP	AMBO COT REPAIR	1,191.48
APPLICATION SPECIALIST KO	HARDWARE & SOFTWARE MAINTENANCE	1,475.00
VERIZON WIRELESS	CELLULAR MARCH	174.84
VERIZON WIRELESS	CELLULAR APRIL	771.62
BOARD OF WATER & LIGHT	WATER 6139 BISHOP	37.48
DELHI TOWNSHIP TREASURER	SEWER 6139 BISHOP	37.88
ACE HARDWARE	EXT. CORD	5.49
OVERHEAD DOOR CO	REPAIR BAY DOOR/F.D.	150.00
ADP SCREENING & SELECTION SE	SUBSCRIPTION/BACKGROUND CHECKS	227.90
ACE HARDWARE	CORD EXTENSION/GORILLA TAPE/	18.77
	Total For Dept 336.00 FIRE DEPARTMENT	19,920.86
	Total For Fund 206 FIRE FUND	19,920.86
Fund 207 POLICE FUND		
Dept 000.00		
INGHAM COUNTY SHERIFF'S	2015 PARK SECURITY	4,664.32
	Total For Dept 000.00	4,664.32

Dept 301.00 POLICE

THRUN LAW FIRM, P.C.	LEGAL FEES MARCH	2,340.00
INGHAM COUNTY TREASURER	POLICE CONTRACT APRIL	213,942.75
	Total For Dept 301.00 POLICE	216,282.75
	Total For Fund 207 POLICE FUND	220,947.07

Fund 211 FIRE EQUIP. & APPARATUS FUND
Dept 339.00 EQUIPMENT & APPARATUS

CDW GOVERNMENT, INC.	LVO 65W DC TRAVEL ADAPTER	60.00
COMMUNICATIONS SERVICES	PROGRAM RADIO/#212	85.00
	Total For Dept 339.00 EQUIPMENT & APPARATUS	145.00
	Total For Fund 211 FIRE EQUIP. & APPARATUS FUND	145.00

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY
Dept 000.00

DANIEL MILLER	REFUND SECURITY DEPOSIT/2224 CEDAR	375.00
	Total For Dept 000.00	375.00

Dept 728.00 DDA ADMINISTRATION

APPLICATION SPECIALIST KO	HARDWARE & SOFTWARE MAINTENANCE	118.00
KEBS, INC.	SURVEY WORK - DTN LAND SWAP	875.00
KEBS, INC.	SURVEY WORK - DTN SWAP	733.75
SAM'S CLUB DIRECT	SAM'S MEMBERSHIP UNDERHILL	15.00
SAM'S CLUB DIRECT	SAM'S ADMIN FEE UNDERHILL	7.14
	Total For Dept 728.00 DDA ADMINISTRATION	1,748.89

Dept 729.00 DDA MARKETING & PROMOTION

CHRIS HAAS	GENERATOR PURCHASE/FARMERS MRK	400.00
SAM'S CLUB DIRECT	POP/WATER/TISSUE	97.33
SAM'S CLUB DIRECT	SAM'S MEMBERSHIP GRINNELL	15.00
SAM'S CLUB DIRECT	SAM'S ADMIN FEE GRINNELL	7.14
	Total For Dept 729.00 DDA MARKETING & PROMOTION	519.47

Dept 850.00 OTHER FUNCTIONS

GRANGER	MONTHLY DUMPSTER SERVICE	131.30
QUALITY FIRST MAID SERVICE	CLEANING SERVICES/SHERIFF & DDA	355.00
SAFETY SYSTEMS, INC	QTRLY LEASE MAINT & MONITORING/DDA	105.00
BOARD OF WATER & LIGHT	WATER 2045 CEDAR	118.57
BOARD OF WATER & LIGHT	WATER 2150 CEDAR	23.55
BOARD OF WATER & LIGHT	WATER 4469 KELLER (2230 CEDAR)	33.78
DELHI TOWNSHIP TREASURER	SEWER 2045 CEDAR	46.95
DELHI TOWNSHIP TREASURER	SEWER 2150 CEDAR	27.33
ACE HARDWARE	5 KEYS/TAG W/RING	17.44
	Total For Dept 850.00 OTHER FUNCTIONS	858.92
	Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY	3,502.28

Fund 590 SEWAGE DISPOSAL SYSTEM
Dept 000.00

ALLEN EDWIN HOMES	Basic Service Charge	68.90
ALLEN EDWIN HOMES	Basic Service Charge	5.30
COLDWELL BANKER	Basic Service Charge	15.15

CORNELIUS, KEVIN	Basic Service Charge	31.05
EMMONS, WALLACE	Basic Service Charge	5.30
GATEWAY TO HOMES	Basic Service Charge	5.30
KITCHELL, BARB	Basic Service Charge	69.64
MAYBERRY HOMES	Sewer Usage	26.50
OTT, KENNETH	Basic Service Charge	9.85
SAGLE, NATHANIAL	Basic Service Charge	52.25
SAJAY, LLC	Basic Service Charge	15.15
SHIDAKER, CYNTHIA	Basic Service Charge	10.62
SINGH, ASHIKA	Sewer Usage	24.26
SOUTHWORTH, ANGELA	Basic Service Charge	84.05
BLUE CROSS BLUE SHIELD	RETIREES HEALTH INSURANCE MAY	102.13
BARNHART & SON, INC.	5568 AMBLER ST/SEWER LEAD INSTALL	2,975.00
	Total For Dept 000.00	3,500.45

Dept 548.00 ADMINISTRATION & OVERHEAD

HARTFORD LIFE INSURANCE	RETIREES LIFE INSURANCE MAY	16.20
BLUE CROSS BLUE SHIELD	RETIREES HEALTH INSURANCE MAY	2,439.70
THRUN LAW FIRM, P.C.	LEGAL FEES MARCH	836.20
EXTEND YOUR REACH	POSTAGE & FEES MARCH	177.19
	Total For Dept 548.00 ADMINISTRATION & OVERHEAD	3,469.29

Dept 558.00 DEPT OF PUBLIC SERVICE

BLUE CROSS BLUE SHIELD	HEALTH INSURANCE MAY	10,613.83
DELTA DENTAL PLAN OF	DENTAL INSURANCE MAY	1,513.95
HARTFORD LIFE INSURANCE	LIFE INSURANCE MAY	361.66
UNUM LIFE INSURANCE CO	DISABILITY INSURANCE MAY	539.55
LANSING ICE & FUEL CO	GASOLINE 4/1-15/2016	437.31
MODEL COVERALL SERVICE	STAFF UNIFORMS/POTW	67.54
MODEL COVERALL SERVICE	STAFF UNIFORMS/MAINTENANCE	45.11
MODEL COVERALL SERVICE	STAFF UNIFORMS/POTW	67.54
MODEL COVERALL SERVICE	STAFF UNIFORMS/MAINTENANCE	45.11
BARYAMES CLEANERS	UNIFORM DRY CLEANING/RANES	17.45
APPLICATION SPECIALIST KO	HARDWARE & SOFTWARE MAINTENANCE	2,613.00
RS TECHNICAL SERVICES, INC.	SUPPLY & INSTALL RELAYS,WIRE	698.52
SAM'S CLUB DIRECT	BACKUP UPS/PLC CABINETS	159.67
AIRGAS USA, LLC	CYLINDER RENTAL	145.80
ALEXANDER CHEMICAL CORP	SODIUM BISULFITE	884.50
ALEXANDER CHEMICAL CORP	HYPOCHLORITE	3,841.16
ALEXANDER CHEMICAL CORP	CREDIT	(270.00)
ALS LABORATORY GROUP	SLUDGE ANALYSES	380.00
KAR LABORATORIES, INC.	INFLUENT MERCURY ANALYSIS	225.00
HUBBELL, ROTH & CLARK, INC	SAW GRANT ADMINISTRATION	15,658.20
HUBBELL, ROTH & CLARK, INC	PINE TREE L.S. S.S. CAPACITY REVIEW	2,044.50
HUBBELL, ROTH & CLARK, INC	MARCH ENGINEERING SERVICES	4,491.48
HUBBELL, ROTH & CLARK, INC	SEWER LEAD INSPECTIONS	165.00
UNITED PARCEL SERVICE	SHIPPING CHARGES	50.85
UNITED PARCEL SERVICE	SHIPPING CHARGES	218.53
GRANGER	SCREENING DEBRIS	775.00
GRANGER	MONTHLY DUMPSTER SERVICE	202.91
VERIZON WIRELESS	CELLULAR APRIL	606.01
BOARD OF WATER & LIGHT	WATER 3505 HOLT	83.57
BOARD OF WATER & LIGHT	WATER 1988 WAVERLY	146.93

BOARD OF WATER & LIGHT	WATER 5961 MC CUE	382.38
BOARD OF WATER & LIGHT	WATER 1492 AURELIUS	78.00
BOARD OF WATER & LIGHT	WATER 1492 AURELIUS	180.96
DELHI TOWNSHIP TREASURER	SEWER 1490 AURELIUS	174.20
BOARD OF WATER & LIGHT	ELECTRIC 1870 NIGHTINGALE	20.49
BOARD OF WATER & LIGHT	ELECTRIC 2481 DELHI COMMERCE	51.79
ACE HARDWARE	2 PK C BATTERIES	29.98
DU BOIS-COOPER ASSOCIATE	(4) GR 4" CHECK ASSEMBLY	580.60
DU BOIS-COOPER ASSOCIATE	(4) GR 3" CHECK ASSEMBLY	519.40
NORTHERN A-1 SERVICES	LSD WET WELL CLEANING	5,765.00
GALLOUP	VALVES AND FITTINGS FOR HYPO SYS	606.11
GALLOUP	VICTAULIC COUPLINGS 2"	825.00
CATHEY COMPANY	2 HOSE FITTINGS/POWER WASHER	13.08
PURE GREEN LAWN & TREE	LAWN AND TREE SERVICE-MAINT	232.00
PURE GREEN LAWN & TREE	LAWN AND TREE SERVICE-MAINT	240.00
PLANTWISE, LLC	PRESCRIBED ECOLOGICAL BURN	3,175.00
QUALITY FIRST MAID SERVICE	CLEANING SERVICES/MAINTENANCE	260.00
QUALITY FIRST MAID SERVICE	CLEANING SERVICES/POTW	260.00
SAFETY SYSTEMS, INC	MONITORING & WATCHMAN REPORT	120.00
HARPER INDUSTRIAL CONST	TEMP HEAT-MONTHLY RENTAL & SET UP	4,280.00
THE PARTS PLACE	(2) 5G 15W40 OIL/#5A	135.04
THE PARTS PLACE	(2) 5G 10W40 OIL/#5	135.04
THE PARTS PLACE	5 FILTERS & 3 FUEL FILTERS/VACTORS	245.82
ADP SCREENING & SELECTION SE	SUBSCRIPTION/BACKGROUND CHECKS	52.73
SAM'S CLUB DIRECT	SAM'S MEMBER WALACAVAGE & RANES	30.00
SAM'S CLUB DIRECT	SAM ADMIN FEE WALACAVAGE & RANES	14.28
ACE HARDWARE	TWINE STRETCH WRAP	12.99
ACE HARDWARE	3 PAINT/8" J-CLAMP/FISH	83.96
ACE HARDWARE	GLUE STICKS & GLUE GUN	21.98
HAMMOND FARMS SOUTH	3 YDS STONE	82.50
HAMMOND FARMS SOUTH	4 BALE STRAW	17.00
HAMMOND FARMS SOUTH	3 YDS STONE	82.50
HAMMOND FARMS SOUTH	2 YDS STONE	55.00
HAMMOND FARMS SOUTH	2 YDS STONE	55.00
HAMMOND FARMS SOUTH	1 DRAIN TILE CONNECT 4"	2.70
HAMMOND FARMS SOUTH	1 DRAIN TILE END CAP 4"	3.55
HAMMOND FARMS SOUTH	3 YDS STONE/COMMUNITY GARDENS	82.50
LOWE'S CREDIT SERVICES	STAKES/STRING/MEASURING TAPE	79.18
R. A. DINKEL & ASSOCIATES	CINCH BAG W/LOGO (BLUE & WHITE)	435.00
R. A. DINKEL & ASSOCIATES	SET UP FEE	55.00
R. A. DINKEL & ASSOCIATES	ESTIMATED SHIPPING	36.67
R. A. DINKEL & ASSOCIATES	FOAM BOTTLE HOLDER W/LOGO	525.00
R. A. DINKEL & ASSOCIATES	SET UP FEE	50.00
R. A. DINKEL & ASSOCIATES	ESTIMATED SHIPPING	42.80
SANDRA K DIORKA	WEF MEAL REIMBURSEMENT/DIORKA	23.29
D HILL ENVIRONMENTAL	BACTERIAL MONITORING & DISINFECTION	225.00
SPARTAN FENCE, INC.	INSTALL GARDEN FENCE	7,300.00
	Total For Dept 558.00 DEPT OF PUBLIC SERVICE	74,508.20

Dept 578.01 CAPITAL IMPROVEMENTS

HUBBELL, ROTH & CLARK, INC	CARTAGO DR LOW PRESSURE SEWER	4,744.95
	Total For Dept 578.01 CAPITAL IMPROVEMENTS	4,744.95
	Total For Fund 590 SEWAGE DISPOSAL SYSTEM	86,222.89

Fund 643 LOCAL SITE REMEDIATION REVOLVING FUND
Dept 735.00 LOCAL SITE REMEDIATION

FOSTER, SWIFT, COLLINS	ENVIRONMENTAL LEGAL FEES MARCH	2,968.25
	Total For Dept 735.00 LOCAL SITE REMEDIATION	2,968.25
	Total For Fund 643 LOCAL SITE REMEDIATION REVOLVING FUND	2,968.25

Fund 701 TRUST & AGENCY FUND
Dept 000.00

INGHAM COUNTY TREASURER	TRAILER PARK FEES JANUARY & FEB	4,222.50
OAK PARK YMCA	EMPLOYEE CASUAL FRIDAY DONATION	400.00
CHEESEMAN, PERRY	UNDISTRIBUTED TAX COLLECTED	45.67
	Total For Dept 000.00	4,668.17
	Total For Fund 701 TRUST & AGENCY FUND	4,668.17
	Total For All Funds:	439,396.29

ATTACHMENT II

DELHI CHARTER TOWNSHIP
FUND TRANSFERS AND PAYROLL APPROVAL
For Payroll Dated April 21, 2016

I. Certification of Preparation and Distribution

The attached check and payroll registers encompass check numbers: 108880 through 108905 & direct deposits numbers: DD22261 through DD22340. The payroll was prepared in accordance with established payroll rates and procedures. The Treasurer's & Clerk's signatures were printed on the payroll checks using an electronic image signature

Lora Behnke, Accounting Clerk

The attached Check and Payroll Registers were reviewed. The payroll checks were distributed in accordance with established procedures.

Dated: April 21, 2016 Director of Accounting

II. Payroll Report

The April 21, 2016 payroll encompasses the following funds and expenditures:

	Gross Payroll	Payroll Deductions	Net Pay
General Fund	$69,528.96	$21,754.52	$47,774.44
Fire Dept. Fund	47,530.09	15,785.12	$31,744.97
DDA	4,419.82	1,184.92	$3,234.90
Sewer Fund/Receiving	37,682.75	12,710.87	$24,971.88
Total Payroll	$159,161.62	$51,435.43	**$107,726.19**
	Township FICA	**Township RHS & Pension Plan**	**Total Deductions & TWP Liabilities**
General Fund	$5,024.35	$7,369.22	$34,148.09
Fire Dept. Fund	3,514.58	4,434.65	23,734.35
DDA	165.82	83.37	1,434.11
Sewer Fund/Receiving	2,775.83	4,160.16	19,646.86
Total Payroll	$11,480.58	$16,047.40	$78,963.41

Director of Accounting

III. FUND TRANSFERS

Transfers covering the foregoing payroll were made on April 21, 2016 and identified as follows:

4/21 Net Pay Disbursement in Common Savings ($107,726.19)

Roy W. Sweet, Treasurer

IV. Board Audit and Approval:

At a regular meeting of the Township Board held on May 3, 2016, a motion was made by _____and passed by_____yes votes and _____no votes(_____absent) that the payroll dated April 21, 2016 was reviewed, audited, and approved.

Attachment to Payroll Register

cc: Sweet(1)Vander Ploeg(1)

Evan Hope, Clerk

DELHI CHARTER TOWNSHIP

MEMORANDUM

TO: Delhi Township Board Members

FROM: John B. Elsinga, Township Manager

DATE: April 29, 2016

RE: Letter of Intent Regarding the Delhi Charter Township/Honeywell International, Inc. Energy Savings Project

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Enclosed for your review and approval is a Letter of Intent regarding the Delhi Charter Township/Honeywell Energy Savings Project at a not to exceed cost of $48,500.

Honeywell International, Inc. has been working with Township staff since last spring to study and analyze all of our energy system needs along with some operational needs. Our current annual energy cost to operate our public buildings and infrastructure is $832,917. The results of their study indicate we can achieve an annual energy savings of $171,944. That, along with additional savings of $112,703 from operational savings achieved through the replacement of old equipment with state of the art equipment and reduced maintenance requirements, will result in a total annual savings of $284,646. This will enable us to borrow money at today's low interest rate and receive a guaranteed return (by Honeywell) on our investment within fifteen years.

The enclosed letter of intent will authorize them to complete their evaluation of this study to develop final contract costs and savings to the Township at a cost not to exceed $48,500. Insofar as reducing our energy costs by over 20% along with replacing outdated HVAC systems at both our POTW and the CSC I recommend the Board approve this Letter of Intent.

Recommended Motion:

To approve the Letter of Intent regarding the Delhi Charter Township/Honeywell International, Inc. energy savings project at a cost not to exceed $48,500.

SAMPLE LETTER OF INTENT

May 4, 2016

Mr. Dick Williams
Honeywell International, Inc.
49116 Wixom Tech Drive
Wixom, Mich. 48393

Subject: Letter of Intent Regarding the Delhi Charter Township / Honeywell Project

Dear Mr. Williams:

This is DELHI CHARTER TOWNSHIP's Letter of Intent that THE DELHI CHARTER TOWNSHIP intends to proceed with Honeywell International, Inc. toward finalizing a contract for the Delhi Charter Township. The purpose of the guaranteed savings program is for Honeywell to provide services resulting in energy and operating cost savings for THE DELHI CHARTER TOWNSHIP. The project is anticipated to provide control system replacement, building renovations and repairs, lighting system(s) replacement and retrofit, water conservation improvements, automated meter reading, Waste Water Treatment process improvements, HVAC systems repair and replacement, LED street lighting and interior lighting, and building envelope renovations.

This Letter of Intent shall be effective for 90 days or until superseded by an executed contract between the parties, or until canceled by either party's providing written notice to the other at least five (5) business days in advance of the intended cancellation date, whichever shall first occur. During the time this Letter of Intent remains in effect, THE DELHI CHARTER TOWNSHIP shall not negotiate with any party other than Honeywell concerning the guaranteed energy savings program offered.

During the time this Letter of Intent remains in effect Honeywell may, at its discretion and option, undertake certain preparatory activities including, but not limited to, data logging of lighting and HVAC system usage, survey of mechanical systems, data file copying of existing control systems, electrical wiring testing to determine communication viability of existing control system and other technical planning work necessary to determine final contract cost and savings. In addition to above services, Honeywell shall work with THE DELHI CHARTER TOWNSHIP'S asbestos contractor to establish a budget cost for the encapsulation and / or removal of potentially harmful asbestos that may interact with our program scope of work. Honeywell will put together a budget cost for the abatement as identified by THE DELHI CHARTER TOWNSHIP'S contractor and provide the funding if asbestos abatement is determined to be needed. Although funded in the Honeywell program, THE DELHI CHARTER TOWNSHIP shall contract directly with their chosen asbestos contractor. In the event the parties do not reach agreement on a contract, or if THE DELHI CHARTER TOWNSHIP terminates this Letter of Intent, THE DELHI CHARTER TOWNSHIP shall reimburse Honeywell for the costs incurred by Honeywell in undertaking said activities. The cost for these activities shall not exceed $48,500 and shall be based upon an hourly rate of $95.00.

THE DELHI CHARTER TOWNSHIP intends to enter into contract with Honeywell for the guaranteed savings program in a form substantially similar to the Honeywell Standard Agreement document annexed to this Letter of Intent as Attachment A. It is understood and agreed between Honeywell and THE DELHI CHARTER TOWNSHIP, however, that there is no obligation on either party to reach agreement on a contract. It is further understood that except as specifically set forth in this Letter of Intent, no agreement or obligation, express or implied, is created or intended between Honeywell and THE DELHI CHARTER TOWNSHIP.

Sincerely,

John Elsinga

DELHI CHARTER TOWNSHIP

Authorized signature on behalf of DELHI CHARTER TOWNSHIP

- To Demonstrate:
  - We Have Done our Homework
  - Our Solution Will Work
  - Our Solution is Fiscally Responsible

Honeywell

ENERGY SAVING PERFORMANCE CONTRACT

April 5, 2016

Agenda

- Honeywell at a Glance
- What is Performance Contracting
- Delhi Township's Project Team
- Track Record and Qualifications
- Homework
- Potential Scope of Work
- Potential Financial Analysis
- Open Discussion

Honeywell

Proven Track Record and Local
Performance Contracting References
With 100% Accountability for Results

Honeywell at a Glance

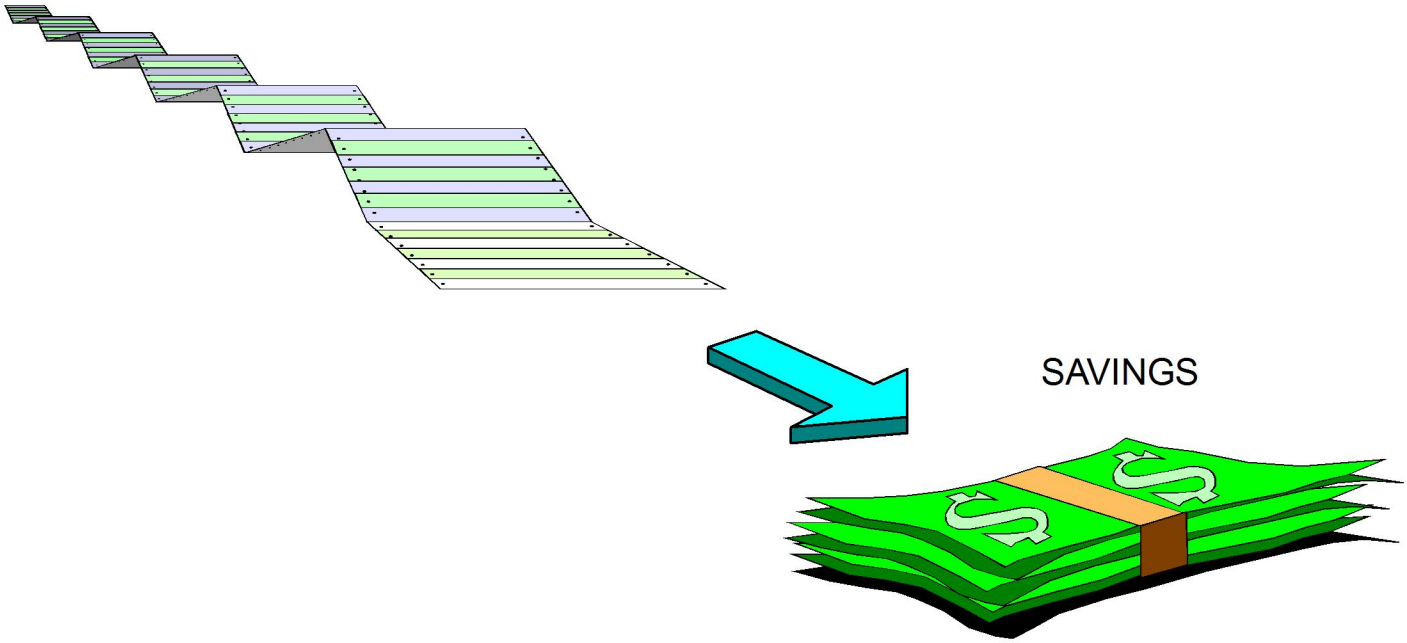
- Financial Stability
  - 131 Years
  - $36 Billion Company
- Dedicated Business Unit
  - Vendor Independent
- Over 5,000 Performance Contracts with over $700 Million in Outstanding Guarantees
- Over 100 Performance Contracting References in the Public Sector Market throughout Michigan
- Local & Stable Team

Honeywell

Proven Track Record and Local
Performance Contracting References
With 100% Accountability for Results

What is Performance Contracting

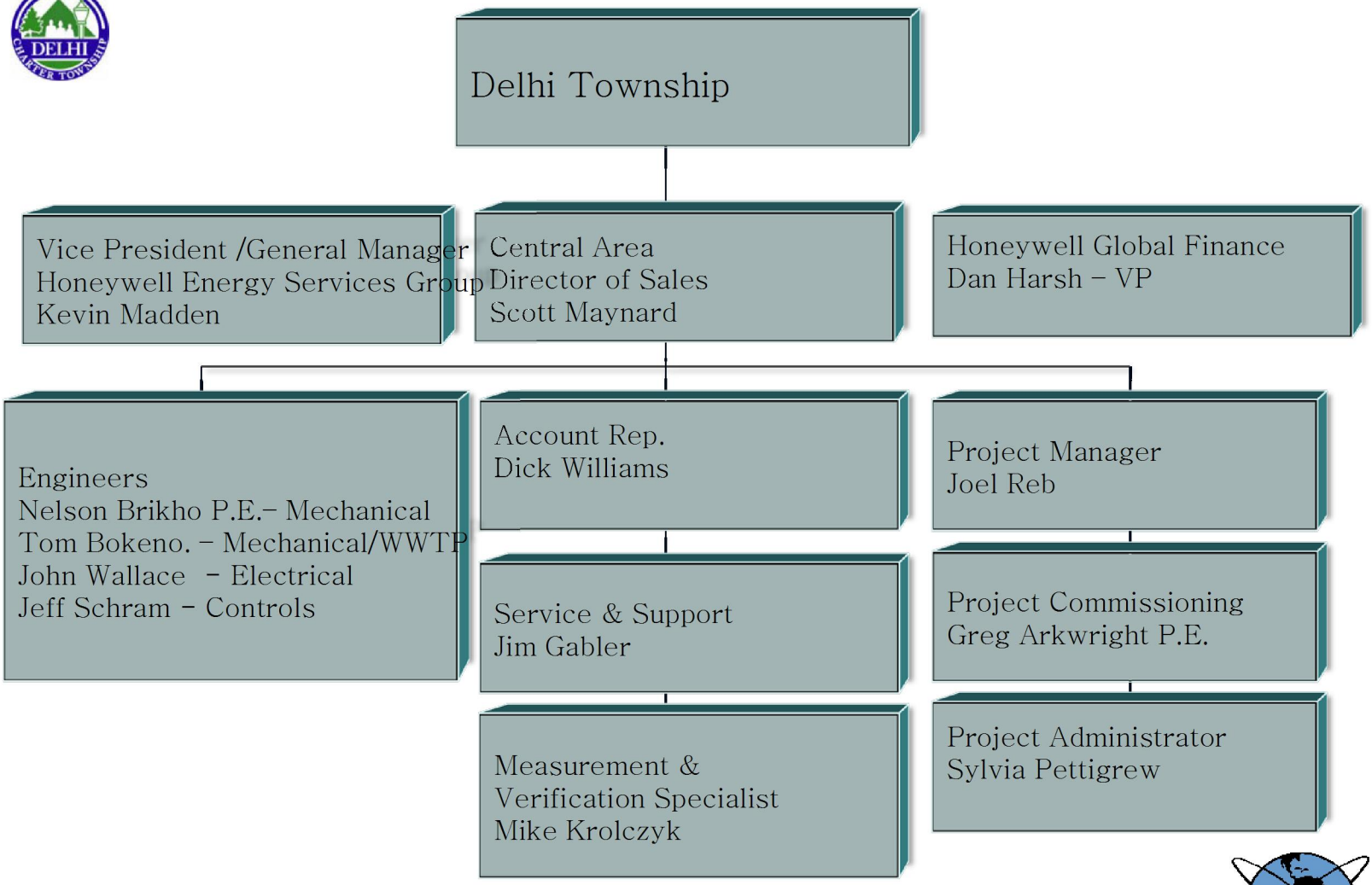
RE-DIRECT EXCESS UTILITY AND REPAIR COSTS



Design/Build Project Implementation with Energy Savings Guarantee

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results



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Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Power of the Honeywell Team

- **324 years of combined experience**
- **140+ performance contracts implemented in Michigan since 1989**
- **Licensed Professional Engineers in Michigan**
- **LEED Accredited Professionals**
- **PMI Certified Project Managers**
- **C.E.M. Certified Energy Managers**
- **Technical Competencies**
  - Central Plant Modernizations / Wastewater/Water Process
  - Alternative Energy Design & Implementation
  - Rebuild Michigan Certified

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Recent Municipal Projects Completed in Michigan

- City of Grand Rapids $6M
- Jackson County $2.4M
- Lenawee County $7.1M
- Calhoun County $9.1M
- Hillsdale County $1.0M
- City of Battle Creek $4.1M
- City of Lincoln Park $3.6M
- Kennedy Ice Arena $1.6M
- City of Clawson $2.7M
- City of Sturgis $1.2M
- City of Lansing $6.4M
- Alger County $1.5M
- Muskegon County $7.6M
- Ypsilanti Township $2.5M

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Proven Track Record and Local
Performance Contracting References
With 100% Accountability for Results

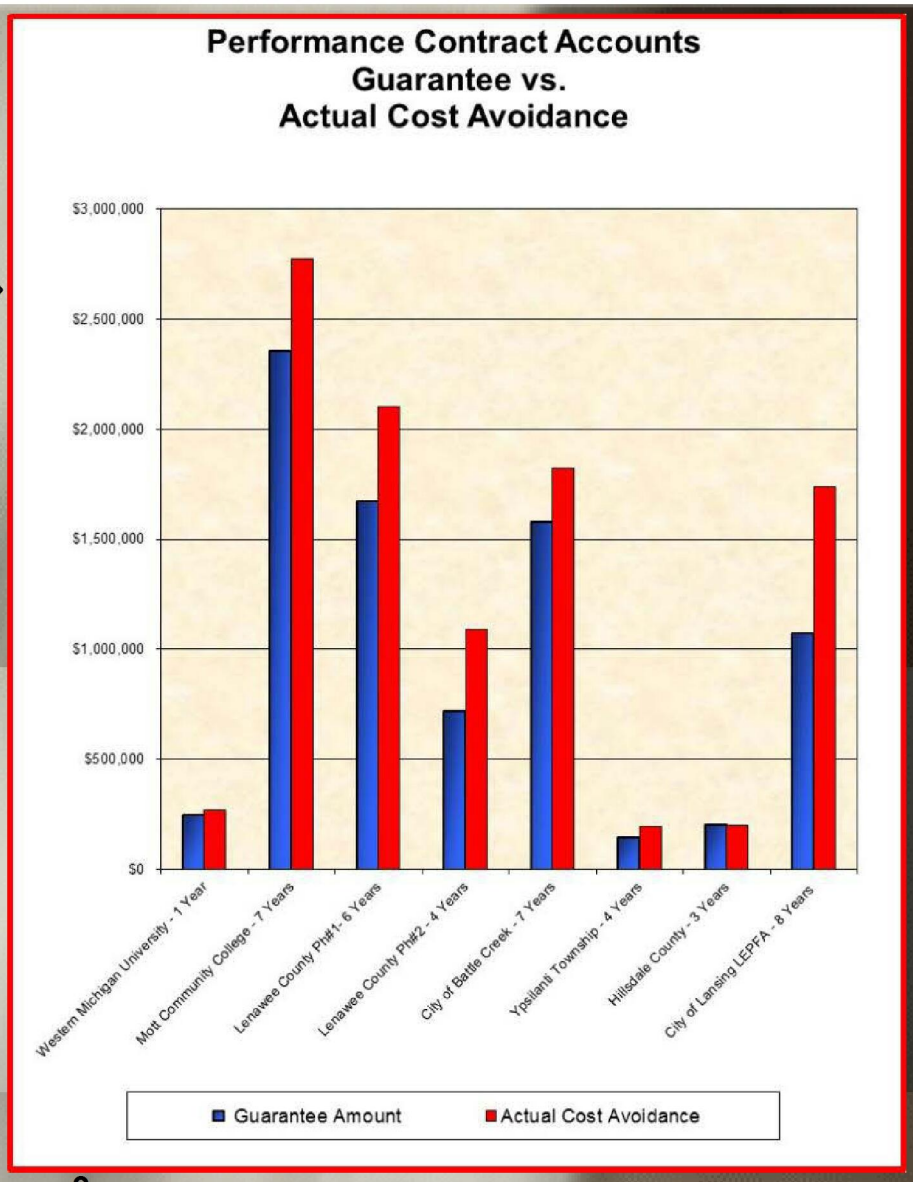
Track Record & Qualifications

"Throughout the entire project, the specialty teams sent in by Mr. Williams were *efficient, professional* and worked in a *timely* manner. Customer satisfaction appears to be a priority for Mr. Williams and the entire Honeywell Team." Mr. Carl Brooks, Director of Public Works City of Romulus, MI

"Honeywell and its subcontractors actively prosecuted the work of the project, whether major or minor in nature, and continuously *strived to satisfy* the College, even when we changed our minds midstream. We would not hesitate to contract with Honeywell for further services and *recommend them highly*." Mr. Scott Jenkins, Vice President Administration- Mott Community College

"As budgets are being stretched tighter than ever, our goal was to save money through conserving energy and improving the environment. The Honeywell project allowed us to do just that not to mention repairing problems with some systems that had been malfunctioning for many years. The project has saved us over $252,000 in the first year which was *$106,000 more than you guaranteed* us." Mr. Bob Rosenberger, Director of Facilities –City of Flint, MI

Exceeding Expectations



We Understand Municipal Facilities

- Town and City Halls
- Fire Stations
- Police /Jails/Detention
- Community Centers
- Aquatic/Natatoriums
- Recreation Centers
- Community Centers
- Museums
- Theatres/Performing Arts
- Landfills/Compost
- Ice Arenas
- Water/Wastewater
- DPW Facilities
- Street / Traffic Lighting
- Courts
- Libraries
- Park Facilities

Michigan Experience

- 280 Government Facilities
- Over 50 Contracts
- 21 Contracts Expired
- 30 Contracts Active

Common Requirements

- Minimal Disruption
- Daily Clean Up
- No Change Orders
- Deferred Maintenance
- Occupant Comfort/Safety
- Guarantee Performance
- Daily Communication
- Financial Assistance
- Vendor Neutrality
- Support After Sale

Homework

- 1 Licensed Professional Engineer
- 2 Certified Energy Managers
- Technical Surveys of Buildings - 60 Hours
- Technical Survey of WWTP – 40 Hours
- Energy Analysis – 20 Hours
- Review of Mechanical and Electrical Drawings - 10 Hours
- Financial Analysis - 10 Hours
- Feasibility Study - 30 Hours
- In-Depth Engineering - 20 Hours
- Total Homework Hours - 190 Hours

Utility Analysis

BUILDING		GROSS AREA	UTILITIES (May 2014 Through April 2015)										
			ELECTRIC				GAS				TOTAL ENERGY		
			Charges	Consumed	Ave Rate		Charges	Consumed	Ave Rate				
No.	NAME	Ft²	$	KWH	$/KWH	KBTU/Ft²	($)	CCF	$/CCF	KBTU/Ft²	$	$/Ft²	KBTU / Sq. Ft
1	Community Service Center	43,125	$74,487	590,720	$0.13	46.75	$16,440	22,450	$0.73	53.62	$90,927	$2.11	100.37
2	DDA Office	2,698	$1,540	9,502	$0.16	12.02	$0	0		0.00	$1,540	$0.57	12.02
3	Ingham County Sheriff	5,010	$14,498	101,564	$0.14	69.19	$2,555	3,253	$0.79	43.47	$17,053	$3.40	112.66
4	DPS	12,330	$30,596	271,271	$0.11	75.09	$10,780	12,795	$0.84	106.89	$41,376	$3.36	181.98
5	DPS Pole Barn	5,228	$1,147	6,565	$0.17	4.29	$1,886	2,359	$0.80	46.48	$3,033	$0.58	50.77
6	Farmers Market	5,636	$2,394	14,975	$0.16	9.07	$2,209	2,634	$0.84	48.14	$4,603	$0.82	57.21
7	Fire Station #2	2,200	$790	3,903	$0.20	6.05	$2,051	2,615	$0.78	122.43	$2,841	$1.29	128.48
8	Memorial Park	0	$17,090	119,800	$0.14		$0	0			$17,090		
9	Parks and Recreation	0	$2,212	13,945	$0.16		$1,710	2,113	$0.81		$3,923		
10	Senior Center	7,850	$12,439	85,304	$0.15	37.09	$476	445	$1.07	5.84	$12,915	$1.65	42.93
11	Delhi POTW	0	$237,438	2,497,174	$0.10		$0	0			$237,438		
12	POTW Admin_Lab_Pole Barn	12,973	$0	0		0.00	$23,270	32,109	$0.72	254.93	$23,270	$1.79	254.93
13	Delhi POTW Digester	0	$0	0			$12,914	17,577	$0.73		$12,914		
14	Delhi POTW RBC	6,456	$0	0		0.00	$1,983	2,497	$0.79	39.84	$1,983	$0.31	39.84
15	Delhi POTW Tertiary	0	$0	0			$390	335	$1.16		$390		
16	Delhi POTW Ponds	0	$7,962	58,480	$0.14		$0	0			$7,962		
17	Valhalla Park	0	$1,251	7,202	$0.17		$0	0			$1,251		
18	DDA Streetlights	0	$11,616	77,515	$0.15		$0	0			$11,616		
19	Streetlights	0	$250,609	1			$0	0			$250,609		
20	Lansing Board Streetlights	0	$90,183	1			$0	0			$90,183		
	TOTAL	103,505	$756,253	3,857,922	$0.20	127.21	$76,664	101,182	$0.76	100.69	$832,917	$8.05	115.37

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Existing Conditions – Community Service Center

Original Boiler

Cooling Tower Sump and Pump

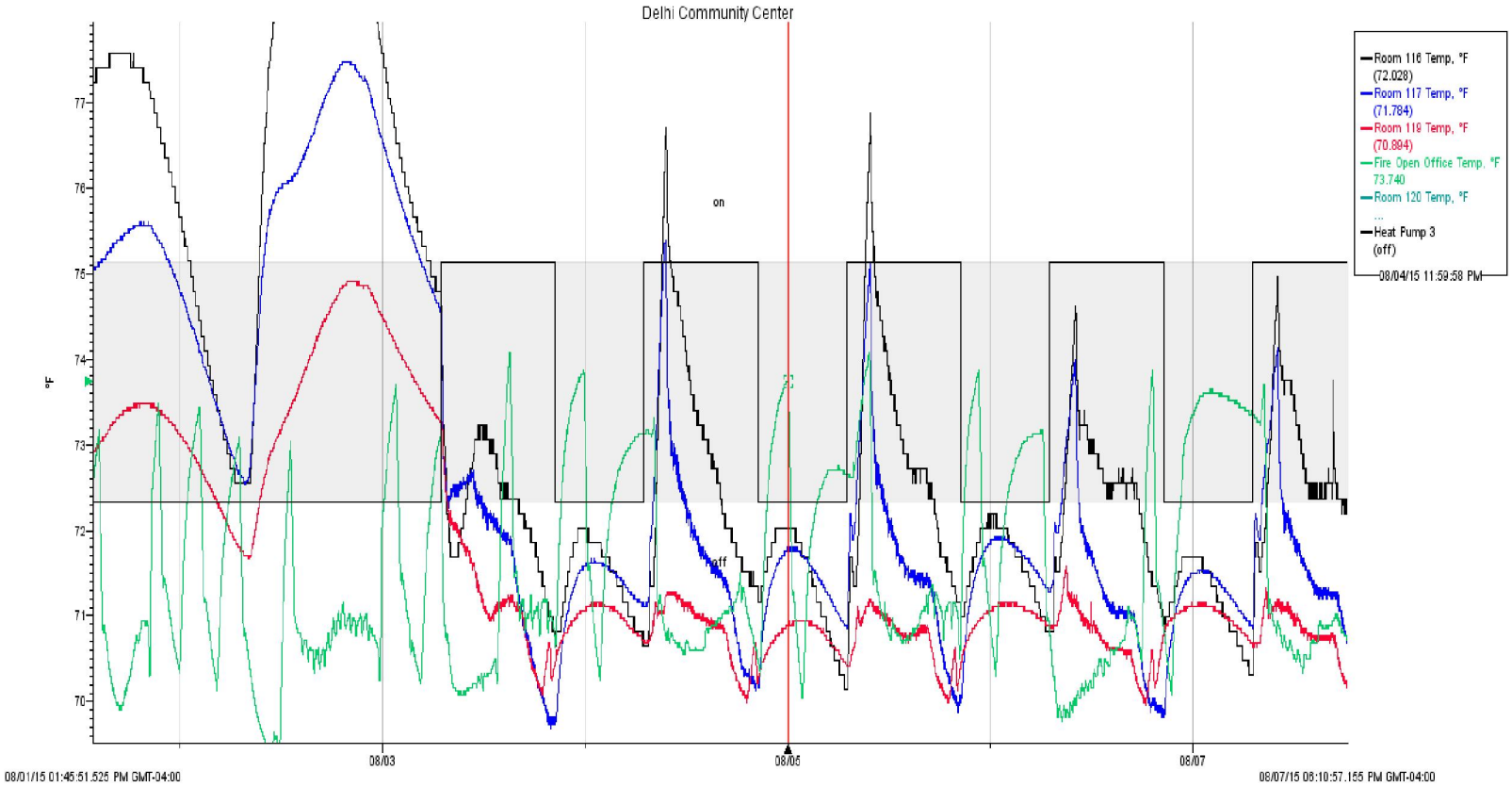
Heat Pump Condenser Pumps

Radiant Floor Heat Exchanger

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Existing Conditions – Community Service Center



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Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Existing Conditions – POTW

Admin Building Roof Top Unit

Lab Building Roof Top Unit

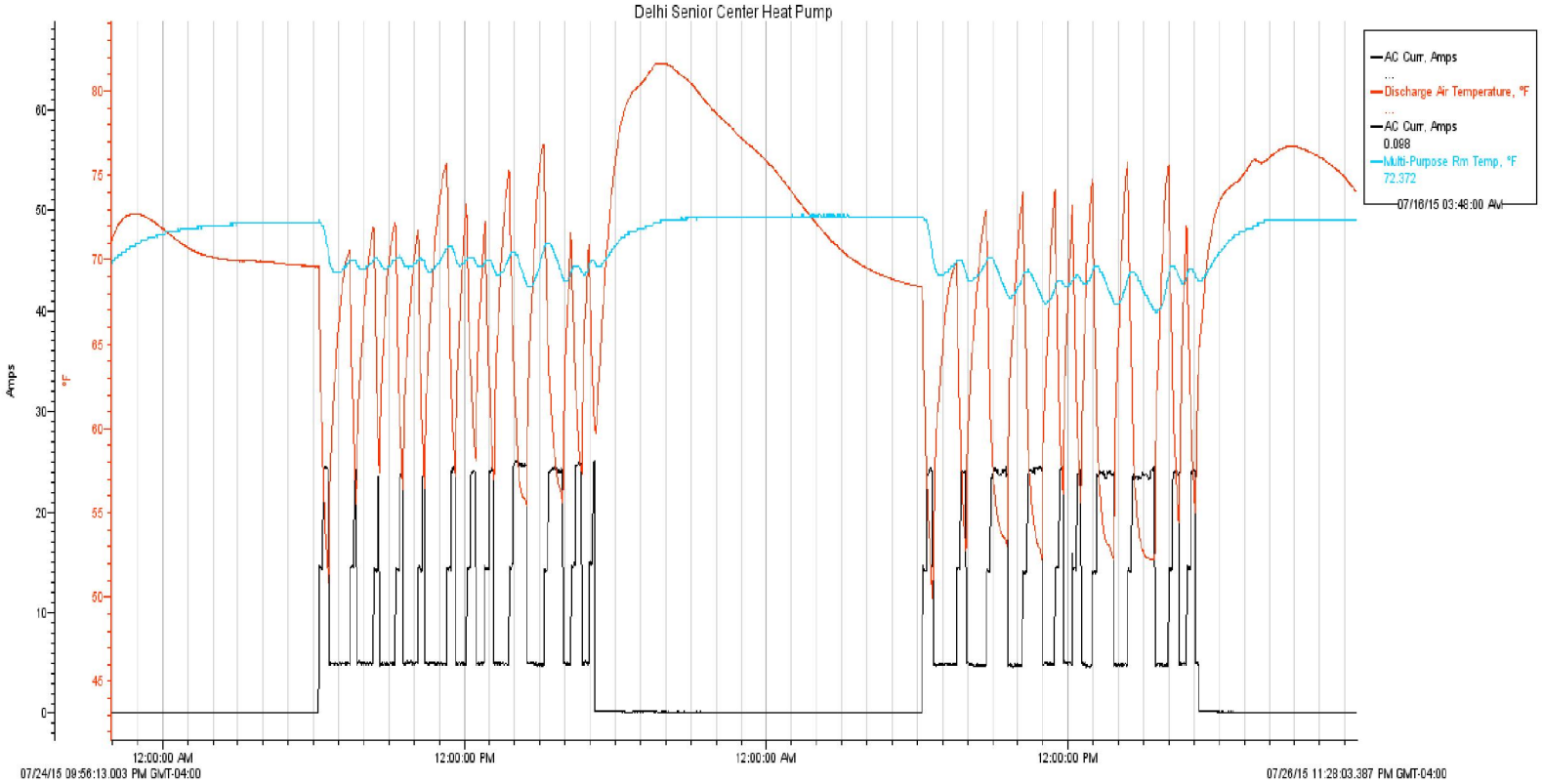
Hot Water Heating Boiler Serving Lab and Pole Barn

Hot Water Unit Heater Typical for Lab and Pole barn

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Existing Conditions – Senior Center



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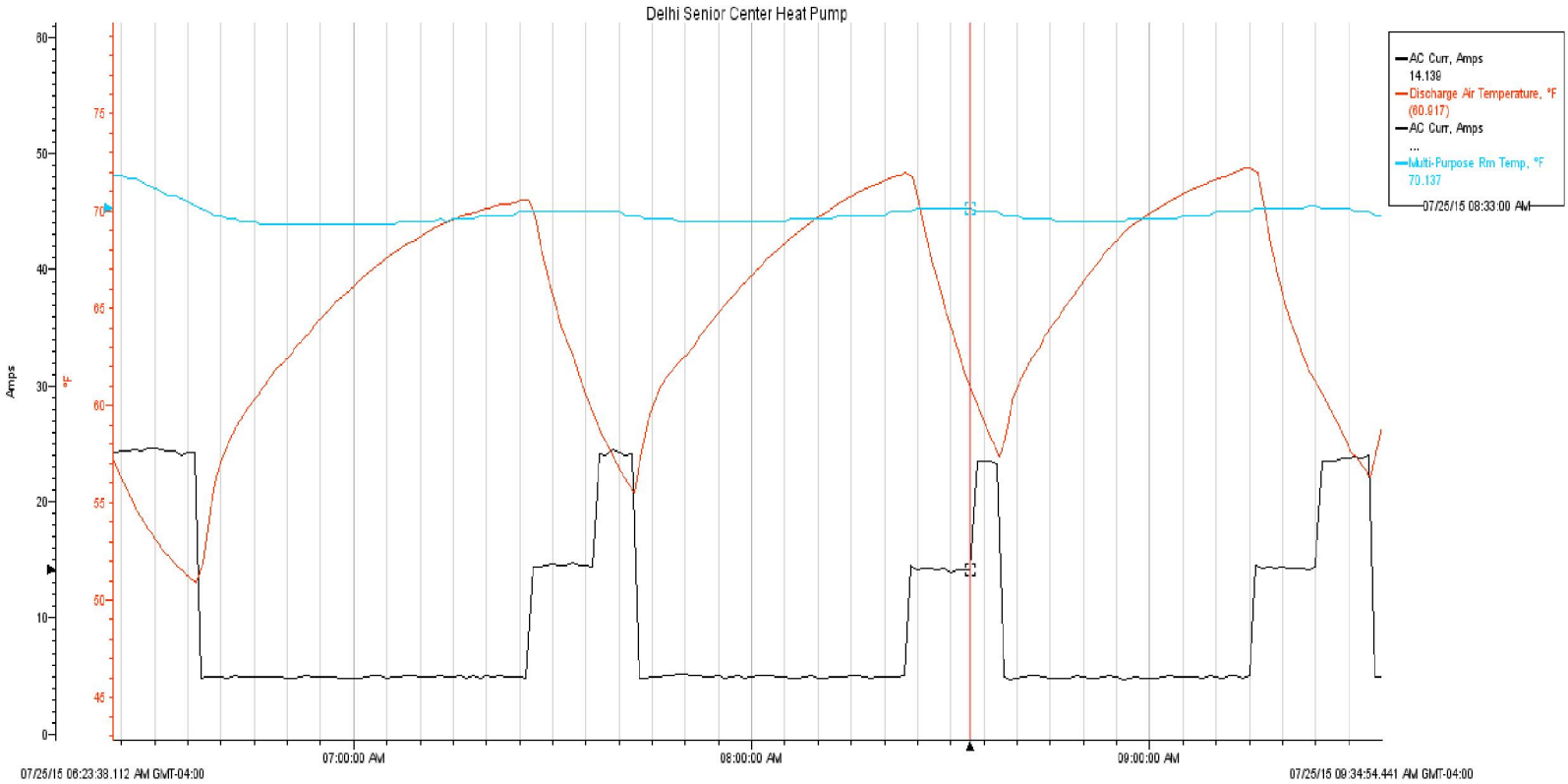
Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Existing Conditions – Senior Center



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Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Existing Conditions – Street Lights

Consumers Energy Owned Street Lights

Existing Wattage	Existing Fixture Type	Quantity
175 W	Mercury Vapor	268
250 W	Mercury Vapor	13
400 W	Mercury Vapor	6
100 W	HPS	1084
150 W	HPS	62
250 W	HPS	23
400 W	HPS	23

Lansing BWL Owned Street Lights

Existing Wattage	Existing Fixture Type	Quantity
70 W	HPS	244
100 W	HPS	34
150 W	HPS	51
250 W	HPS	55

Potential Scope of Work

PRELIMINARY SCOPE OF WORK	Community Service Center	DDA Office	Ingham County Sheriff	DPS	DPS Pole Barn	Farmers Market	Fire Station #2	Memorial Park	Parks and Recreation	Senior Center	Delhi POTW	Valhalla Park	DDA Streetlights	Utility Owned Streetlights
Lighting Upgrades	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
- Fluorescent/ Incandescent/ HID Retrofits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
- Lighting Controls	✓		✓	✓	✓			✓	✓	✓	✓	✓		
- Exterior LED Retrofit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Reprogram/Install Programmable Thermostats	✓	✓	✓	✓	✓									
Existing System Re-Commissioning										✓				
HVAC System Upgrade	✓										✓			
Temperature Controls Upgrade & Integration	✓										✓			
Turbo Blower/DO Controls Installation											✓			
Nitrification Tower Bypass											✓			
Food Waste Grinder / Add Recipricating Generator											✓			
Install Gas Storage											✓			
Lift Station Pump Evaluation / Life Cycle Analysis											✓			
Solar / PV											✓			

BLACK check marks indicate items that are self funded through energy and operational savings

GREEN check marks indicate items that require capital contributions but are at or near the end of their useful life

RED check marks indicates items that will be evaluated in future phases

Honeywell

Proven Track Record and Local
Performance Contracting References
With 100% Accountability for Results

Life Cycle Analysis

HVAC SYSTEM REPLACEMENT SUMMARY

Delhi Township

BUILDING				MAJOR HVAC EQUIPMENT						NOTES
No.	NAME	YEAR BUILT	GROSS AREA (Sq.Ft.)	DESCRIPTION	QUANTITY (#)	CAPACITY		SERVICE LIFE *** (years)	REMAINING LIFE (years)	
1	Community Service Center	1996	43,125							
		1996		Heat Pump 1	1	5,010	CFM	19	0	
		1996		Heat Pump 2	1	3,300	CFM	19	0	
		1996		Heat Pump-2B	1	3,300	CFM	19	0	
		1996		Heat Pump 3	1	2,900	CFM	19	0	
		1996		Heat Pump 3A	1	2,900	CFM	19	0	
		1996		Heat Pump 4	1	3,800	CFM	19	0	
		1996		Heat Pump 5	1	5,800	CFM	19	0	
		1996		Heat Pump 6	1	7,815	CFM	19	0	
		1996		Heat Pump 7	1	4,910	CFM	19	0	
		1996		Heat Pump 7A	1	4,910	CFM	19	0	
		1996		Heat Pump 8	1	4,240	CFM	19	0	
		1996		Energy Recovery Unit 1	1	3,710	CFM	20	0	
		1996		Energy Recovery Unit 2	1	900	CFM	20	0	
		1996		Energy Recovery Unit 3	1	3,580	CFM	20	0	
		1996		Energy Recovery Unit 4	1	1,560	CFM	20	0	
		1996		Hot Water/Heat Pump/Boiler Pumps	6	Vary	HP	20	0	
		1996		Cooling Tower	1	7.5	Ton	20	0	
		1996		Hot Water Boiler	1	775.0	mbh	24	4	
		2003		Hot Water Boiler	1	250.0	mbh	24	11	
		1996		Heat Exchanger	1	52.0	GPM	24	4	
		1996		Heat Exchanger	1	47.0	GPM	24	4	
2	POTW		12,973							
		1994		Admin Building RTU	1	400	MBH	15	0	
		1994		Pole Barn Hot Water Heaters	4	Varies	MBH	20	0	
		1994		Raw Building Boiler	2	120	Gal	20	0	
		1994		RBC Unit Heaters	2	200	MBH	13	0	
		1994		Lab Building Make up Air Units	1	150	MBH	20	0	
		1994		Lab Building Make up Air Units	1	166	MBH	20	0	
		1994		Lab Building Make up Air Units	1	216	MBH	20	0	
		1994		Lab Building Make up Air Units	1	388	MBH	20	0	
		2006		Chiller	1	*30*	*Ton*	20	10	
		1994		Misc Fan Coil Units	4	Vary	MBH	20	0	
		2010		Hot Water Boiler	1	1,000	MBH	20	14	
	TOTAL		56,098		45			19.8	1.5	

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Life Cycle Analysis

Delhi Township Deferred Maintenance Life Cycle Analysis				
Building Name	**Means Classification**	**Building Sq. Footage**	**Mech. & Elec. Cost Per Square Foot**	**Total Mech. and Elec. Sys. Value**
Community Service Center	Town Hall,Municipal Buildings	43,125	$45.00	$1,940,625
POTW	Offices Low Rise	12,973	$27.50	$356,758
Totals		**56,098**	**$40.95**	**$2,297,383**
Annualized Replacement Cost over 20 Years			**$114,869**	

***Above Analysis based upon Means Mechanical Cost Data 2009**

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Funding Model (General Fund)

GENERAL FUND BUDGET ITEMS	CURRENT EXPENDITURES	FUTURE EXPENDITURES WITH HONEYWELL PROGRAM	FUNDING STREAM (SAVINGS FROM PROJECT)
Deferred Maintenance System Replacement A) Cost avoided for future expenditures on HVAC Life Cycle costs of existing Mechanical & Electrical systems for annualized funding of replacement of systems per the 2009 RSMeans Square Foot Cost Data: Cost of replacement = $1,940,625 Total Systems Value / 20 years = $97,031	$97,031	$29,109	$67,922
Energy Costs B) Savings are attributed directly from program implementation and represent costs otherwise paid to utility providers. The savings also includes the retrofit of the decorative street fixtures.	$208,167	$148,410	$59,757
Building Repairs and Maintenance C) Estimated cost and savings due to a reduced need for heating & cooling and electrical, repairs by assorted contractors.	$7,500	$3,750	$3,750
Electrical & Lighting Supplies D) Estimated Cost savings due to a reduced need for inventoried maintenance materials.	$9,120	$4,560	$4,560
Totals	**$321,819**	**$185,830**	**$135,989**

Available Annual Operational Funds	**$135,989**

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Funding Model (POTW Fund)

POTW FUND BUDGET ITEMS	CURRENT EXPENDITURES	FUTURE EXPENDITURES WITH HONEYWELL PROGRAM	FUNDING STREAM (SAVINGS FROM PROJECT)
Deferred Maintenance System Replacement A) Cost avoided for future expenditures on HVAC Life Cycle costs of existing Mechanical & Electrical systems for annualized funding of replacement of systems per the 2009 RSMeans Square Foot Cost Data: Cost of replacement = $356,758 Total Systems Value / 20 years = $17,838	$17,838	$1,784	$16,054
Energy Costs B) Savings are attributed directly from program implementation and represent costs otherwise paid to utility providers.	$283,958	$257,375	$26,583
Building Repairs and Maintenance C) Estimated cost and savings due to a reduced need for heating & cooling and electrical, repairs by assorted contractors.	$5,000	$2,500	$2,500
Electrical & Lighting Supplies D) Estimated Cost savings due to a reduced need for inventoried maintenance materials.	$2,500	$1,250	$1,250
POTW Operational Savings E) Annual Cost avoidance of blower replacement over a 15 year period	**$16,667**	$0	$16,667
Totals	**$325,962**	**$262,909**	**$63,053**

Available Annual Operational Funds	**$63,053**

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Funding Model (Utility Owned Street Lights)

Consumers/BWL Streetlight Fund Budget	CURRENT EXPENDITURES	FUTURE EXPENDITURES WITH HONEYWELL PROGRAM	FUNDING STREAM (SAVINGS FROM PROJECT)
Consumers Energy/Lansing BWL Street Lighting A) Cost savings due to working with Consumers Energy and LWP to retrofit the existing street lights to LED. Savings is for Consumers Energy as they have an LED tariff published. Potential savings for BWL is TBD.	$340,792	$255,188	$85,604
Totals	**$340,792**	**$255,188**	**$85,604**

Available Annual Operational Funds	**$85,604**

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Project Cash Flow

General Fund Project Estimate	$2,409,461
POTW Project Estimate	$1,186,994
Utility Owned Street Light Project Estimate	$856,038
Estimated Total Project Cost	$4,452,493
Estimated Rebates	$55,000
Net Project Cost	$4,397,493
Estimated Energy Savings	$171,944
Estimated Operational Savings	$112,703
Estimated Support Services	$15,000
Estimated Lease Rate	3.00%
Payments per Year	2
Inflation Rate	4.00%

INSTALLMENT PURCHASE AGREEMENT								
Year	ANNUAL INVESTMENT			ANNUAL SAVINGS			CASHFLOW	
	Installment Purchase Payment	Support Services	Total Annual Costs	Energy Savings	Operational Savings	Total Annual Savings	Net Annual Cashflow	Net Cashflow
0						$113,859	$113,859	$113,859
1	($366,216)	($15,000)	($381,216)	$171,944	$112,703	$284,646	($96,570)	$17,289
2	($366,216)	($15,600)	($381,816)	$178,822	$117,211	$296,032	($85,784)	($68,495)
3	($366,216)	($16,224)	($382,440)	$185,974	$121,899	$307,874	($74,567)	($143,061)
4	($366,216)	($16,873)	($383,089)	$193,413	$126,775	$320,189	($62,901)	($205,962)
5	($366,216)	($17,548)	($383,764)	$201,150	$131,846	$332,996	($50,768)	($256,730)
6	($366,216)	($18,250)	($384,466)	$209,196	$137,120	$346,316	($38,150)	($294,880)
7	($366,216)	($18,980)	($385,196)	$217,564	$142,605	$360,169	($25,027)	($319,907)
8	($366,216)	($19,739)	($385,955)	$226,266	$148,309	$374,575	($11,380)	($331,287)
9	($366,216)	($20,529)	($386,745)	$235,317	$154,241	$389,558	$2,814	($328,473)
10	($366,216)	($21,350)	($387,566)	$244,730	$160,411	$405,141	$17,575	($310,899)
11	($366,216)	($22,204)	($388,420)	$254,519	$166,827	$421,346	$32,926	($277,972)
12	($366,216)	($23,092)	($389,308)	$264,700	$173,501	$438,200	$48,892	($229,080)
13	($366,216)	($24,015)	($390,232)	$275,288	$180,441	$455,728	$65,497	($163,583)
14	($366,216)	($24,976)	($391,192)	$286,299	$187,658	$473,957	$82,765	($80,818)
15	($366,216)	($25,975)	($392,191)	$297,751	$195,164	$492,915	$100,724	$19,906
Totals	($5,493,241)	($300,354)	($5,793,595)	$3,442,932	$2,256,711	$5,813,501	$19,906	$19,906

This budgetary proposal is provided for information and planning purposes only, is non-binding, and does not constitute an offer for sale.

Honeywell

Proven Track Record and Local Performance Contracting References With 100% Accountability for Results

Project Management Process

- Pre-Contract Award Responsibilities
- Mobilization
- Project Planning and Scheduling
- Contract Administration
- Execution
- Reporting and Reviewing
- Project Checkout
- Commissioning
- Project Acceptance
- Close Out
- Follow Up

Support Services

- Measurement & Verification Services
- IPMVP-FEMP Audits
- Rate Based Audit with Post Measurements
- Annual Audit Reports
- Annual Reconciliations
- Preventative Maintenance Services
- One Day per week on site
- Training Services Phase
- Emergency Support

Honeywell

Proven Track Record and Local
Performance Contracting References
With 100% Accountability for Results

BENEFITS

- Improved Comfort and Safety in Buildings
- Proactive Management of Township Assets
- Savings Guarantee Funds Improvements
- Energy Efficiency in Township Buildings
- 24 Hour Monitoring of Township Assets
- Staff Training to Better Utilize Systems
- Fiscally & Environmentally Responsible
- Green Township with Potential Energy Star Rating

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Next Steps

- Approving Letter of Authorization for Full Design and Engineering (June 2016)
- Solicit Bids from Contractors on Design Specifications (June – August 2016)
- Evaluate Bids and Develop Final Contract Scope (August 2016)
- Develop Contract Documents for Approval (September 2016)
- Receive Contract and Financing Approval (September 2016)
- Project Start Up Meeting (October 2016)
- Project Implementation (October 2016 – September 2017)
- Project Acceptance (October 2017)
- Annual Report Meeting (January 2019)

Open Discussion

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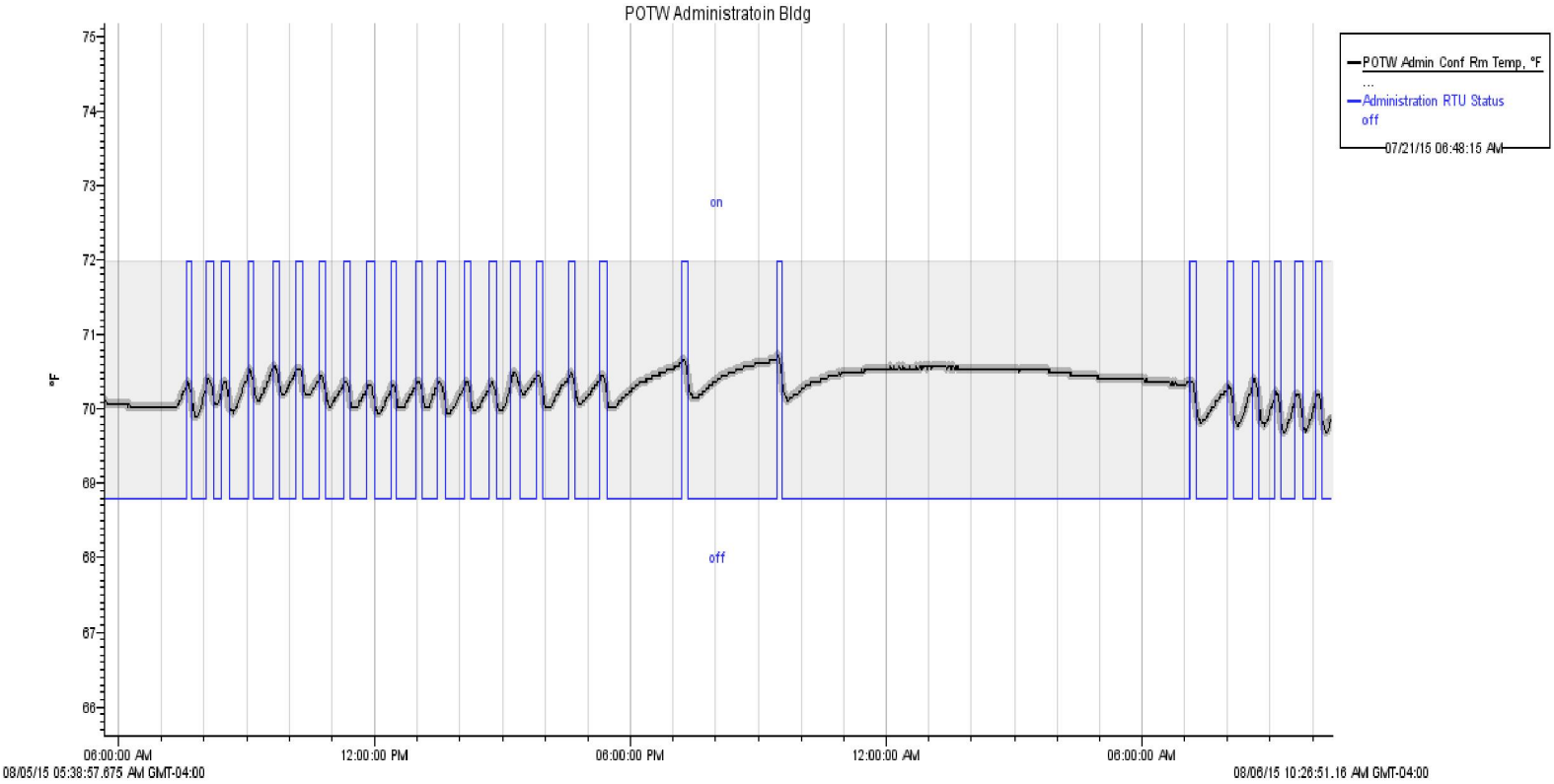
Existing Conditions – POTW



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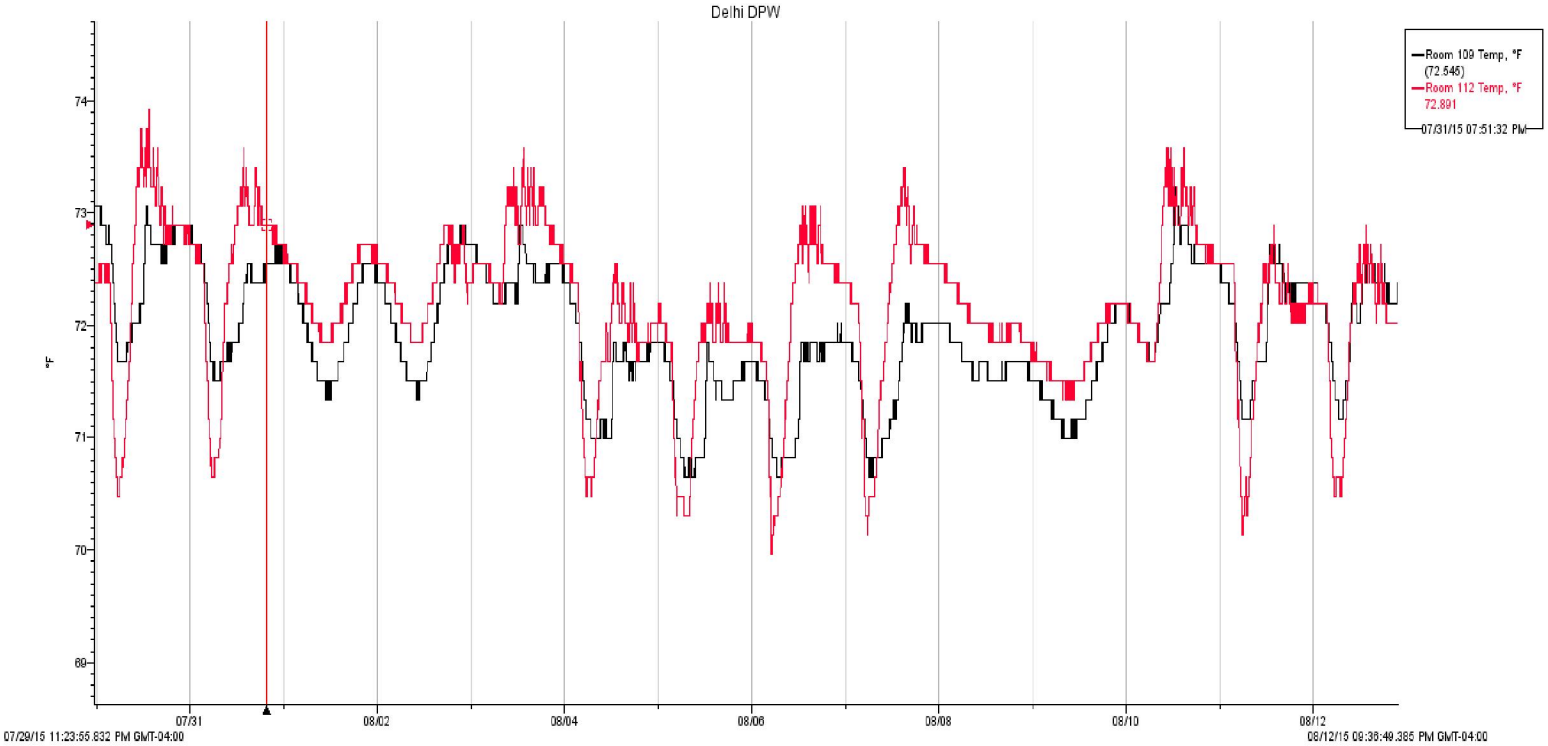
Existing Conditions – DPW



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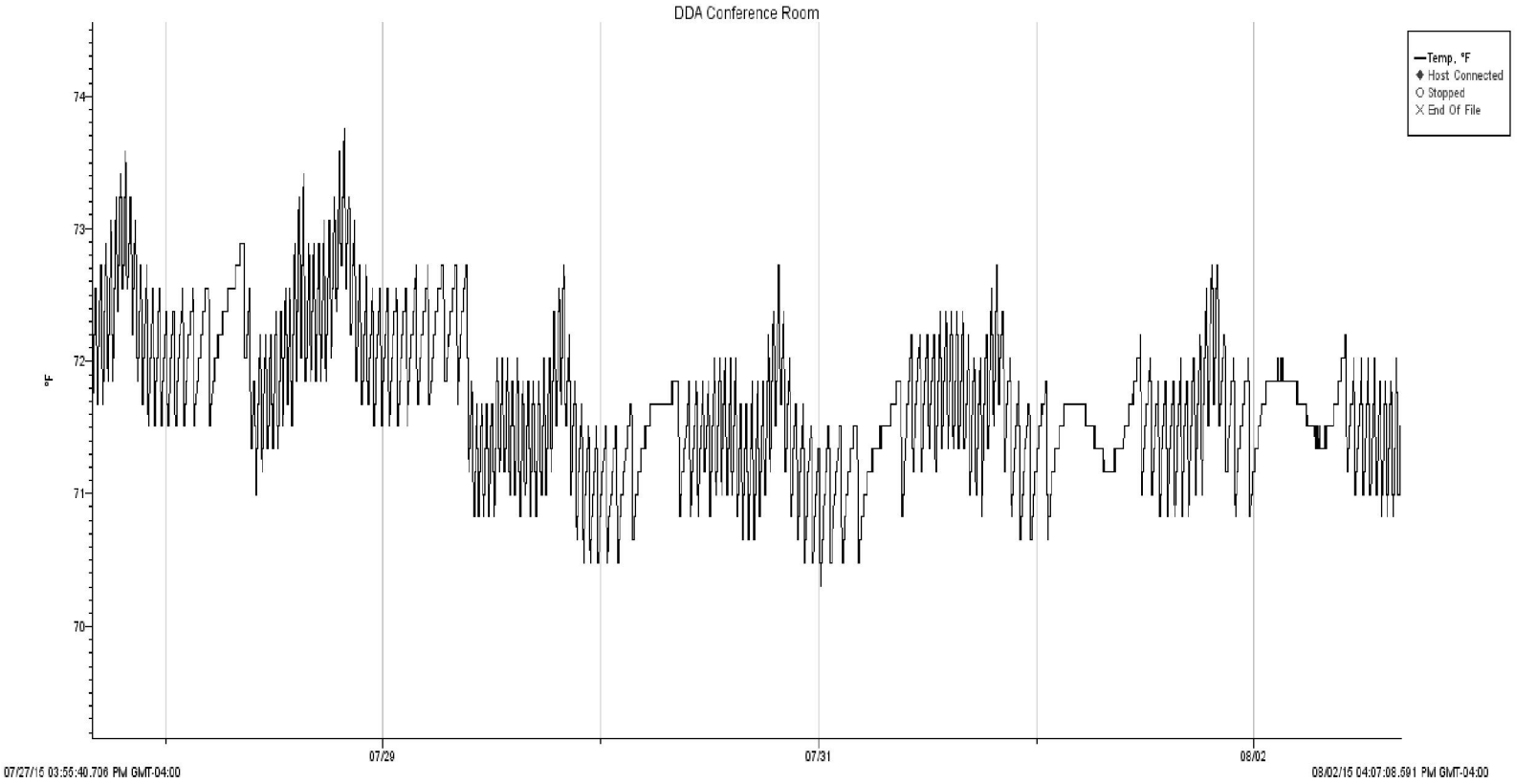
Existing Conditions – DDA



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DELHI CHARTER TOWNSHIP

MEMORANDUM

TO: Delhi Township Board Members

FROM: John B. Elsinga, Township Manager

DATE: April 28, 2016

RE: Resolution No. 2016-005 – Support of the Qualified Energy Conservation Bond (QECB) Allocation Request

---

Enclosed for your review and approval is a resolution in support of a formal request to the Michigan Agency for Energy for a Qualified Energy Conservation Bond (QECB) allocation.

Since last spring Township staff has been working with Honeywell International, Inc. to study and analyze all of our facility's energy system needs. They have also studied the operational needs of some systems that have either exceeded their useful life or are outdated and in need of replacement with energy efficient systems. Their findings were presented to the Township Board at both the April 5th and 19th Committee of the Whole meetings. Altogether, their preliminary budget for the replacement of these items is $4,452,493. It would be our intent to either issue bonds or an Installment Purchase Agreement to fund this project.

Since this project would save over 20% of our energy usage we would qualify for a QECB allocation. The QECB allocation would significantly reduce our interest expenses (up to 70%) on the funds we borrow for this project. Therefore, I recommend the Board adopts Resolution No. 2016-005 in support of the QECB application.

Recommended Motion:

To adopt Resolution No. 2016-005 which supports the Qualified Energy Conservation Bond (QECB) allocation request by Delhi Charter Township.5

DELHI CHARTER TOWNSHIP

RESOLUTION NO. 2016-005

A RESOLUTION SUPPORTING THE QUALIFIED ENERGY CONSERVATION BOND (QECB) ALLOCATION REQUEST BY DELHI CHARTER TOWNSHIP

At a regular meeting of the Township Board of Trustees of the Charter Township of Delhi, Ingham County, Michigan, held at the Community Services Center, 2074 Aurelius Road, Holt, Michigan 48842 on Wednesday, the 4th day of May, 2016, at 7:30 p.m.

PRESENT:

ABSENT:

The following resolution was offered by _____:

WHEREAS, the Township Board has authorized a letter of intent with Honeywell International, Inc., who is an Energy Service Company, to implement a performance contract that will impact every energy utilization systems within the Townships' facilities and infrastructure, and

WHEREAS, it is the Township's intent to issue bonds or utilize an Installment Purchase Agreement (IPA) to raise funds that will be used for implementing the improvements necessary to realize the projected energy savings through this project, and

WHEREAS, as a part of this effort, the Township will complete and submit a request to the Michigan Agency for Energy (MAE) for QECB allocation, and

WHEREAS, the QECB allocation will provide reimbursement for part of the interest paid by the Township on the IPA(s) or bonds, and

WHEREAS, Delhi Township will utilize the QECB allocation, if awarded, to help fund the comprehensive improvements necessary to realize the projected reductions in energy consumption.

NOW THEREFORE BE IT RESOLVED, that the Delhi Charter Township Board hereby requests that the Michigan Agency for Energy provide the Township with Qualified Energy Conservation

Bond allocation for the purpose stated herein and that the Township Manager be authorized to act on the Township's behalf in all matters pertaining to the this project.

Ayes:
Nays:
Absent:

This Resolution declared adopted this 4th day of May, 2016.

_____
Evan Hope, Township Clerk
Charter Township of Delhi

STATE OF MICHIGAN }
} ss.
COUNTY OF INGHAM }

I, the undersigned, the duly qualified Clerk for the Charter Township of Delhi, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on the 4th day of May, 2016.

IN WITNESS WHEREOF, I have hereunto affixed my official signatures this ____ day of May, 2016.

_____
Evan Hope, Township Clerk
Charter Township of Delhi

Michigan Agency for Energy

Qualified Energy Conservation Bond (QECB) Allocation

Submitted May 16, 2016

Non-Disclosure Statement

This proposal or qualification data includes data that shall not be disclosed outside XXXX (XX), and shall not be duplicated, used or disclosed – in whole or part – for any purposed other than to evaluate this proposal or quotation. If, however, a contract is awarded to this offeror as a result of -- or in connection with -- the submission of this data, XX shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit XX's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in all sheets.

Budgetary Proposal

This budgetary proposal is provided for information and planning purposes only, to be used for feasibility decisions, planning, and budget development only, and is non-binding and does not constitute an offer for sale. Honeywell will be pleased to provide a firm price proposal upon request which will include all technical and commercial considerations.

General Disclaimer about Pre-Contract Information

HONEYWELL MAKES NO REPRESENTATION OR WARRANTY REGARDING ANY FINANCIAL PROJECTIONS, DATA OR INFORMATION PROVIDED, EXCEPT AS MAY BE EXPRESSLY SET FORTH IN A DEFINITIVE AGREEMENT.

Municipal Advisor Disclaimer

HONEYWELL BUILDING SOLUTIONS, A STRATEGIC BUSINESS UNIT OF HONEYWELL INTERNATIONAL INC. ("HONEYWELL"), IS NOT A MUNICIPAL ADVISOR AND CANNOT GIVE ADVICE WITH RESPECT TO MUNICIPAL SECURITIES OR MUNICIPAL FINANCIAL PRODUCTS TO YOU ABSENT YOUR BEING REPRESENTED BY, AND RELYING UPON THE ADVICE OF, AN INDEPENDENT REGISTERED MUNICIPAL ADVISOR. HONEYWELL IS NOT SUBJECT TO A FIDUCIARY DUTY WITH REGARD TO YOU OR THE PROVISION OF INFORMATION TO YOU. INFORMATION ABOUT MUNICIPAL SECURITIES AND/OR MUNICIPAL FINANCIAL PRODUCTS, IF ANY, IS PROVIDED FOR EDUCATIONAL PURPOSES ABOUT POSSIBLE FINANCING OPTIONS AND IS NOT THE PROVISION OF ADVICE OR A RECOMMENDATION TO PURSUE ANY PARTICULAR FINANCING OPTION. CONSULT WITH YOUR INDEPENDENT REGISTERED MUNICIPAL ADVISOR ABOUT THE FINANCING OPTION APPROPRIATE FOR YOUR SITUATION.

To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein. The information contained herein is general in nature and based on authorities that are subject to change. Honeywell Building Solutions, a strategic business unit of Honeywell International Inc., recommends that you consult your tax adviser to understand its applicability to specific situations.

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ABSTRACT

Provide a brief description of the project or program for which funding is being requested and clearly state how it will help meet the goals and objectives of the QECB program and the American Recovery and Reinvestment Act. The abstract should be no more than 125 words. Please keep this paragraph free of any proprietary/confidential information.

The Charter Township of Delhi plans to implement a performance contract with an ESCO which will touch every energy utilization system within our Township facilities and infrastructure. Implementation of the performance contract will reduce energy consumption in our buildings by more than 20 percent through the implementation of LED Street Lighting, LED exterior facility and parking lot lighting, interior LED Lighting, HVAC system replacements and upgrades, HVAC retro-commissioning, temperature control system upgrades and Turbo Blower/DO Controls Installation on our waste water treatment plant operations. Together these energy conservation measures will fund $4,452,493 of capital replacement infrastructure and asset renewal. The ESCO will guarantee savings to be realized each year for the 15 year debt schedule so that the entire project amount is paid for through energy and operational savings.

NARRATIVE

Provide project background that demonstrates specifically how the project will contribute to State's QECB goals as referenced in Sections I.B. and II.A. of this RFA. Describe the location of the project and why the applied technology is appropriate.

Describe the expected project outcomes including impacts that it will likely have on the community, region and/or state from economic development, job creation, energy security, consumer costs associated with energy and environmental stewardship perspectives. Provide information on how this project fits into the facility's energy plan or larger related effort. Also, include an explanation of the project's current stage of development and its technical merits, including the cost effectiveness of the proposed technology. Finally, based on your knowledge and research, discuss how this project aligns with the energy priorities of the state. Complete Attachment 1, including the energy savings estimates applicable to each project proposed in the QECB allocation application, and insert it at the end of the application.

Preference will be given to proposals demonstrating the greatest alignment with the State of Michigan energy goals and priorities; the most advanced project development and having a feasible finance plan; and the greatest potential for positive energy, economic development and/or environmental impact to the surrounding community, region and/or the state.

The Township has been working with Honeywell International, Inc. since April of 2015. Honeywell is a licensed State of Michigan business and NAESCO certified energy savings performance contract firm which has done over $400 million of performance contracts in the State of Michigan. Honeywell has partnered with the Township to study and analyze all our energy system needs and operational improvement needs. The project will be bid out to eligible State of Michigan and Regional contractors near Lansing from May through July 2016 whom we understand must pay Davis Bacon wages in order to be eligible to bid on the work that Honeywell has designed and engineered.

All of the energy conservation measures that Honeywell is prescribing in their performance contract have technical merit. The LED street and exterior lighting will improve our Township's lighting both in color rendering and longer system life than the HID lighting systems that we currently utilize. Additionally the Township may be able to qualify as a Dark Skies Compliant Community once all the exterior lights are changed to LED technology. All LED will be American made so they will meet the requirements of the ARRA Act. The interior lighting will also be changed to LED from the current fluorescent and incandescent technologies that are inside all of our facilities. Once

implemented the same technical merits of longer system life, as well as improved safety in our facilities will be achieved.

Many of our HVAC systems are well beyond their rated ASHRAE life cycles and need to be either replaced or retro-commissioned. Honeywell will replace those systems with more energy efficient and state of the art designs. One example is in our Community Service Center which is partially heated by electric heat. Honeywell will convert the system to natural gas based system with a boiler and reset all boiler temperatures based on our occupancy schedules and outdoor air temperature to achieve major energy savings. Another example is in our wastewater treatment plant or POTW the HVAC systems will be replaced which are almost double their rated life cycle with newer more efficient HVAC that will have variable flow capability and setback and reset capabilities. Other Township facilities need to have the HVAC retro-commissioned and adjusted to accommodate new occupancy patterns and operational needs. An example of this is in our Senior Center. The heat pump operation currently brings the second stage of cooling on prematurely which is causing not only energy waste but the seniors and building occupants to feel constant cold drafts. Corrective retro-commissioning and re-programming will be done to eliminate this problem while saving substantial energy.

One other innovative energy conservation that will be implemented by Honeywell is a Turbo Blower and Dissolved Oxygen Control System Installation at our wastewater POTW plant. This installation shall be allow us to control our blower speeds on a variable basis based on flow conditions to achieve the dissolved oxygen that we need while managing our electrical energy consumption to more acceptable standards. Once last energy conservation that Honeywell will include is a temperature control system retrofit to allow us to set back temperatures of HVAC and schedule the operation of equipment to save energy while ensuring maximum comfort.

This QECB funded project will be very secure in terms of the revenue sources to pay back the QECB funds since all of the savings will be guaranteed by Honeywell to recover the debt service payments each year of the guarantee. Since all the funds are coming from the Township's General, POTW and Street Lighting fund sources we are essentially funding 100% of the project with savings guaranteed each year to offset the debt service payments. Please see our financial advisor and bond counsel attachments which validate that we have lenders that will be interested and that our prooject qualifies as a QECB since we will be reducing energy consumption by a minimum of 20% in the public buildings which the energy conservation measures affect.

The location of the project will be in The Charter Township of Delhi which is a Michigan Municipality that has over 15,000 residents and is a suburb of Lansing which is the capitol of our State. The applied technology overviewed above is appropriate for several factors. These include that technology utilized in each energy conservation measure is proven and has been successfully applied to other public buildings within our State. Secondly, each technology is needed to help us achieve the desired results of energy savings, improved system operations, improved comfort and increased safety in our public facilities. Third a life cycle analysis has been done to make sure that each energy conservation measure applied to the various systems both are needed due to current life cycle and also that the new equipment life will exceed the period of the financing which is projected to be a 15 year debt service schedule. Lastly, the State is requiring asset management of all our assets in our wastewater POTW plant and this will help us accomplish that for that facility.

Many positive outcomes will come as a result of this project being implemented. The safety in our community will increase due to improved street lighting and color rendering being consistent throughout. The street lighting in our busiest streets will not have to be changed with bucket trucks nearly as often as the new LED fixtures are projected to have a life of up to 7 times longer than the current system technology. Many of our facilities utilized by our citizens will have improved safety and comfort since many of the HVAC systems are well beyond their rated life cycles and will be replaced. Lighting within each of our facilities will now also be greener and improved in quality to help people who may experience anxiety due to fluorescent light operations (i.e. SADS, Fibro myalga etc. The project will be an economic stimulous for not only the greater Lansing community but the entire State. The US Department of Energy guidance is that for every $92,000 of project cost implemented in an ESPC, it generates or retains one job. Since our

project will fund out at $4,452,493, it is creating or retaining over 48 jobs here in Michigan. With continued work for our workforce our communities will be healthier and more vibrant due to occupied homes and properties which are properly maintained and cultivated. Over the course of the fifteen years of this project we will achieve unparalleled environmental sustainability in our community. We will lower our carbon emissions by [redacted]. Saving these carbons ware equivalent to planting [redacted] acres of new trees, taking [redacted] automobiles off the road. Our current annual energy cost to operate our public buildings and infrastructure is $832,917. The Honeywell project will save $171,944 which is 21% of our total energy consumption. This is very impressive and will help us utilize the savings to proactively replace worn and outdated infrastructure that is desparately needed within our facilities.

Our QECB project aligns perfectly with the State of Michigan Energy Goals of energy adaptability, affordability, reliability and protection of environment. By saving over 20% of our energy usage less carbons are emitted into our environment. We will now decrease our energy portfolio which will increase the State's percentage of renewable energy generation. With LED lamps for lighting in our community rather than florescent or mercury vapor or other HID lamps there will be less hazardous materials going to landfills for legal disposal. With decreased electrical consumption the State's need for new power plants also decrease making our energy generation infrastructure more adaptable and affordable for all consumers. We will utilize our program achievements to communicate to our residents how they too can do similar energy conservation within their homes and businesses. The project will help us to lead by example and be more fiscally and environmentally responsible with our energy utilization and consumption.

BUDGET

Provide a spreadsheet of all project costs, including but not limited to Personnel/Fringe Benefits and Contractual showing budgeted hours, and rates; Equipment, Materials and Supplies; Travel; Legal & Financing Fees; Other Direct Costs (list); Indirect costs, plus a total. Travel costs should be limited to those that are directly essential to accomplishing the project. Also, list any other funding sources that will be used for this project and, in the Budget Narrative, indicate any plans to secure additional funding.

Project Cost			Project Funding	
Equipment	$2,163,911		QECB Allocation	$4,412,493
Material and Supplies	$12,300		Utility Incentive/Rebate	$55,000
Contractual	$2,276,282		County EDC Grant (pending)	
Legal and Financing Fees	$15,000		Cash/Equity Contribution	$0
Permitting Fees	Included in equipment cost above			
Personnel	0			
Indirect	0		Total Project Funding	$4,467,493
Total Project Cost	$4,467,493			

BUDGET NARRATIVE

Briefly describe how the budget costs were determined and how they relate to the project(s) included in the application. Indicate any other funding sources that will be used for the project(s) and describe any plans to secure additional funding. If funding is not yet secured or awarded from any source, please indicate that clearly.

The budget costs for our Project were established by Honeywell International Inc. They have been studying our facilities and infrastructures for the past year to learn how the current systems are operating and identifying the cost for the energy conservation measures that are applicable to our needs. They have obtained budgetary estimates for each ECM Energy Conservation Measure. They will bid out the ECM's from May through July to determine final contractors and selections of equipment. The funding sources will all occur from guaranteed savings which will be achieved and guaranteed by Honeywell. The savings will come from our General, Wastewater POTW and Street Lighting Fund sources. Honeywell has also project $55,000 in rebates from utility providers based upon their current rebate programs as listed on their websites.

PLAN OF FINANCE

Provide a brief explanation of how the QECBs will be financed (i.e. industrial development bonds, General Obligation Bonds that require voter approval, Limited Obligation Revenue Bonds, capital leases, etc.) and the term of the loan. Also, explain how these funds are being secured and what safeguards are in place to insure that the QECB can be repaid, based on the useful life of the proposed installed equipment or project. Please identify who the issuer would be for this project; and the obligor (i.e. entity responsible for repaying the bonds).

The following documents should be attached to the application response:
1. Resolution (intent resolution) from authorizing body re: intent to issue bonds for the project.
□ Yes □ No
2. Letter from Bond Counsel that the project is QECB-eligible.

□ *Yes* □ *No*
Letter from Financial Advisor or Underwriter/Purchaser that the issuer has market access.
□ *Yes* □ *No*

The QECB allocation for our The Charter Township of Delhi QECB project will be pulled in and funded as an Installment Purchase Act 99 project. Act 99 projects in Michigan are which allowed to be financed up to a period of 15 years. We anticipate the project being financed for the entire 15 year maximum term. The financing will be bid out by our Financial Advisor firm of Umbaugh in order to receive the best rate for the Township and insure a competitive procurement. As previously explained the project will be very secure since each annual payment will be paid back directly through guaranteed savings from Honeywell form our General, POTW and Street Lighting Funds.

If not attached, please explain why or give the date by when each document can be submitted.
Please indicate whether a partial award of QECBs would be feasible for the project.

These 3 items referenced above are attached in the attachment section at the end of this RFA.

Proposals should demonstrate an understanding of the bond issuance process, including all relevant stakeholders that must be associated with the bond issuance. Preference will be given to projects that already have engaged those stakeholders and can outline a plan and timeline for the bond issuance.

Our The Charter Township of Delhi QECB already adheres to the requirements above since we have already consulted both our Bond Counsel Trun Law Firm and Licensed Municipal Financial Advisors Umbaugh. Please see Attachments.

STAFF PROJECT MANAGEMENT EXPERIENCE, QUALIFICATIONS AND FACILITIES REQUIREMENTS

Describe the project staff responsibilities and qualifications. Biographical sketches of the staff and/or development team are to include a brief resume/summary of qualification and previous accomplishment (for similar projects) for the project manager(s).

Describe the internal resources available to the project team or partners, including facilities, major equipment and other technical aspects; and, permits and administrative resources that will be required for the project.

The project will be managed under the authority of The Charter Township of Delhi Manager's Office with the technical advice of the Energy Services Company (ESCO) Honeywell International. The Township Manger, John Elsinga, will be designated as the project manager and will be responsible for all quality assurance measures and verification of project implementation. He has extensive experience with internal project controls and utilizes them for the prevention of fraud and waste, both financially and programmatically. John will also be responsible for the financial and programmatic reporting and accountability of the project. John will be assisted by the Township Treasurer, Mr. Roy Sweet, Evan Hope Township Clerk, POTW Director Sandra Diorka and the Township Community Development Director, Tracy Miller. The Township utilizes BSA software for financial record keeping and have external audits completed annually by Maner Costerisan CPA.

The Charter Township of Delhi has developed auditing and monitoring procedures to ensure that the funds received from the State are used for the purposes specified in this proposal. Mr. Elsinga will be responsible for verifying the work is being performed in accordance with the project specifications and QECB grant agreement. Mr. Elsinga will coordinate with the State QECB project manager to ensure the State is in agreement with the work being performed. Honeywell will submit material submittals and shop drawings to Mr. Elsinga for approval which will be made available

to the State QECB project manager for their review if desired. During project implementation, Mr. Elsinga and his staff will inspect the work to ensure the project is being accomplished in accordance with the specifications. Bi-weekly progress meetings will be held to resolve any issues, review work completed and review work scheduled to be completed in the next two weeks. Invoices will be submitted on American Institute of Architects (AIA's) standard forms for progress payments. Once Mr. Elsinga verifies the invoice, it will be submitted for payment.

The Township will keep track of the QECB and local funds on a line item basis utilized and will submit pay requests to the our QECB funding awardee as outlined in the agreement. The invoices and account management will be included in our annual financial audit to ensure the funds were handled appropriately.

The project will be evaluated by measuring key performance indicators. The projected savings will be measured and verified by a Certified Energy Manager (CEM) annually in accordance with International Performance Measurement and Verification Protocol (IPMVP) standards. The annual audit will include measurements of a statistical sampling to verify the lighting fixtures, HVAC, process treatment mechanical and temperature control systems are still maintaining the energy performance. Mr. Elsinga will evaluate the measurement and verification reports to validate the accuracy and determine whether the projected energy savings are being realized. The annual report will be presented to the Township Board annually for their review and submitted to the State as required. The savings are guaranteed by the performance contract so any shortfalls will be reimbursed by the ESCO and corrective actions will be taken to eliminate any future shortfalls, ensuring the QECB and Township's funds are achieving their intended purpose.

Quarterly reports will be submitted to the Township project manager indicating the work accomplished, work to be accomplished, real or anticipated problems that should be brought to their attention, deviations from the approved work plan, jobs created and/or retained, energy savings on a per dollar invested basis, greenhouse gas emission reductions and funds leveraged. Project payment requests will be included with the report.

A final project report will be submitted to the Township project manager before the request form final project payment is made.

In summary, the Township has formed a competent team that has developed a comprehensive strategy to improve energy efficiency, reduce total energy consumption, reduce green house gas emissions, improve our infrastructure, utilize Michigan and American made products, educate the general public about advanced energy conservation technologies and stimulate the local economy. Each year after the construction we will be measuring and verifying our results to make sure that our QECB funded project was utilized in a fiscally responsible and environmentally responsible manner.

Laura, Add our typical project organizational chart here. Put the top person as John Elsinga the Township Manager all his staff listed above and then put Nelson Brikho, Dale Christy, Mike Krolczyk and myself in as the project team. Then please attach all of our resumes.

PROJECT TASKS

A list of major project tasks to be completed in the order of completion must be submitted. These tasks will directly feed into the milestone progress and will be included in the issuance award letter. Tasks should identify core areas of work, the lead and the amount of time to complete. A chart (Gantt or similar) should be used to describe timeframes for the project's tasks.

This needs to be filled in by Nelson

PROJECT MILESTONES

Include a schedule of project milestones that demonstrates a project start date until the end of the project. Identify what issues/conditions still need to be resolved before the project can begin and what barriers might be foreseeable. The milestones should reflect major events in the life of the project and should help determine progress to success. Additional information may be requested by the state from applicants prior to final award.

This needs to be the Microsoft Project Chart that Dale Christy should provide once Nelson gets him the scope of work and inserted here.

APPLICATION CERTIFICATION

The application must be signed by an authorized official within the applicant's organization. The paper copy must be an original signature. This certifies that the application response is accurate and complete; and, if awarded an allocation, the applicant accepts responsibility to ensure compliance with all ARRA regulations and requirements imposed by the Qualified Energy Conservation Bond.

DELHI CHARTER TOWNSHIP

MEMORANDUM

TO: Delhi Township Board of Trustees

FROM: John B. Elsinga, Township Manager

DATE: April 28, 2016

RE: Resolution No. 2016-007 – Set Public Hearing – Road Improvement Special Assessment District – English Meadows Subdivision

---

Enclosed for your review and approval is Resolution No. 2016-007 which is the fourth of five resolutions which sets a public hearing to hear objections to the special assessment district roll for construction of road improvements for English Meadows Subdivision.

On July 29, 2015 residents of English Meadows Subdivision turned in valid petitions representing over 54% of property owners (52% of front footage) who were in favor of proceeding with road improvements in their neighborhood along with establishing a special assessment district to pay for them. To that end, last year the Township Board adopted resolutions one through three determining the need and necessity of such improvements and requested the Ingham County Road Department include this project in their bid documents in the spring of 2016.

Final cost estimates of $245,000 have been received and a tentative Special Assessment Roll consisting of the 92 benefiting parcels within the district has been established and placed on file in the Clerk's Office for reference prior to the public hearing.

Therefore, enclosed for your review and approval is Resolution No. 2016-007, which is the fourth of five resolutions, which creates the special assessment district roll and sets a public hearing for May 17th to hear objections to the same.

Recommended Motion:

To adopt Resolution No. 2016-007, which is the fourth of five resolutions which creates a special assessment district and roll for road improvements for English Meadows Subdivision and sets a public hearing May 17, 2016 at 7:45 p.m. to hear objections to the same.

DELHI CHARTER TOWNSHIP

RESOLUTION 2016-007

THIS IS THE FOURTH OF FIVE RESOLUTIONS WHICH SETS A PUBLIC HEARING FOR MAY 17, 2016 AT 7:45 P.M. TO HEAR OBJECTIONS TO THE SPECIAL ASSESSMENT DISTRICT ROLL FOR THE CONSTRUCTION OF STREET IMPROVEMENTS FOR THE ENGLISH MEADOWS SUBDIVISION

At a Regular Meeting of the Township Board of Trustees, of the Charter Township of Delhi, Ingham County, Michigan, held in the Community Services Center, 2074 Aurelius Road, Holt, Michigan on Wednesday, the 4th day of May, 2016, at 7:30 o'clock, p.m.

PRESENT:

ABSENT:

The following Resolution was offered by _____ and supported by _____ .

WHEREAS, by resolution adopted August 18, 2015, the Township Board of the Charter Township of Delhi, determined to acquire and construct road improvements more particularly hereinafter described as "*Haddon Hall, Eifert Road entrance west to approximately address 5077 and the north 230' of Groombridge – Full depth pavement removal with 3.5"replacement of asphalt pavement; McCue Road subdivision entrance north and then on Glendurgan to Groombridge, north to a point approximately 230' south of Haddon Hall – Mill pavement to reveal gutter face, then hot-recycle or Fibermat treatment for remaining pavement, then overlay with 1" asphalt, and Glendurgan Court east of Groombridge and Haddon Hall north of Glendurgan to approximately address 5077 and Lytes Cary Drive – seal and/or dig out pavement cracks and repair to stabilize. All roads will receive a slurry seal. All sidewalk ramps to be replaced and upgraded to current Americans with Disabilities Act standards*, and including drainage improvements within Phase I of the subdivision," and assess the cost thereof to the property deemed benefited by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefited thereby with his certificate attached thereto:

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.

2. The Township Board shall meet at 7:45 o'clock, p.m. on Tuesday, the 17th day of

May, 2016, in the Community Services Center, 2074 Aurelius Road, Holt, Michigan, in the Charter Township of Delhi, for the purpose of reviewing and hearing objections to the special assessment roll.

3. The Township Clerk shall cause notice of such hearing and filing of the assessment roll to be published twice in a newspaper of general circulation in the Township prior to the date of hearing. The first publication shall be at least ten (10) days before the hearing. The Clerk shall also cause notice of such hearing to be mailed by first class mail to all property owners in the special assessment district shown, on the current assessment rolls of the Township, at least ten (10) full days before the date of said hearing. Said notice as published and mailed shall be in substantially the form provided in Exhibit A of this resolution.

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

AYES:
NAYS:
ABSENT:

The foregoing Resolution declared adopted on the date written above.

_____
Evan Hope, Township Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Clerk of the Charter Township of Delhi, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on the 4th day of May, 2016.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this _____ day of May 2016.

_____
Evan Hope, Township Clerk

Exhibit A to Resolution No. 2016 - 007

NOTICE OF REVIEW OF SPECIAL ASSESSMENT ROLL FOR
STREET IMPROVEMENTS TO MEADOW RIDGE SUBDIVISION

CHARTER TOWNSHIP OF DELHI
INGHAM COUNTY, MICHIGAN

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

33-25-05-21-480-002	1549 HADDON HALL DRIVE
33-25-05-21-480-006	1525 HADDON HALL DRIVE
33-25-05-21-480-005	1531 HADDON HALL DRIVE
33-25-05-21-477-016	1532 HADDON HALL DRIVE
33-25-05-21-477-010	1537 GROOMBRIDGE DRIVE
33-25-05-21-480-004	1537 HADDON HALL DRIVE
33-25-05-21-477-009	1543 GROOMBRIDGE DRIVE
33-25-05-21-480-003	1543 HADDON HALL DRIVE
33-25-05-21-478-020	1544 GROOMBRIDGE DRIVE
33-25-05-21-477-017	1544 HADDON HALL DRIVE
33-25-05-21-477-008	1549 GROOMBRIDGE DRIVE
33-25-05-21-478-019	1550 GROOMBRIDGE DRIVE
33-25-05-21-477-018	1550 HADDON HALL DRIVE
33-25-05-21-477-007	1555 GROOMBRIDGE DRIVE
33-25-05-21-480-001	1555 HADDON HALL DRIVE
33-25-05-21-478-015	1556 GROOMBRIDGE DRIVE
33-25-05-21-477-019	1556 HADDON HALL DRIVE
33-25-05-21-477-006	1561 GROOMBRIDGE DRIVE
33-25-05-21-478-014	1562 GROOMBRIDGE DRIVE
33-25-05-21-477-020	1562 HADDON HALL DRIVE
33-25-05-21-477-005	1567 GROOMBRIDGE DRIVE
33-25-05-21-476-018	1567 HADDON HALL DRIVE
33-25-05-21-478-013	1568 GROOMBRIDGE DRIVE
33-25-05-21-477-021	1568 HADDON HALL DRIVE
33-25-05-21-477-004	1573 GROOMBRIDGE DRIVE
33-25-05-21-476-017	1573 HADDON HALL DRIVE
33-25-05-21-478-012	1574 GROOMBRIDGE DRIVE
33-25-05-21-477-022	1574 HADDON HALL DRIVE
33-25-05-21-477-003	1579 GROOMBRIDGE DRIVE
33-25-05-21-476-016	1579 HADDON HALL DRIVE
33-25-05-21-478-010	1580 GROOMBRIDGE DRIVE

33-25-05-21-477-023	1580 HADDON HALL DRIVE
33-25-05-21-476-014	1585 HADDON HALL DRIVE
33-25-05-21-477-024	1586 HADDON HALL DRIVE
33-25-05-21-476-013	1591 HADDON HALL DRIVE
33-25-05-21-478-023	5030 GLENDURGAN COURT
33-25-05-21-476-001	5010 HADDON HALL DRIVE
33-25-05-21-478-009	5011 HADDON HALL DRIVE
33-25-05-21-478-027	5014 GLENDURGAN COURT
33-25-05-21-478-028	5015 GLENDURGAN COURT
33-25-05-21-478-026	5016 GLENDURGAN COURT
33-25-05-21-476-002	5016 HADDON HALL DRIVE
33-25-05-21-478-008	5017 HADDON HALL DRIVE
33-25-05-21-478-025	5018 GLENDURGAN COURT
33-25-05-21-478-029	5019 GLENDURGAN COURT
33-25-05-21-478-024	5020 GLENDURGAN COURT
33-25-05-21-476-003	5022 HADDON HALL DRIVE
33-25-05-21-478-030	5023 GLENDURGAN COURT
33-25-05-21-478-007	5023 HADDON HALL DRIVE
33-25-05-21-481-018	5025 GLENDURGAN COURT
33-25-05-21-481-017	5027 GLENDURGAN COURT
33-25-05-21-476-004	5028 HADDON HALL DRIVE
33-25-05-21-478-006	5029 HADDON HALL DRIVE
33-25-05-21-481-016	5031 GLENDURGAN COURT
33-25-05-21-481-015	5033 GLENDURGAN COURT
33-25-05-21-476-005	5034 HADDON HALL DRIVE
33-25-05-21-478-005	5035 HADDON HALL DRIVE
33-25-05-21-481-014	5037 GLENDURGAN COURT
33-25-05-21-481-013	5039 GLENDURGAN COURT
33-25-05-21-476-006	5040 HADDON HALL DRIVE
33-25-05-21-478-004	5041 HADDON HALL DRIVE
33-25-05-21-478-022	5042 GLENDURGAN COURT

33-25-05-21-481-012	5043 GLENDURGAN COURT
33-25-05-21-481-011	5045 GLENDURGAN COURT
33-25-05-21-476-007	5046 HADDON HALL DRIVE
33-25-05-21-478-003	5047 HADDON HALL DRIVE
33-25-05-21-478-021	5048 GLENDURGAN COURT
33-25-05-21-481-010	5049 GLENDURGAN COURT
33-25-05-21-481-009	5051 GLENDURGAN COURT
33-25-05-21-476-008	5052 HADDON HALL DRIVE
33-25-05-21-478-002	5053 HADDON HALL DRIVE
33-25-05-21-481-008	5055 GLENDURGAN COURT
33-25-05-21-481-007	5057 GLENDURGAN COURT
33-25-05-21-476-009	5058 HADDON HALL DRIVE
33-25-05-21-481-006	5061 GLENDURGAN COURT
33-25-05-21-481-005	5063 GLENDURGAN COURT
33-25-05-21-477-012	5064 GLENDURGAN COURT

33-25-05-21-476-010	5064 HADDON HALL DRIVE
33-25-05-21-481-004	5067 GLENDURGAN COURT
33-25-05-21-481-003	5069 GLENDURGAN COURT
33-25-05-21-477-013	5070 GLENDURGAN COURT
33-25-05-21-476-011	5070 HADDON HALL DRIVE
33-25-05-21-477-002	5071 HADDON HALL DRIVE
33-25-05-21-481-002	5073 GLENDURGAN COURT
33-25-05-21-481-001	5075 GLENDURGAN COURT
33-25-05-21-477-015	5076 GLENDURGAN COURT
33-25-05-21-476-012	5076 HADDON HALL DRIVE
33-25-05-21-477-001	5077 HADDON HALL DRIVE
33-25-05-21-400-018	5100 MCCUE ROAD
33-25-05-21-477-011	5058 GLENDURGAN COURT
33-25-05-21-478-018	1538 GROOMBRIDGE DRIVE
33-25-05-21-478-001	1586 GROOMBRIDGE DRIVE

and excluding all streets and other land deemed not benefited.

PLEASE TAKE NOTICE that a special assessment roll has been prepared and is on file in the office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the entire cost of the following described improvements to the property benefited thereof: *Haddon Hall, Eifert Road entrance west to approximately address 5077 and the north 230' of Groombridge – Full depth pavement removal with 3.5"replacement of asphalt pavement; McCue Road subdivision entrance north and then on Glendurgan to Groombridge, north to a point approximately 230' south of Haddon Hall – Mill pavement to reveal gutter face, then hot-recycle or Fibermat treatment for remaining pavement, then overlay with 1" asphalt, and Glendurgan Court east of Groombridge and Haddon Hall north of Glendurgan to approximately address 5077 and Lytes Cary Drive – seal and/or dig out pavement cracks and repair to stabilize. All roads will receive a slurry seal. All sidewalk ramps to be replaced and upgraded to current Americans with Disabilities Act standards*, and including drainage improvements within Phase I of the subdivision, and

TAKE FURTHER NOTICE that the Township Board will meet on Tuesday, May 17, 2016, at 7:45 o'clock, p.m. in the Community Services Center, 2074 Aurelius Road, Holt, Michigan, for the purpose of reviewing said special assessment roll and hearing any objections thereto.

Appearance and protest at the hearing is required in order to appeal the amount of special assessment to the state tax tribunal. A property owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance or protest by letter, and his or her personal appearance will not be required.

DELHI CHARTER TOWNSHIP

M E M O R A N D U M

TO: Delhi Township Board Members

FROM: John B. Elsinga, Township Manager

DATE: April 27, 2016

RE: Tax Sharing Agreement between the Delhi Charter Township Downtown Development Authority and the County of Ingham

---

In December 2015, the Township Board approved Ordinance No. 80.5, which is an ordinance that provides for plan amendments to the Delhi Township DDA Development Plan and Tax Increment Financing Plan and extended such plan through 2035. The Tax Increment Financing Plan amendment provides for a sharing of captured tax increment revenues between the DDA and the other taxing jurisdictions (Ingham County, Lansing Community College, Capitol Area Transportation Authority, Capitol Area District Library and Delhi Charter Township).

This Agreement would enable the County of Ingham to continue to retain 60% of the captured tax revenue through 2035. The tax increment captured by the DDA will be used to implement the projects specified in the new DDA plan amendment. The Ingham County Board of Commissioners and the DDA Authority have approved and signed the Agreement at their respective meetings. Therefore, I recommend the Board approve the same.

Recommended Motion:

To approve the Tax Sharing Agreement between the Delhi Charter Township Downtown Development Authority and the County of Ingham, which provides for a sharing of captured tax increment revenues.

OFFICE OF THE INGHAM COUNTY CONTROLLER

County Courthouse, P. O. Box 319, Mason, MI 48854
Phone: (517) 676-7206 FAX: (517) 676-7306

Timothy J. Dolehanty, ICMA-CM, AICP
Controller\Administrator
Email: tdolehanty@ingham.org

Teri Morton, Budget Director
Phone: (517) 676-7218
Email: tmorton@ingham.org

John L. Neilsen, Chief Deputy Controller
Phone: (517) 676-7211
Email: jneilsen@ingham.org

Jared Cypher, Deputy Controller
Phone: (517) 676-7229
Email: jcypher@ingham.org

March 4, 2016

Delhi Township DDA
Attn: C.J. Davis
4415 W. Holt Road
Holt, MI 48842

SUBJECT: Tax Sharing Agreement with Delhi Township DDA

Dear Mr. Davis:

Please find enclosed two original copies of the above named agreement. These original Agreements must be executed - signed by your representative. Please return one copy to this office and keep one original copy for your files. If you have any questions, please feel free to contact either myself or the Controller/Administrator Timothy Dolehanty.

Sincerely,

Debra Bavery

Debra Bavery, Executive Secretary
Ingham County Controller's Office
517-676-7206
controller@ingham.org

encl: Original Agreements (2)

TAX SHARING AGREEMENT BETWEEN THE DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY AND THE COUNTY OF INGHAM

THIS AGREEMENT made as of the ____ day of _____, 2016, by and between the DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY, whose address is 4415 W. Holt Road, Holt, Michigan 48842 (the "DDA") and THE COUNTY OF INGHAM, whose address is Courthouse, Mason, Michigan 48854 (the "County").

WITNESSETH:

WHEREAS, the DDA is a downtown development authority incorporated in 1987 pursuant to PA 1975 No. 197 (MCL 125.1651 et seq.) (the "Act"); and

WHEREAS, the DDA is permitted by the Act to capture certain tax revenue from various taxing jurisdictions which are authorized to levy taxes on the property within the downtown district ("Development Area"); and

WHEREAS, the County is a taxing jurisdiction whose tax revenue has been partially captured by the DDA as provided by the Act; and

WHEREAS, the DDA is specifically authorized, pursuant to Section 14 of the Act (MCL 125.1664(4)), "...to enter into agreements with the taxing jurisdiction and the governing body of a municipality in which the Development Area is located to share a portion of the captured assessed value of the district"; and

WHEREAS, in accordance with Section 14 of the Act, the parties desire to enter into this Tax Sharing Agreement;

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. **Downtown Development and Tax Increment Financing Plan.** The DDA Development Plan and Tax Increment Financing Plan, as amended (Exhibit A), is acknowledged and agreed by the County to be the Plan and the downtown district to which the Agreement pertains, and that the activities

and projects described therein are eligible for funding in whole or in part by taxes and revenues resulting from the assessed valuation and tax revenue captured by the DDA.

2. **Tax Sharing and Reduction of Captured Assessed Valuation.** Pursuant to Section 14(4) of the Act, it is agreed that for the period commencing in 2016 through 2035, the DDA will retain forty percent (40%) of the assessed/taxable valuation which would have been captured but for this Agreement and the County will retain sixty percent (60%), i.e., the DDA will continue to retain 40% of the captured tax revenue and the remaining 60% shall be paid to the County.

Distribution of revenue resulting from the reduced capture described above will be made by the DDA on July 1, 2016 (actually in advance of the 2016 tax collection) and shall continue annually on the 1st day of July in each year thereafter until all distributions required by this paragraph 2 have been made.

3. **Plan Amendments.** The parties acknowledge and agree that the DDA and the Delhi Charter Township Board of Trustees (the governing body of the municipality) may from time to time amend the Plan as they deem appropriate pursuant to the Act; provided, however, no such amendment shall have the effect of modifying the provisions of paragraph 2 relating to tax sharing without the consent of the County.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date above first written.

DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY, a public body corporate

By: _____
D. Howard Haas
Its: Executive Director

COUNTY OF INGHAM

By: _____
Kara Hope
Its: Chairperson, Board of Commissioners

ACKNOWLEDGMENT AND AGREEMENT OF DELHI CHARTER TOWNSHIP

Delhi Charter Township herewith acknowledges that its Township Board, its governing body and the "governing body of the municipality" as defined in the Act, has certain oversight authority over the Delhi Charter Township Downtown Development Authority and its development and tax increment financing plan. Delhi Charter Township, by execution of this Agreement, covenants and agrees to be bound by the terms of this Agreement, and that no modification or amendment of the Development or Tax Increment Financing Plan relating to the tax sharing provisions of Paragraph 2 above shall be adopted without the consent of the County.

DELHI CHARTER TOWNSHIP, a Michigan municipal corporation,

By: _____
C. J. Davis
Its: Supervisor

Instrument prepared by:
Gordon W. VanWieren, Jr.
THRUN LAW FIRM, P.C.
2900 West Road, Ste. 400
East Lansing, MI 48823-6368
517-484-8000

APPROVED AS TO FORM
FOR COUNTY OF INGHAM
COHL, STOKER & TOSKEY, P.C.

By: _____
Timothy M. Perrone

Exhibit A:
DDA Development Plan and Tax Increment Financing Plan

DELHI CHARTER TOWNSHIP

MEMORANDUM

TO: Delhi Township Board Members

FROM: John B. Elsinga, Township Manager

DATE: April 26, 2016

RE: Resolution No. 2016-006 – To Approve Brownfield Plan No. 6 for 4136 and 4184 Willoughby Road

---

Enclosed for your review and approval is Resolution No. 2016-006 which would approve Brownfield Plan No. 6 for property located at 4136 and 4184 Willoughby Road.

This property was acquired by the DDA and at that time an Environmental Phase I and II study was completed on the property since it previously housed an industrial operation on site. The study indicated that there was both soil and groundwater contamination making it an eligible Brownfield. Therefore, the DDA hopes to utilize the Brownfield Redevelopment Program to assist in recovering expenses related to environmental remediation.

The Board will hold a public hearing on May 4, 2016 which will provide all affected taxing jurisdictions the opportunity to comment on this financing plan prior to Board action. At their April 26, 2016 meeting, the Brownfield Redevelopment Authority approved the proposed "Plan" and recommended the Township Board adopt the "Plan" subsequent to the public hearing. Therefore, I recommend the Board adopt Resolution No. 2016-006 which approves Brownfield Plan No. 6 for property located at 4136 and 4184 Willoughby Road.

Recommended Motion:

To adopt Resolution No. 2016-006 which approves Brownfield Plan No. 6 for 4136 and 4184 Willoughby Road for the Charter Township of Delhi pursuant to and in accordance with the provisions of Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

MEMO

FOSTER SWIFT
FOSTER SWIFT COLLINS & SMITH PC || ATTORNEYS

TO: **Delhi Township Board of Trustees**
Howard Haas

FROM: **Charles (Chuck) Barbieri**

DATE: **April 27, 2016**

RE: **Proposed Action on Brownfield Plan #6**

Willoughby Estates, LLC and Willoughby Estates II, LLC (together the "Developer") are requesting adoption of Brownfield Plan #6, which is attached as updated, for the purpose of redeveloping 4136 and 4184 Willoughby Road. (Attachment 1). As previously discussed in my memorandum summarizing the proposed project, which is also attached (Attachment 2), this Plan will allow for the recapture of certain local taxes to reimburse the Developer for performing certain eligible environmental and non-environmental activities necessary for redeveloping this former gravel mine and cement manufacturing facility into a modern apartment complex. Under the proposed Plan, the Township's Brownfield Redevelopment Authority (BRDA) will receive reimbursement for administrative activities under the Plan, and its Local Site Remediation Revolving Fund will receive recaptured amounts for five years after the Developer's eligible costs are covered.

The Township's BRDA by resolution dated April 27, 2016, has recommended the adoption of the Plan. (Attachment 3). Prior to that recommendation, this Board set a hearing to consider the Plan's adoption for May 4, 2016. The Township has posted notice of the hearing at least 10 days prior to May 4, 2016, and the Township and BRDA have provided at least 10 days notice to all taxing jurisdictions of the Plan and the public hearing. These steps are consistent with brownfield statutory requirements. Following the hearing, the Township may proceed to approve the Brownfield Plan. I have attached a resolution as an additional attachment for the Board to use for that purpose. I will be available to offer a brief presentation and answer questions at the public hearing.

If any questions exist before that time, I invite you to call me (517-371-8155).

:ldh

15322:00021:2639208-1

ATTACHMENT 1

WILLOUGHBY ESTATES

4184 E. Willoughby Road, Tax ID 33-25-05-11-452-001
4136 E. Willoughby Road, Tax ID 33-25-05-11-452-005
0 E. Willoughby Road, Tax ID 33-25-05-11-452-004
Delhi Charter Township, Holt, MI 48842

Brownfield Plan No.6

Revised April 28, 2016

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Delhi Charter Township Brownfield Redevelopment Authority
2045 North Cedar Street
Holt, Michigan 48842
Contact: Howard Haas, Executive Director
Phone: (517) 699-3866

Approved by the Delhi Charter Township Brownfield Redevelopment Authority – *04/26/2016*

Approved by the Delhi Charter Township Board of Trustees – *TBD/TBD/2016*

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A. Legal Descriptions And Eligible Property Boundary Maps

B. Basis of Eligibility Supportive Environmental and Non-Environmental Brownfield Information

C. Table 4 – Tax Increment Financing Estimates

PROJECT SUMMARY SHEET: BROWNFIELD PLAN NO.6 – WILLOUGHBY ESTATES

Project Name: Willoughby Estates

Applicant/Developer:

Entity Name:	Willoughby Estates, LLC
Contact:	Scott Wieland
Mailing Address:	4162 English Oak Dr., Lansing, MI 48911
Phone:	(517) 719-7416
Email:	Scott.Wieland@wieland-davco.com

Eligible Property Location: The eligible property ("Property") consists of three (3) parcels located at:
4184 E. Willoughby Road, Tax ID 33-25-05-11-452-001;
4136 E. Willoughby Road, Tax ID 33-25-05-11-452-005;
0 E. Willoughby Road, Tax ID 33-25-05-11-452-004
Delhi Charter Township, Holt, Michigan 48842

Property Size: Approximately 38.51 acres
(16.86 acres {-001} + 1.34 acres {-005} + 20.31 acres {-004})

Type of Eligible Property: Facility (Contaminated)

Project Description:

Willoughby Estates Project

This Brownfield Plan (the "Plan") anticipates approximately $35.5 million in future investments by Willoughby Estates, LLC, a Lansing-based Developer that primarily manages and builds residential and rental housing. This Plan contemplates redevelopment upon all three (3) Eligible Properties. 4184 E. Willoughby Road (Tax ID 33-25-05-11-452-001), 4136 E. Willoughby Road (Tax ID 33-25-05-11-452-005) and 0 E. Willoughby Road (Tax ID 33-25-05-11-452-004) have been vacant for approximately 13 years (since 2003) and are blighted, underutilized and contaminated property.

The project is on the east side of Holt and will occur on approximately 21.6 acres of the 38.51 acre Property north of Willoughby Road and east of the Jackson & Lansing Railroad (former Michigan Central Railroad) tracks. The applicant proposes to raze the remaining portions of above grade buildings/structures, prior site improvements, address the extensive subsurface debris/fill and construct the proposed project.

The Property features a large pond and direct access to the new River Trail. The Trail connects the residents to over 20 miles of walkway through Michigan State University ("MSU"), Potter Park Zoo to Downtown Lansing. Shopping and restaurants are located less than a mile away. Willoughby Estates is a residential redevelopment project with 269 Class A+ rental units, open space, a club house, pavilion, dog park, kids play area, grilling stations and pool area. The club house will figure a great room for meetings or family gatherings, a game room and business center. The pool will have an infinity element that feels like the pool flows into the large pond. The pavilion is also another family gathering space. There will also be a coin operated single car wash down and vacuum area on the premises for all residents to use. The

project will be a complimentary development to the surrounding residential areas and consists of 243 apartments, 8 townhouses and 18 cottage style home rentals. The units will have a mix of attached and detached garages, covered parking and open-air parking. Storage units will also be available to the residents.

Construction is scheduled to begin in the spring 2016, with occupancy available by August 2017. However, environmental contamination and increased costs threaten the redevelopment planned. The completion of this project represents a unique opportunity to accomplish long term environmental benefits and redevelop this blighted Property. The project is seeking tax increment financing through the Brownfield Redevelopment Financing Act (Public Act 381 of 1996), which is the subject of this Plan, to allow for a successful redevelopment and environmental cleanup at this site.

Estimated Job Creation: Once complete, up to 3 immediate on-site new full time jobs will be created.

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value	Increased/ Taxable Value (Increment)
	(2016)	(2018)	(2018)
	$0	$8,316,150	$8,316,150
Annual Taxes Paid	$0	$563,552	$563,552

Duration of Plan: 18 years (2034)
Total estimated Plan duration with tax capture for reimbursement of Eligible Activities, Brownfield Plan Preparation, Contingency, Interest, Brownfield Redevelopment Authority Administrative Fees, and Local Site Remediation Revolving Fund.

Total Plan Capture Breakdown:
(Estimated Capture Years in Plan)

Developer Reimbursement (13 Years)	$3,194,346
Township Administrative Reimbursement (*adds 1.5 Years*)	$325,000
Township LSRRF Deposits (5 Years)	$1,860,171
TOTAL CAPTURE (18 Years Estimated Plan Duration)	$5,379,516

Gain in Taxes Breakdown:
(Total Plan Duration)

Gain In Taxes Breakdown			
	Notes	Total/ Cumulative	Annual Average
Total Taxes Paid During Brownfield Plan Tax Capture Period		**$ 11,506,938**	**$ 639,274**
	Capture Period in # of Years	**18**	**-**
Total New Tax Revenue Received by each Taxing Unit/ Entity	-	**Total/ Cumulative**	**Annual Average**
DELHI CHARTER TOWNSHIP			
Operating - Delhi Township		$ -	$ -
Fire/EMS		$ -	$ -
Police		$ -	$ -
Subtotal to Above	-	***$ -***	***$ -***
INGHAM COUNTY			
County Operating - General Operations & Indigent Veterans Support		$ -	$ -
Potter Park Zoo & Potter Park		$ -	$ -
Public Transportation		$ -	$ -
911 System - Emergency Telephone Services		$ -	$ -
Juvenile Justice		$ -	$ -
Farmland/ Open Space Preservation		$ -	$ -
Health Care Services		$ -	$ -
Parks/Trails		$ -	$ -
Subtotal to Above	-	***$ -***	***$ -***
Capital Region Airport Authority - CRAA		$ -	$ -
Capital Area Transportation Authority - CATA		$ -	$ -
LIBRARY			
Capital Area District Libraries - CADL		$ -	$ -
COMMUNITY COLLEGE			
Lansing Community College - LCC		$ -	$ -
Subtotal to Above	-	***$ -***	***$ -***
LOCAL SCHOOL MILLAGES: excludes State School millages			
Holt School District Debt (District #33070)		$ 1,738,261	$ 96,570
Subtotal to Above	-	***$ 1,738,261***	***$ 96,570***
*Added taxes not captured but redistributed from the final year(s) of capture**	-	*$ 217,335*	*$ -*
Subtotal of All of the Above	-	***$ 1,955,596***	***$ -***
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET		$ 1,042,956	$ 57,942.02
Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property.		$ 3,128,869	$173,826.06
Subtotal to Above	-	***$ 4,171,825***	***$ 231,768***
Added taxes not captured but redistributed from the final year(s) of capture	-	*$ -*	*$ -*
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	**$ 6,127,421**	**-**

*Excluding any Taxing Unit levying a millage not allowed for tax capture (e.g. debt millages)

Total Taxes Captured:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	$ 325,000	$ 18,056
BRA Local Site Remediation Revolving Fund (LSRRF)	$ 1,860,171	$ 103,343
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ -	$ -
Local Taxes To Developer (Reimburse Eligible Activities)	$ 3,194,346	$ 177,464
State School Taxes To Developer (Reimburse Eligible Activities)	$ -	$ -
Total New Tax Capture (See Table 1a)	**$ 5,379,516**	**$ 298,862**

Distribution of Total New Taxes Paid:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	**$ 6,127,421**
Total New Taxes Captured	**$ 5,379,516**
Total New Taxes	**$ 11,506,938**

Eligible Activities and Eligible Costs:

Eligible Activities	Eligible Costs
Baseline Environmental Assessment (BEA) Activities	$ 2,009
Due Care Activities	$ 312,058
Additional Response Activities	$ 96,700
Demolition Activities	$ 1,719,992
Subtotal	*$ 2,130,759*
Contingency (15%)	$ 319,614
Subtotal	*$ 2,450,373*
Interest (5% Simple)	$ 722,972
Subtotal	*$ 3,173,346*
Brownfield Plan & Work Plan Preparation (and application fees, if any)	$ 21,000
Subtotal (to Developer)	***$ 3,194,346***
BRA Administration	$ 325,000
BRA LSRRF	$ 1,860,171
State of Michigan Brownfield Redevelopment Fund	$ -
Subtotal (to Others)	**$ 2,185,171**
GRAND TOTAL	**$ 5,379,516**

INTRODUCTION

Delhi Charter Township, Michigan (the "Township"), established the Delhi Charter Township Brownfield Redevelopment Authority (the "Authority" or "DTBRA") on October 5, 2001 (Secretary of State filing date), 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.

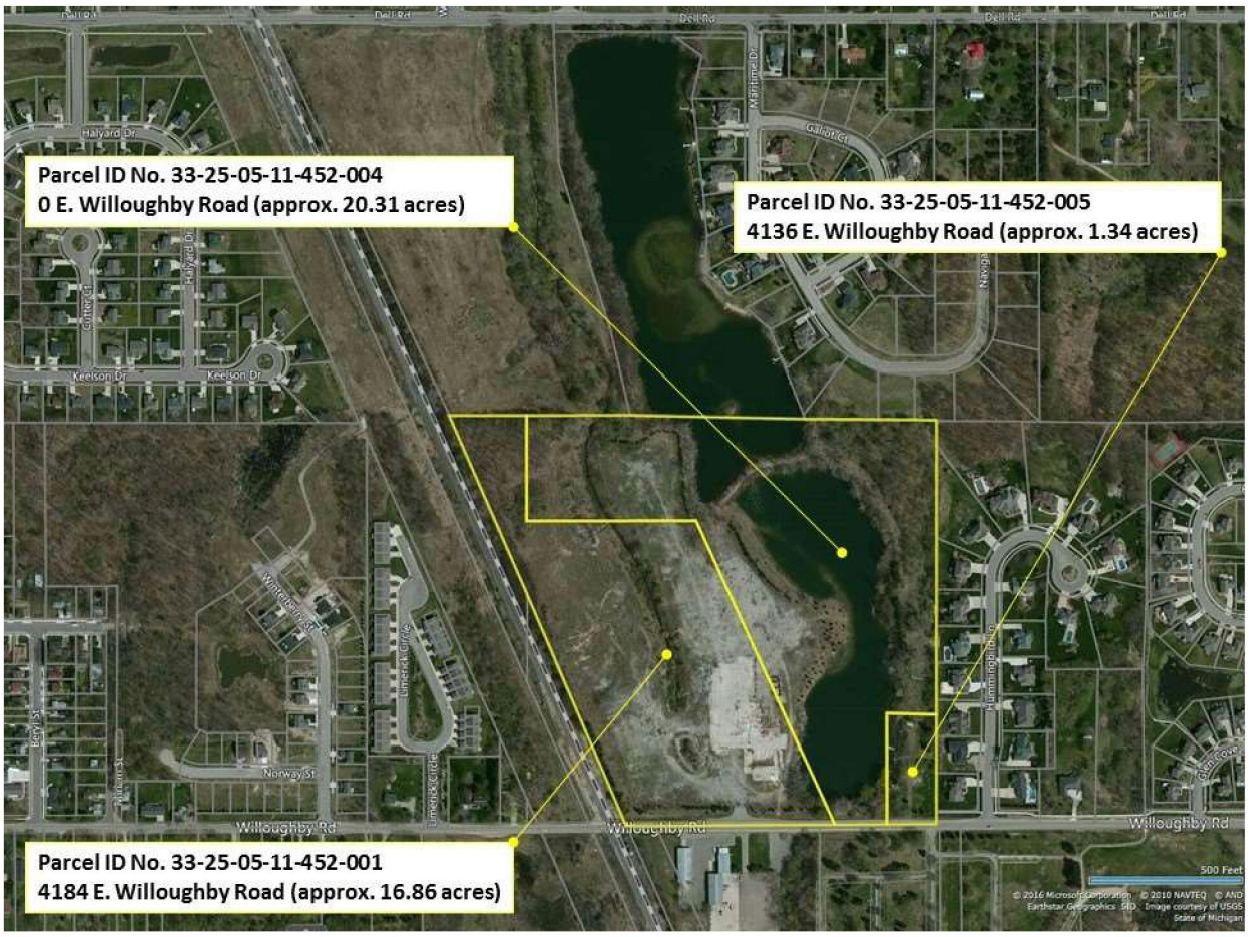
The purpose of this Brownfield Plan (the "Plan") to be implemented by the Brownfield Redevelopment Authority, is to satisfy the requirements of Act 381 for including the eligible property described below in a Plan. This Plan promotes the redevelopment of and investment in the eligible "Brownfield" Property within the Township, to facilitate financing of eligible activities at the Property. Inclusion of Property within any Plan in the Township will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields" that are either environmentally contaminated (a "facility"), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of the Property, this Plan is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Brownfield Redevelopment Authority.

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

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

This Plan contains information required by Section 13(1) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(1)(H))



The Eligible Property is located in the southwest quarter of the southeast quarter of Section 11 (T.3N., R.2W), Delhi Township, Ingham County, Michigan. The Eligible Property ("Property") consists of three parcels and is located at 4184 E. Willoughby Road (Tax ID 33-25-05-11-452-001), 4136 E. Willoughby Road (Tax ID 33-25-05-11-452-005) and 0 E. Willoughby Road (Tax ID 33-25-05-11-452-004), Delhi Charter Township, Ingham County, Michigan. The Property is situated to the north of E. Willoughby Road and east of the Jackson & Lansing Railroad (former Michigan Central Railroad) tracks. The Property contains approximately 38.51 acres in Delhi Charter Township ("Township").

The Property is surrounded by the PD District (Planned Development District) and TC District (Town Center District) to the south, R-1B District (One-family low-density residential) to the east, R-1C District (One-family medium-density residential) and RM District (Multiple-family residential) to the north, and C-1 District (Low-impact commercial) and PD District (Planned development) to the west. Two large ponds comprise the east side of the Property, the west side of the Property is bordered by the Jackson & Lansing Railroad (former Michigan Central Railroad) tracks, and the Property is abutted by a Primary County roadway (Willoughby Road), municipal water & sanitary sewer services, and electrical and gas utilities to the south. The Green Drain runs through the Property in a north/south direction.

The existing Property contains numerous portions of above grade buildings/structures, prior site improvements and extensive subsurface debris/fill from the original industrial operations on-site. Early records identified that mining operations may have begun on-site as early as sometime in the 1940's and continued through approximately 2003. The manufacturing plant buildings were razed in 2006. During this timeframe, numerous other activities occurred such as concrete production and manufacturing operations, block plant operations and manufacturing, and significant filling of the Property. These activities left the Property in a blighted and contaminated state with an uncertain future for its reuse or redevelopment options.

1986 Aerial Photo

2015 (approximately) Aerial Photo

See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. The Eligible Property Map & Topographic Survey serve together to describe the Eligible Property Boundary.

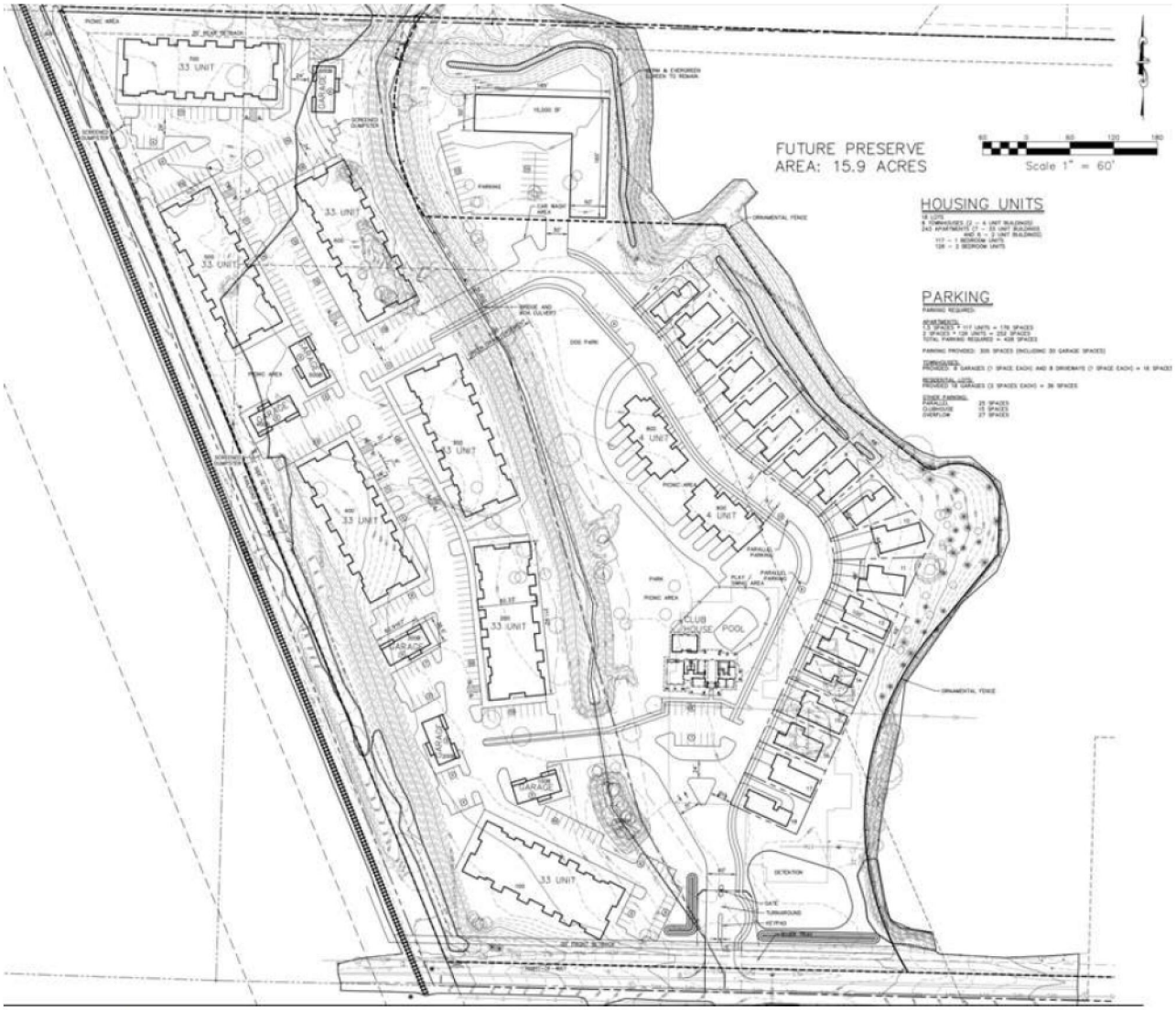
Eligible Property				
Address	**Tax ID**	**Basis of Eligibility**	**Approximate Acreage**	**Current Zoning**
4184 E. Willoughby Road	33-25-05-11-452-001	Facility	16.86	RM District
4136 E. Willoughby Road	33-25-05-11-452-005	Facility	1.34	RM District
0 E. Willoughby Road	33-25-05-11-452-004	Facility	20.31	RM District
RM District = Multiple-family residential				

The Property consists of three parcels of land. All three parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). The parcels are located within the boundaries of the Township.

The Property is zoned RM District (Multiple-family residential) but is in the process of a rezoning to PD District (Planned development). The PD District permits the proposed Projects Site Plan. Mixture of residential uses proposed on Property is consistent with the Township's Master Plan Future Land Use Map 4 approved by the Township Planning Commission on 10/28/13 identifying High Density Residential for this Property. This Property is also located in the Downtown Development Authority District.

The Project proposes to redevelop underutilized and vacant Property into a multi-family residential development. The redevelopment integrates design elements, environmental response activities, and economic development to further goals of the Township, the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a multi-family redevelopment project. The applicant has a strong desire to put this vacant property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Brownfield Redevelopment Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Brownfield Redevelopment Authority.



Proposed Site Plan

Proposed Club House

Proposed 4 Unit

Proposed 33 Unit

2. BASIS OF ELIGIBILITY (SECTION 13 (1)(H), SECTION 2 (M)), SECTION 2(R)

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or residential purpose; (b) all three parcels comprised by the Property have been determined to be a "facility"; and, (c) the subject property is in Delhi Charter Township, which is not a qualified local governmental unit under Act 381.

Eligible Property			
Address	**Tax ID**	**Basis of Eligibility**	**Approximate Acreage**
4184 E. Willoughby Road	33-25-05-11-452-001	Facility	16.86
4136 E. Willoughby Road	33-25-05-11-452-005	Facility	1.34
0 E. Willoughby Road	33-25-05-11-452-004	Facility	20.31

Exhibit B includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Brownfield Redevelopment Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment (BEA) activities {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, demolition (building and site), and preparation of a Brownfield Plan. Exhibit B includes an overview of the Brownfield eligible activities that are contemplated for the Property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

Focus of specific environmental eligible activities anticipated will involve: contaminated material repurposing; removal of contaminated fill/debris and soil; soil management (demarcation liner and topsoil cap or protective cap/direct contact barrier); potential excavation, transportation, disposal, sampling & analysis verification; and, special construction in areas of restricted access along with special stormwater design criteria (if required). Transportation and disposal of fill and debris is currently anticipated to be treated as non-hazardous (contaminated) material and will be disposed of at a licensed Class II landfill as an environmental eligible activity if it cannot be repurposed on-site. If any material is deemed non-contaminated, in an effort to significantly reduce costs, the fill and debris will be managed appropriately on-site or off-site under the demolition eligible activity category as permitted by state non-environmental eligible activity guidance.

For Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or the Township Board as the Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement or Work Plan (if applicable).

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or the Township Board as the Governing Body, so long as the costs do not exceed the total Non-

Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement or Work Plan (if applicable).

Furthermore, costs in this Plan are subject to approval by the Brownfield Redevelopment Authority and/or the Township Board as the Governing Body for the use of local-only tax increment revenues from locally levied millages. The Brownfield Redevelopment Authority may adjust specific eligible activities amongst environmental and non-environmental eligible activities. These adjustments are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified in Table 1a, $5,379,516, are not exceeded.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Brownfield Redevelopment Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan and the associated Development Reimbursement Agreement (the "Agreement") with the Brownfield Redevelopment Authority, the amount advanced by the Developer will be repaid by the Brownfield Redevelopment Authority solely from the tax increment revenues realized from the eligible property.

Tax increment revenues will first be used to pay or reimburse Administrative expenses for the Brownfield Redevelopment Authority and second to reimburse eligible costs incurred by the Developer. Local Site Remediation Revolving Fund (LSRRF) capture will occur briefly in the first year of capture and then again at the end of Developer reimbursement for a full five (5) years as described in the tables. Local-only tax capture was assumed to reimburse eligible activity costs in this Plan.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Brownfield Redevelopment Authority from the Property shall be governed by the terms of the 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 Agreement.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture
			100.00%	0.00%
Baseline Environmental Assessment (BEA) Activities		$ 2,009	$ 2,009	$ -
Due Care Activities		$ 312,058	$ 312,058	$ -
Additional Response Activities		$ 96,700	$ 96,700	$ -
Total Environmental		**$ 410,767**	**$ 410,767**	**$ -**
Demolition Activities		$ 1,719,992	$ 1,719,992	$ -
Total Non Environmental		**$ 1,719,992**	**$ 1,719,992**	**$ -**
	Percentage / Rate			
Contingency Environmental	15.0%	$ 61,615	$ 61,615	$ -
Contingency Non-Environmental	15.0%	$ 257,999	$ 257,999	$ -
Sub Total: Contingencies		$ 319,614	$ 319,614	$ -
Interest Environmental	5.0%	$ 139,374	$ 139,374	$ -
Interest Non-Environmental	5.0%	$ 583,598	$ 583,598	$ -
Sub Total: Interest		$ 722,972	$ 722,972	$ -
Sub Total: EAs + Contingencies + Interest		***$ 3,173,346***	***$ 3,173,346***	***$ -***
Brownfield Plan & Work Plan Preparation		$ 21,000	$ 21,000	$ -
Local Application Fees		$ -	$ -	$ -
Total Administrative: Brownfield Plan + Work Plan + Application Fees		**$ 21,000**	**$ 21,000**	**$ -**
Sub Total: EAs + Contingencies + Interest + Administrative		***$ 3,194,346***	***$ 3,194,346***	***$ -***
Brownfield Redevelopment Authority (BRA) Administration		$ 325,000	$ 325,000	
BRA Local Site Remediation Revolving Fund (LSRRF)		$ 1,860,171	$ 1,860,171	
Total BRA: BRA Administration + LSRRF		$ 2,185,171	$ 2,185,171	$ -
Sub Total: EAs + Contingencies + Interest + Administrative + BRA		***$ 5,379,516***	***$ 5,379,516***	***$ -***
State of Michigan Brownfield Redevelopment Fund (MBRF)		$ -		
GRAND TOTAL: EAs + Contingencies + Interest + Administrative + BRA + MBRF		**$ 5,379,516**	**$ 5,379,516**	**$ -**

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer Eligible Activities, Contingency and Interest	$ 3,194,346
Total Local Taxes to BRA Eligible Activities, Contingency and Interest	$ -
Total Local Tax Capture Eligible Activities, Contingency and Interest	$ 3,194,346
Total Local Taxes to BRA Administration	$ -
Total Local Taxes to Local Site Remediation Revolving Fund (LSRRF)	$ -
Total Local Taxes to BRA	**$ -**
Total School Taxes to Developer Eligible Activities, Contingency and Interest	$ -
Total School Taxes to BRA Eligible Activities, Contingency and Interest	$ -
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	$ -
Total School Tax Capture Eligible Activities	**$ -**
Total Capture by Brownfield Redevelopment Authority (BRA)	**$ -**
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	**$ -**
Total Capture by Developer	**$ 3,194,346**
GRAND TOTAL	**$ 3,194,346**

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(1)(C))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2016 tax values. Tax increment revenue capture will begin when tax increment is generated by redevelopment on the Property; this is expected to begin in 2017. Estimates project that the Brownfield Redevelopment Authority is expected to capture the tax increment revenues from 2017 through 2034 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first. Local Site Remediation Revolving Fund (LSRRF) capture will occur briefly in the first year of capture and then again at the end of Developer reimbursement for a full five (5) years as described in the tables.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (real property) on the Property set through the property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

Table 2 - Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	**Captured Incremental Taxable Values**	**Tax Increment Revenues Captured**
2016 - Base Year	**$ -**	**$ -**
2017 - Start of Tax Capture	$ 2,160,713	$ 69,571
2018	$ 8,316,150	$ 267,763
2019	$ 8,513,124	$ 274,106
2020	$ 8,714,825	$ 280,600
2021	$ 8,921,368	$ 287,250
2022	$ 9,132,867	$ 294,060
2023	$ 9,349,442	$ 301,033
2024	$ 9,571,215	$ 308,174
2025	$ 9,798,311	$ 315,486
2026	$ 10,030,856	$ 322,974
2027	$ 10,268,983	$ 330,641
2028	$ 10,512,825	$ 338,492
2029	$ 10,762,520	$ 346,532
2030	$ 11,018,206	$ 354,764
2031	$ 11,280,030	$ 363,194
2032	$ 11,548,137	$ 371,827
2033	$ 11,822,679	$ 380,667
2034	$ 12,103,809	$ 389,718
Total	**-**	**$ 5,596,851**
Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis		*$ 217,335*
Total Tax Increment Revenues Captured		**$ 5,379,516**

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(1)(D))

Eligible activities are to be financed by the Developer. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the Developer and Brownfield Redevelopment Authority for costs in this Plan is $5,379,516 (includes contingency, interest, Brownfield Plan preparation, Brownfield Redevelopment Authority Administrative fees and LSRRF deposits).

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

The Brownfield Redevelopment Authority anticipates collecting $325,000 in Administrative costs and $1,860,171 in LSRRF deposits under this Plan. Administrative costs and LSRRF deposits are reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(1)(E))

The Brownfield Redevelopment Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(1)(F))

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. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. The current projection of the Plan's duration is 18 years.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(1)(G), SECTION 2(EE))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment project is completed).

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	**Incremental Taxes Paid**	**Taxes Returned to Taxing Unit**	**Impact to Taxing Jurisdiction**
DELHI CHARTER TOWNSHIP	-	-	-
Operating - Delhi Township	$ 749,086	$ -	$ 749,086
Fire/EMS	$ 260,739	$ -	$ 260,739
Police	$ 260,739	$ -	$ 260,739
INGHAM COUNTY	-	-	-
County Operating - General Operations & Indigent Veterans Support	$ 1,109,740	$ -	$ 1,109,740
Potter Park Zoo & Potter Park	$ 71,269	$ -	$ 71,269
Public Transportation	$ 20,859	$ -	$ 20,859
Special Transportation	$ 83,437	$ -	$ 83,437
911 System - Emergency Telephone Services	$ 146,553	$ -	$ 146,553
Juvenile Justice	$ 104,296	$ -	$ 104,296
Farmland/ Open Space Preservation	$ 24,336	$ -	$ 24,336
Health Care Services	$ 60,839	$ -	$ 60,839
Parks/Trails	$ 86,913	$ -	$ 86,913
Capital Region Airport Authority - CRAA	$ 121,504	$ -	$ 121,504
Capital Area Transportation Authority - CATA	$ 522,695	$ -	$ 522,695
LIBRARY	-	-	-
Capital Area District Libraries - CADL	$ 271,169	$ -	$ 271,169
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
RESA Operating	$ 32,923	$ -	$ 32,923
RESA Special Education	$ 783,295	$ -	$ 783,295
RESA Vocational Education	$ 224,670	$ -	$ 224,670
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	$ 661,791	$ -	$ 661,791
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Holt School District Debt (District #33070)	$ 1,738,261	$ 1,738,261	$ -
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	$ 1,042,956	$ 1,042,956	$ -
Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property.	$ 3,128,869	$ 3,128,869	$ -
Totals	**$ 11,506,938**	**$ 5,910,086**	**$ 5,596,851**
"Surplus Revenue/Surplus Incremental Taxes Paid" from ***Local Millages*** *(all but State School Millages) to be returned to the applicable Taxing Jurisdictions on a pro-rata basis (excluding any millages not allowed for tax capture)*			*$ 217,335*
"Surplus Revenue/Surplus Incremental Taxes Paid" from ***State School Millages*** *to be returned to the applicable Taxing Jurisdictions on a pro-rata basis*			*$ -*
Total Tax Increment Revenues Captured			**$ 5,379,516**

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(1)(I-L))

There is currently no persons or businesses residing on the Property. Additionally no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

10. AUTHORITY REVOLVING FUND (SECTION 8; SECTION 13(1)(M))

The Brownfield Redevelopment Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF may be used to reimburse the Township, the Brownfield Redevelopment Authority, or private parties for eligible costs at eligible properties as identified in other Brownfield Plans adopted by the Township. It may also be used for eligible activities on eligible properties for which there are no other means to capture tax increment revenues, or where there are insufficient tax increment revenues to fund all eligible activities. The LSRRF provides additional flexibility to the Township and its Brownfield Redevelopment Authority in facilitating redevelopment of Brownfield properties by providing another source of financing for eligible activities.

For this Plan, the Brownfield Redevelopment Authority will capture incremental local taxes to fund the LSRRF briefly in the first year of capture up to $21,035 for the benefit of a grant received for the Project from funding made possible through the Lansing Regional Brownfields Coalition (LRBC). In 2015, the LRBC received a Brownfield Assessment Grant from the U.S. Environmental Protection Agency (EPA). The grant is administered by the Lansing Economic Area Partnership (LEAP). LSRRF capture will again resume starting in Year 14 (first full year) through the life of the Plan, to the extent allowed by law. The LSRRF will capture approximately on average $372,034 per year (see Table 4d for LSRRF distribution). The Brownfield Redevelopment Authority anticipates depositing $1,860,171 of local captured taxes into its LSRRF if the redevelopment project is completed and all eligible activities are incurred as summarized in Table 1a.

The funds deposited in the LSRRF as part of this and other Brownfield Plans will be used in a manner consistent with the requirements of Act 381 of 1996, as amended.

11. OTHER INFORMATION (SECTION 8; SECTION 13(1)(N))

The Brownfield Redevelopment Authority and the Township Board as the Governing Body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

Exhibit A

Legal Descriptions
And
Eligible Property Boundary Maps

Legal Descriptions from Assessing Records

The Eligible Property consists of three adjoining parcels at 4184 and 4136 Willoughby Road, Delhi Charter Township, Michigan, comprising approximately 38.51 acres as follows:

Parcel Identification No. 33-25-05-11-452-001 located at 4184 E. Willoughby Road (16.86 acres):

(D 11-40-1 11-30-1) BEG ON S SEC LN AT PT 1700 FT W OF SE COR SEC 11, TH W 685 FT ALG SEC LN TO TNT W/ ELY LN MCRR R/W, TH NWLY 823 FT ALG ELY R/W LN TO INT W/ N-S 1/4 LN, TH N 236 F, TH ELY 558 FT TH SELY TO BEG; ALSO SE 1/4 OF SW 1/4 LYING N & E OF MCRR R/W; SEC 11, T3NR2W.

Parcel Identification No. 33-25-05-11-452-004 no address therefore 0 E. Willoughby Road (20.31 acres):

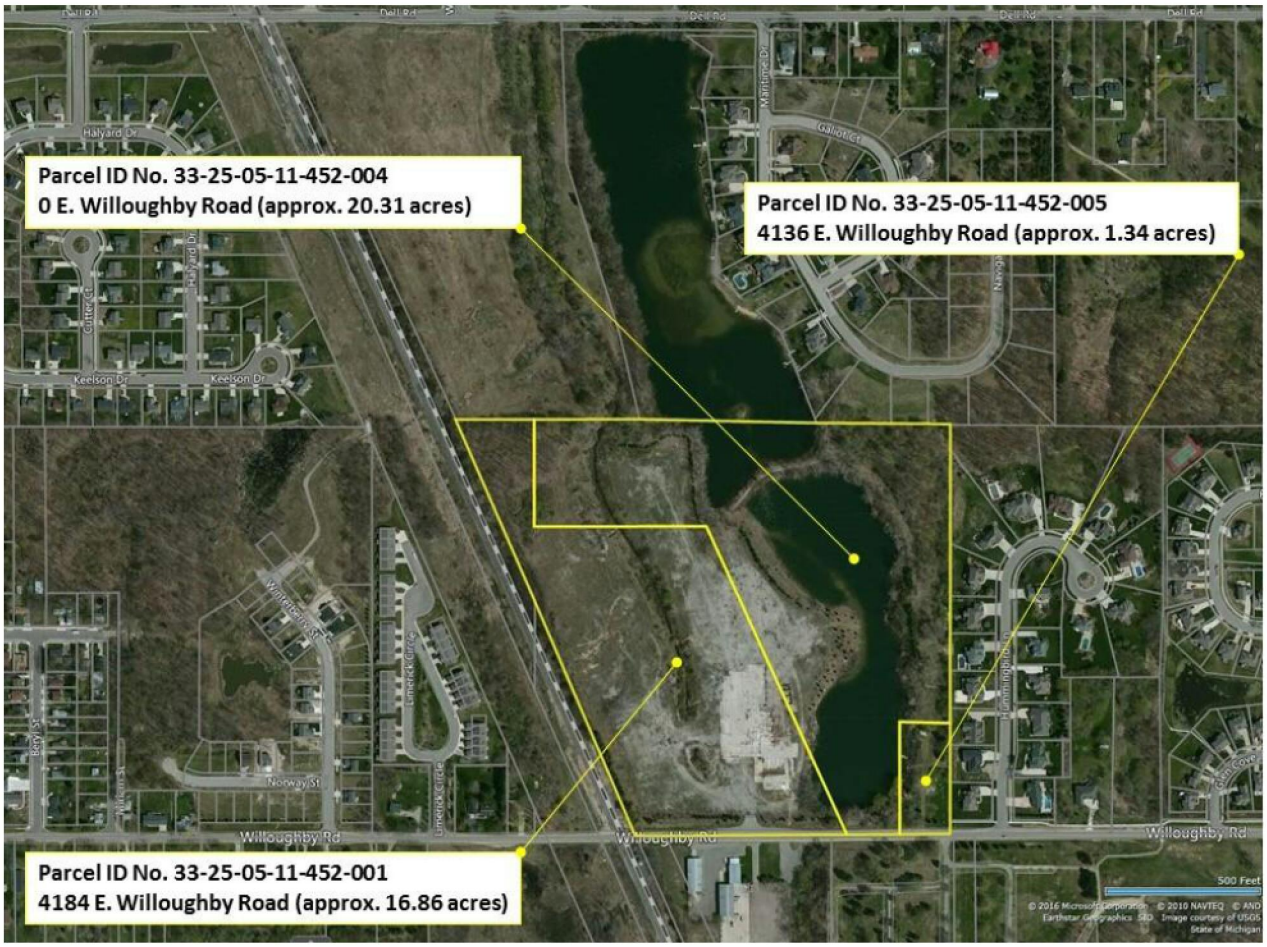
(D 11-40) SW 1/4 OF SE 1/4 OF SEC 11, EXC BEG ON S SEC LN 1700 FT W OF SE COR OF SEC 11, TH W 685 FT ALG S SEC LN TO ELY LN OF MCRR R/W, TH NW'LY 823 FT ALG ELY RIW LN TO N-S 1/4 LN SEC 11, TH N 236 Fr, TH ELY 558 FT, TH SE'LY TO POB; ALSO EXC A PCL IN SE COR OF SW 1/4 OF SE 1/4 OF SEC 11 BEING 363 FT N & S BY 160 FT E & W; ALSO EXC THAT PT OF SW 1/4 OF SE 1/4 OF SEC 11 LYING SW OF NE'LY LN OF MCRR R/W; SEC 11 T3N R2W.

Parcel Identification No. 33-25-05-11-452-005 located at 4136 E. Willoughby Road (1.34 acres):

D 11-40-3 A PCL OF LAND IN SE COR OF SW 1/4 OF SE 1/4 OF SEC 11 BEING 363 FT N & S BY 160 FT E & W, SEC 11, T3NR2W. 1.34 AC M/L.

Eligible Property Boundary Maps
(Eligible Property Map & Topographic Survey serve together to describe the Eligible Property Boundary)

Eligible Property Map



Topographic Survey
Project Number: 1508 – Date of Survey 1/19/2016
(See next page)

LEGAL DESCRIPTION:

TAX ID: 33-25-05-11-452-001
(D 11-40-1 11-33-1) BEG ON S SEC LN AT PT 1700 FT W OF SE COR SEC 11, TH W 665 FT ALG SEC LN TO INT W/ ELY LN MORR R/W, TH NWLY 823 FT ALG ELY R/W LN TO INT W/ N-S 1/4 LN, TH N 236 FT, TH ELY 558 FT, TH SELY TO BEG; ALSO SE 1/4 OF SW 1/4 LYING N & E OF MORR R/W, SEC 11, T3NR2W.

TAX ID: 33-25-05-11-452-004
(D 11-40) SW 1/4 OF SE 1/4 OF SEC 11, EXC BEG ON S SEC LN 1700 FT W OF SE COR OF SEC 11, TH W 665 FT ALG S SEC LN TO ELY LN OF MORR R/W, TH NWLY 823 FT ALG ELY R/W LN TO N-S 1/4 LN SEC 11, TH N 236 FT, TH ELY 558 FT, TH SELY TO POB; ALSO EXC A PCL IN SE COR OF SW 1/4 OF SE 1/4 OF SEC 11 BEING 363 FT N & S BY 160 FT E & W; ALSO EXC THAT PT OF SW 1/4 OF SE 1/4 OF SEC 11 LYING SW OF NELY LN OF MORR R/W, SEC 11 T3N R2W.

TAX ID: 33-25-05-11-452-005
D 11-40-3 A PCL OF LAND IN SE COR OF SW 1/4 OF SE 1/4 OF SEC 11 BEING 363 FT N & S BY 160 FT E & W, SEC 11, T3N R2W. 1.34 AC M/L.

TREE INVENTORY

TREE NO.	TYPE	SIZE	CANOPY	CONDITION
1839	POPLAR	15"	18'	GOOD
1832	POPLAR	12"	15'	GOOD
1837	POPLAR	6"	8'	GOOD
1839	POPLAR	6"	8'	GOOD
1841	POPLAR	6"	8'	GOOD
1842	POPLAR	6"	8'	GOOD
1984	WILLOW	12"	40'	GOOD
1987	WILLOW	12"	40'	GOOD
1071	POPLAR	18"	22'	GOOD
1082	SPRUCE	6"	10'	GOOD
1083	SPRUCE	6"	10'	GOOD
1086	SPRUCE	6"	10'	GOOD
1089	SPRUCE	6"	15'	GOOD
1090	OAK	6"	10'	GOOD
1091	SPRUCE	6"	15'	GOOD
1092	OAK	6"	10'	GOOD
1097	SPRUCE	6"	8'	GOOD
1098	SPRUCE	6"	8'	GOOD
1099	SPRUCE	6"	8'	GOOD
1100	SPRUCE	6"	8'	GOOD
1102	MAPLE	7"	10'	GOOD
1103	MAPLE	7"	10'	GOOD
1104	SPRUCE	6"	8'	GOOD
1107	MAPLE	7"	10'	GOOD
1108	PINE	8"	12'	GOOD
1109	POPLAR	14"	28'	GOOD
1110	POPLAR	14"	30'	GOOD
1111	POPLAR	14"	30'	GOOD
1113	POPLAR	6"	15'	GOOD
1113	ELM	6"	15'	GOOD
1115	SPRUCE	6"	14'	GOOD
1116	MAPLE	7"	10'	GOOD
1117	SPRUCE	6"	10'	GOOD
1118	SPRUCE	12"	15'	GOOD
1120	SPRUCE	8"	10'	GOOD
1125	SPRUCE	6"	8'	GOOD
1126	SPRUCE	6"	12'	GOOD
1127	POPLAR	6"	8'	GOOD
1128	POPLAR	6"	8'	GOOD
1129	SPRUCE	6"	10'	GOOD
1130	SPRUCE	6"	14'	GOOD
1131	MAPLE	6"	10'	GOOD
1132	SPRUCE	6"	14'	GOOD
1138	SPRUCE	7"	12'	GOOD
1146	SPRUCE	7"	12'	GOOD
1141	MAPLE	6"	10'	GOOD
1142	SPRUCE	10"	14'	GOOD
1143	MAPLE	6"	10'	GOOD
1144	POPLAR	8"	12'	GOOD
1145	POPLAR	12"	15'	GOOD
1146	SPRUCE	10"	14'	GOOD
1153	SPRUCE	8"	12'	GOOD
1154	SPRUCE	12"	15'	GOOD
1155	SPRUCE	12"	15'	GOOD
1156	SPRUCE	12"	15'	GOOD
1158	SPRUCE	12"	15'	GOOD
1159	POPLAR	8"	20'	GOOD
1160	POPLAR	15"	25'	GOOD
1161	POPLAR	15"	22'	GOOD
1260	POPLAR	12"	24'	GOOD
1277	POPLAR	28"	28'	GOOD
1292	BOX ELDER	6"	28'	GOOD
1315	POPLAR	12"	24'	GOOD
1342	SPRUCE	6"	8'	GOOD
2172	POPLAR	8"	12'	GOOD
2330	COTTONWOOD	17"	42'	GOOD
2331	COTTONWOOD	17"	30'	GOOD
2322	COTTONWOOD	18"	28'	GOOD
2323	OAK	36"	70'	GOOD
2384	POPLAR	8"	18'	GOOD
2382	POPLAR	8"	15'	GOOD
2383	POPLAR	8"	15'	GOOD
2384	POPLAR	8"	15'	GOOD
2385	POPLAR	8"	15'	GOOD
2386	POPLAR	8"	15'	GOOD
2387	POPLAR	8"	15'	GOOD
2545	POPLAR	8"	20'	GOOD
2549	POPLAR	7"	20'	GOOD
2361	POPLAR	8"	20'	GOOD
2359	POPLAR	8"	20'	GOOD
2362	POPLAR	8"	15'	GOOD
2363	POPLAR	8"	15'	GOOD
2363	POPLAR	8"	15'	GOOD
2367	POPLAR	8"	15'	GOOD
2369	POPLAR	8"	15'	GOOD
2403	POPLAR	10"	18'	GOOD
2404	POPLAR	8"	12'	GOOD
2405	POPLAR	10"	22'	GOOD
2406	ASH	10"	20'	GOOD
2407	ASH	8"	20'	GOOD
2408	COTTONWOOD	22"	40'	GOOD
2471	POPLAR	8"	18'	GOOD

GENERAL NOTES:

1) Bearings are based upon the South line of Section 11 as being S88°40'36"E per Apple Ridge Estates Condominium (Liber 2587, Page 485).

2) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.

3) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0014D & 26065C0018D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.

4) A certified boundary survey has not been performed by this office. The relationship of features to the parcel boundaries are approximate.

5) Parcel Areas:
Parcel No. 33-25-05-11-452-001: 16.65± Acres, 726,496± SQ. FT.
Parcel No. 33-25-05-11-452-004: 22.12± Acres, 963,999± SQ. FT.
Parcel No. 33-25-05-11-452-005: 1.33± Acres, 58,078± SQ. FT.
Overall Area: 40.13± Acres, 1,748,276± SQ. FT.

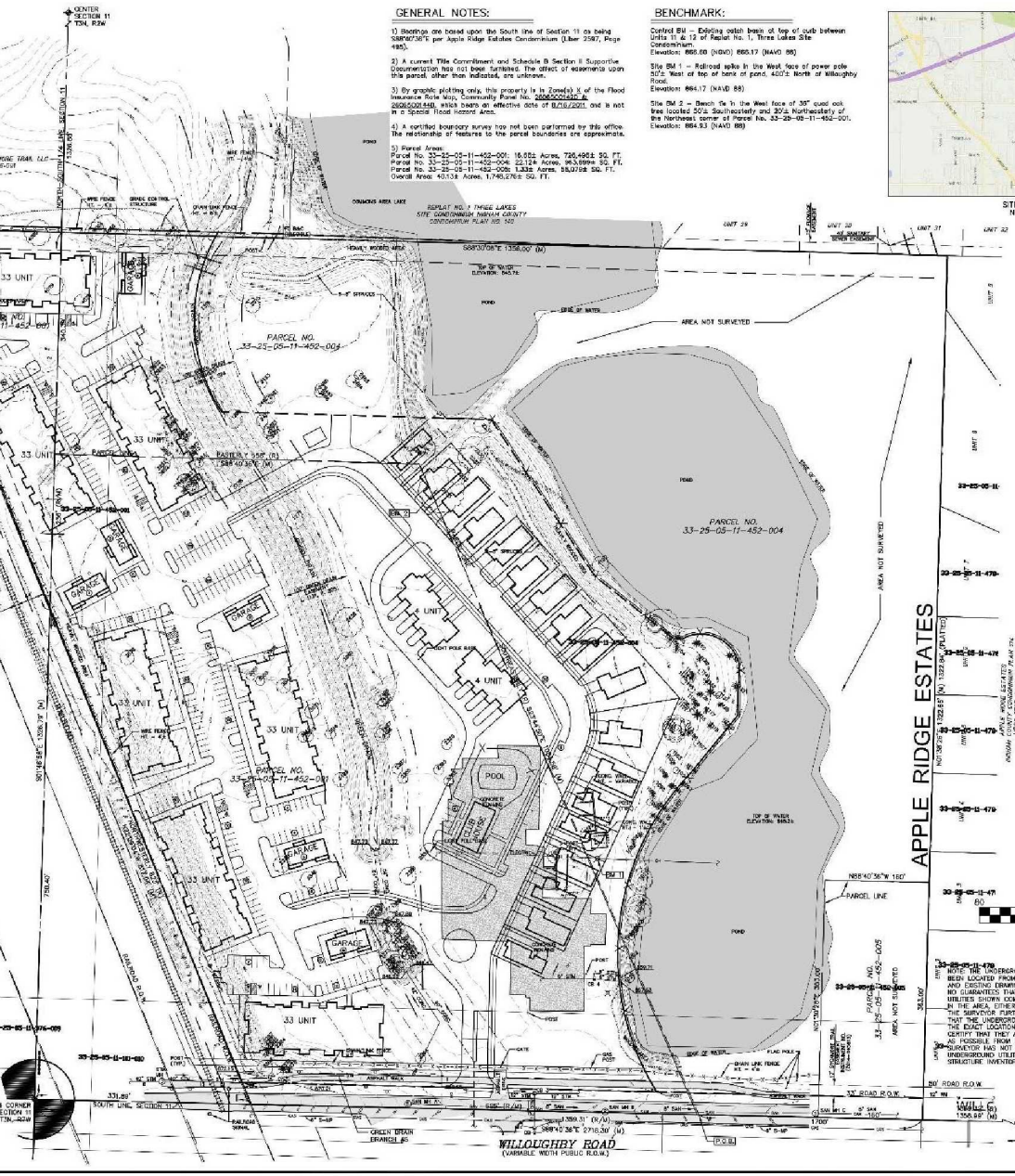
BENCHMARK:

Control BM – Existing catch basin at top of curb between Units 11 & 12 of Replat No. 1, Three Lakes Site Condominium.
Elevation: 865.00 (NAVD) 865.17 (NAVD 88)

Site BM 1 – Railroad spike in the West face of power pole 50±' West of top of bank of pond, 400±' North of Willoughby Road.
Elevation: 864.17 (NAVD 88)

Site BM 2 – Bench tie in the West face of 36" quad oak tree located 30±' Southeasterly and 20±' Northeasterly of the Northeast corner of Parcel No. 33-25-05-11-452-001.
Elevation: 864.93 (NAVD 88)

SITE LOCATION MAP
NOT TO SCALE



STRUCTURE INVENTORY:

STORM SEWER
STM MH 1
RIM ELEVATION: 875.88
E 43" CONC. – 859.80
W 42" CONC. – 859.80

CB 2
RIM ELEVATION: 881.11
NWW 12" CONC. – 857.46
N 12" CONC. – 856.16
NE 12" CONC. – 856.16

CB 3
RIM ELEVATION: 881.98
S 12" CONC. – 857.08
E 12" CONC. – 857.13
W 12" CONC. – 857.68

CB 4
RIM ELEVATION: 882.40
E 6" PVC – 858.80
W 6" PLASTIC – 861.05

SANITARY SEWER
SAN MH A
RIM ELEVATION: 866.42
E 8" PVC – 856.42

SAN MH B
RIM ELEVATION: 864.25
N 8" PVC – 855.33
E 8" PVC – 855.25

SAN MH C
RIM ELEVATION: 870.68
W 8" PVC – 853.98
E 8" PVC – 853.88

TREE INVENTORY

TREE NO.	TYPE	SIZE	CANOPY	CONDITION
2472	POPLAR	8"	18'	GOOD
2473	POPLAR	8"	18'	GOOD
2474	POPLAR	8"	18'	GOOD
2483	POPLAR	8"	14'	GOOD
2484	POPLAR	10"	28'	GOOD
2488	POPLAR	8"	16'	GOOD
2487	POPLAR	6"	14'	GOOD
2488	POPLAR	6"	14'	GOOD
2489	POPLAR	8"	14'	GOOD
2492	POPLAR	8"	14'	GOOD
2493	POPLAR	8"	14'	GOOD
2315	POPLAR	10"	22'	GOOD
2319	PINE	10"	14'	GOOD
2372	PINE	11"	14'	GOOD
2363	MAPLE	8"	24'	GOOD
2703	POPLAR	10"	18'	FAIR
2728	POPLAR	8"	18'	FAIR
2748	POPLAR	12"	28'	FAIR
2812	POPLAR	8"	14'	FAIR
2815	POPLAR	8"	14'	FAIR
2814	POPLAR	8"	14'	FAIR
2859	POPLAR	8"	14'	FAIR
2860	POPLAR	8"	14'	FAIR
2862	POPLAR	8"	12'	FAIR
2866	POPLAR	12"	28'	FAIR
2864	POPLAR	8"	28'	FAIR
2865	POPLAR	10"	28'	FAIR
2877	POPLAR	12"	22'	FAIR
2878	POPLAR	14"	22'	FAIR
2880	POPLAR	14"	22'	FAIR
2902	POPLAR	6"	12'	FAIR
2903	POPLAR	6"	12'	FAIR
4039	OAK	36"	40'	GOOD
4043	OAK	20"	28'	GOOD
4046	OAK	18"	28'	GOOD
4054	MAPLE	24"	36'	GOOD
4056	MAPLE	24"	36'	GOOD
4078	ELM	14"	34'	FAIR
4079	MAPLE	22"	38'	FAIR
4080	MAPLE	22"	40'	FAIR

LEGEND:

- STORM MANHOLE
- CATCHBASIN
- STORM LINE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY LINE
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- TRANSFORMER
- AC-UNIT
- TELEPHONE MANHOLE
- FIBER BOX
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC METER
- LIGHT POLE
- SIGN
- MONUMENT SIGN
- WATER MANHOLE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- GAS METER
- GAS VALVE
- GAS LINE
- FENCE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CURB AND GUTTER
- TREE LINE
- SET IRON & CAP (MPM)
- FOUND IRON AS NOTED
- SECTION CORNER
- DISTANCE NOT TO SCALE
- VARIABLE
- POST INDICATOR VALVE
- WELL HYDRANT
- MAIL BOX
- ASPHALT
- CONCRETE
- (R) RECORDED
- (M) MEASURED

Scale 1" = 80'

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

MISS DIG
3 WORKING DAYS
BEFORE YOU DIG OR DRILL, CALL
1-800-482-7171
(TOLL FREE)

DATE	DESCRIPTION
	REVISIONS

PREPARED FOR:

WILLIAMS & WORK
2435 EAGLE LAKE DRIVE
LANSING, MICHIGAN 48911
PHONE # (517) 372-9710

TOPOGRAPHIC SURVEY
FOR
WILLOUGHBY ROAD DEVELOPMENT
PART OF SE 1/4 & SW 1/4 OF SECTION 11, T3N-R2W
DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN

FILE	TOPO.dwg
FIELD WORK	JF, JS, DT
DRAWN BY	JML
CHECKED BY	JML
DATE OF SURVEY	1/19/2016
SCALE	
HOR.	1" = 80'
VERT.	N/A
PROJECT NO.	1508
SHEET NO.	1 OF 1

EXHIBIT B
Basis of Eligibility
Supportive Environmental and Non-Environmental Information

A. HISTORY

According to historical documents summarized in a Phase I Environmental Site Assessment (ESA) prepared by Triterra on March 14, 2016, on behalf of Willoughby Estates, LLC prior to their acquisition of the Property, the Property was a gravel mine prior to 1950 until it began use as a masonry and concrete production plant in 1965. A house was built in the southeast Property corner in 1951, and an increase in mining operations influenced the formation of the 9-acre pond. By 1996, Décor Precast of Michigan occupied the Property and produced concrete landscaping products and concrete patio blocks. The production plant operations involved mixing raw materials (i.e. various grades of sand and graded gravel) and casting cement to molds. The product was then stacked, washed, and stored before shipment. Materials and chemical substances stored and used at the facility included diesel fuel, hydraulic oil, motor oil, gear oil, boiler chemicals, concrete mixtures, and cement dyes. A manufacturing building was consequently built for the concrete production activities. A warehouse building was constructed in 1972 but blew down in 1996. In 1989, a modular office was placed south from the manufacturing building. In 1999, a storage building was constructed onto to the north side of the modular office. Operations continued until approximately 2003. In 2004, the house was removed from the Property and the basement backfilled. The manufacturing plant and office buildings were razed in 2006. The Property has since been vacant land aside from paved parking and concrete slab foundations left behind from the demolished buildings.

The Eligible Property ("Property") consists of the three parcels listed below. For the purpose of this document and according to Triterra's Phase I ESA, the Property will hereinafter be referred to as 4184 E. Willoughby Road.

Eligible Property		
Address	**Tax ID**	**Approximate Acreage**
4184 E. Willoughby Road	33-25-05-11-452-001	16.86
4136 E. Willoughby Road	33-25-05-11-452-005	1.34
0 E. Willoughby Road	33-25-05-11-452-004	20.31

B. ENVIRONMENTAL FINDINGS

<u>Phase I Environmental Site Assessment Findings - March 14, 2016</u>

Triterra performed a Phase I Environmental Site Assessment on March 14, 2016 and in conformance with the scope and limitations of ASTM Designation: E 1527-13 for 4184 E. Willoughby Road in Holt,

Michigan. The assessment revealed the following recognized environmental concerns (RECs) in connection with the Property:

- **The documented presence of soil and groundwater contamination from historical operations at the Property (Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004).** Subsurface investigations were conducted on the Property in 1996, 2001, and 2008. According to the most recent data, aluminum, iron, magnesium, and manganese were present in subsurface fill material at concentrations above MDEQ Part 201 generic Residential Cleanup Criteria (RCC). The fill material included concrete block debris, brick debris, wood pallets, sand, and gravel. Impacted subsurface fill and debris material was located in banks along the Green Drain, berms near the railroad and East Willoughby Road, and banks adjacent to the west-central side of quarry pond, however, the extent of subsurface fill and debris material has not been delineated at the Property. In addition, aluminum, chromium (total), iron, lead, manganese, and vanadium were detected in shallow groundwater at concentrations above Part 201 MDEQ RCC. Ammonia from soil and groundwater was found to impact the Green Drain and pond above groundwater surface interface (GSI) for cold surface water bodies. Based on the laboratory analytical results, the Property for Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004 meets the definition of a "facility", as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended.

- **The potential for additional contamination associated with additional subsurface fill material at the former residential building located on the Property (Tax ID No. 33-25-05-11-452-005).** From 1951 to 2004, a house existed on the southeast portion of the Property. According to historical records, the house was transported to a new location. The basement was then backfilled with fill material (source and nature of fill is unknown). Triterra observed fill and debris material at the location of the former house and sheds. The debris included wood boards, concrete block, brick, tires, and miscellaneous metal items. Based on Triterra's experience, subsurface fill materials may contain metals and PAHs at concentrations above Part 201 RCC, however, there was no evidence at the time of completion of the Phase I ESA to determine that Tax ID No. 33-25-05-11-452-005 meets the facility definition.

Historical Documents Reviewed and Known Property Contamination

Triterra reviewed the following historical documents pertaining to the Property during its March 14, 2016 Phase I ESA:

- Baseline Environmental Assessment (BEA) prepared by AKT Peerless on December 4, 2013 on behalf of Delhi Township prior to their acquisition of the Property;
- Documentation of Due Care Plan Compliance Report prepared by AKT Peerless on December 4, 2013 on behalf of Delhi Township prior to their acquisition of the Property;
- Phase I Environmental Site Assessment (ESA) prepared by AKT Peerless on December 2, 2013 on behalf of Delhi Township prior to their acquisition of the Property;

- Phase II ESA prepared by AKT Peerless, dated November 24, 2008 on behalf of a prospective purchaser at that time, Prairie Hills Management, LLC;
- Phase I ESA prepared by Tetra Tech EM, Inc. (Tetra Tech) on April 24, 2008 on behalf of a prospective purchaser at that time, Prairie Hills Operations;
- Phase II ESA prepared by Tetra Tech EM, Inc. on March 27, 2001 on behalf of Oldcastle Architectural Products Group prior to their acquisition of the Property; and
- Phase I ESA prepared by Tetra Tech EM, Inc. on March 14, 2001 on behalf of Oldcastle Architectural Products Group prior to their acquisition of the Property.

It was reported in Tetra Tech's 2001 Phase I ESA that Strata Environmental Services (Strata) conducted a Phase I ESA and a Phase II ESA on the Property in 1996. Copies of Strata's Phase I and Phase II ESA reports were not provided in Tetra Tech's Phase I ESA nor in other historical reports reviewed during the course of Triterra's Phase I ESA. Tetra Tech indicated Strata reported an oil-leaking air compressor in one of the buildings and parts washer fluid used on site. In addition, Strata reported that two USTs containing gasoline and/or diesel formerly existed on the Property but were removed in 1991 by Snell Environmental Group (SEG). Tetra Tech reported SEG collected four soil samples from the UST excavation area and in accordance with minimum requirements of MDEQ regulations. Laboratory analytical results indicated no petroleum constituents present in the soil. However, a "Closure Letter" or "No Further Action Required" letter was not filed with the MDEQ.

In 2001, Tetra Tech conducted a subsurface investigation on the Property to evaluate the potential for contamination from the former UST area, area of staining proximal to the air compressor, and a 500-gallon diesel AST. Tetra Tech advanced three soil borings and collected six soil samples. Samples were analyzed for diesel range organics (DRO), polynuclear aromatic hydrocarbons (PAHs), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Laboratory analytical results were non-detect for PAHs and BTEX and below cleanup criteria for DRO. Tetra Tech also observed large piles of debris on the Property that consisted of sand, gravel, concrete block, and wood pallets. Some of the debris appeared to be eroding into Green Drain. According to previous Property owner, Cheney Block, excess concrete and waste products were used as fill on the Property and dumped in areas behind the block plant and adjacent to the quarry pond.

By approximately 2003 the Property operations stopped and in 2006 the buildings were demolished.

In 2008, AKT Peerless (AKT) conducted a subsurface investigation on the Property in order to access potential for impact from observed fill and reported subsurface fill material, potential impact from historical Property operations and potential impact at the Property due to migration from the south-adjoining LUST site. AKT advanced 12 soil borings and installed two temporary monitoring wells. Twelve soil samples, three groundwater, and t wo surface water samples were collected and submitted for analysis of one or more of the following constituents: volatile organic compounds (VOCs), base neutral acids (BNAs), PAHs, polychlorinated biphenyls (PCBs), inorganic anions, pH, leaded gasoline parameters, distillate oils, and Target Analyte List (TAL) 23 metals. Laboratory analytical results revealed levels of aluminum, iron, magnesium, and manganese in soil above MDEQ Part 201 RCC. In addition, laboratory analytical results revealed aluminum, chromium (total), iron,

lead, manganese, and vanadium in shallow groundwater above MDEQ Part 201 RCC. Environmental impact was identified in subsurface fill and debris material located in banks along the Green Drain, berms near the railroad and East Willoughby Road, and banks adjacent to the west-central side of quarry pond. The subsurface fill material included concrete block, brick, wood pallets, sand, and gravel. Significant subsurface fill and debris material was reported to depths of 4.0 to 5.0 feet below ground surface.

Based on the historical laboratory analytical results, the Property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended.

Triterra Supplemental Phase II ESA– April 11, 2016

Triterra conducted a supplemental Phase II ESA of the Property on April 11, 2016 to further evaluate environmental conditions as related to the proposed future use of the Property. Sample locations for the investigation have been selected based on the following rationale: 1) characterize areas of the Property not fully evaluated by previous investigations, and 2) characterize areas of the Property where development plans include subsurface excavation and/or earthwork.

During the Phase II ESA, Triterra advanced 17 direct-push soil borings on the Property to depths ranging from 3 feet to 20 feet below ground level. Samples were collected from the borings for field screening, visual classification, and/or chemical analysis. Triterra submitted 19 soil samples and two QA/QC samples for chemical analyses. The collected samples were submitted to Fibertec Environmental Services (Fibertec) in Holt, Michigan for analyses of one or more of the following parameters: PAHs and TAL 23 metals (aluminum, antimony, arsenic, barium, beryllium, cadmium, calcium, chromium, cobalt, copper, iron, lead, magnesium, manganese, mercury, nickel, potassium, selenium, silver, sodium, thallium, vanadium and zinc).

Based on the results of the subsurface investigation, all three parcels consisting of the Property meet the definition of a "facility", as defined by Section 20101 of PA 451, Part 201, as amended, due to the presence of ammonia, aluminum, arsenic, chromium, iron, lead, magnesium, manganese, and vanadium in soil and/or groundwater at concentrations greater than the Part 201 GRCC.

Eligible Property			
Address	**Tax ID**	**Basis of Eligibility**	**Approximate Acreage**
4184 E. Willoughby Road	33-25-05-11-452-001	Facility	16.86
4136 E. Willoughby Road	33-25-05-11-452-005	Facility	1.34
0 E. Willoughby Road	33-25-05-11-452-004	Facility	20.31

Attachment A includes excerpts from a draft Baseline Environmental Assessment (BEA) prepared by Triterra on April 22, 2016 on behalf of Willoughby Estates LLC prior to their acquisition of the Property evidencing the facility status of the three Property parcels.

- BEA Report Pages 6 and 7

- Figure 3 – Boring Location Diagram
- Figure 4 – Analytical Results Exceeding MDEQ GRCC
- Table 1 – Soil Analytical Results
- Table 2 – Groundwater Analytical Results

Environmental Brownfield Eligible Activities

The principal activities and costs for the environmental eligible activities involve Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, Due Care Activities {Due Care Plans and activities}, potential Additional Response Activities, and Brownfield Plan preparation.

Current environmental conditions and environmental eligible activities will be further discussed in future environmental reports upon completion of the supplemental Phase II ESA and Due Care Investigation activities planned for April 11, 2016. Specific environmental eligible activities anticipated include: completion of other assessments/supplemental investigations; survey for contaminated material repurposing; removal of contaminated fill/debris and soil; soil management (demarcation liner and topsoil cap or protective cap/direct contact barrier; potential excavation, transportation, disposal, sampling & analysis verification; special construction in areas of restricted access along with special stormwater design criteria (if required) and; Brownfield Plan preparation. Transportation and disposal of fill and debris is currently anticipated to be treated as non-hazardous (contaminated) material and will be disposed of at a licensed Class II landfill as an environmental eligible activity if it cannot be repurposed on-site. If any material is deemed non-contaminated, in an effort to reduce costs, the fill and debris will be managed appropriately on-site or off-site under the demolition eligible activity category (see Non-Environmental Brownfield Eligible Activities below) as permitted by state non-environmental eligible activity guidance and Act 451 of 1994, MCL 324.11504, as amended. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking & supervision, and; construction management.

C. OTHER FINDINGS

In addition to the Property being a "facility" (contaminated), several tons of buried debris and fill are estimated to exist across Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004. To further investigate the aforementioned fill and debris encountered, a geotechnical investigation followed by a spot test pit investigation was conducted at the Property. Additional geotechnical investigations are planned for April 2016. As a result of the previous studies, including environmental work, significant above grade and subsurface fill and debris were identified consisting of general junk and construction debris along with excess concrete and waste products dumped across the Property from former operations. Significant subsurface fill and debris material was reported to depths of 4 to 5 feet below ground surface. It is anticipated based upon the topography that areas exist with extensive fill beyond 5 feet below ground surface. Additionally, significant existing site improvements from past operations remain on the Property from surface concrete pavement, bollard's and loading/storage areas, and former foundations and partial building remnants. This material and

debris extends across the surface of the two main Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004 west of the ponds. The remaining site conditions, fill, and debris may have been the impediment to redevelopment for the last 13 years.

Non-Environmental Brownfield Eligible Activities

The principal activities and costs for the non-environmental eligible activities involve demolition (site demolition) activities and Brownfield Plan preparation. The largest demolition costs are associated with material management of wide-spread fill and debris found across most of the two main Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004. The approach is to perform site demolition activities by through material management (excavation/pulverize/repurpose) all possible material (concrete, block, brick) encountered. A large percentage of the excavated fill and debris areas will be replaced with imported, compacted engineered fill to "green" the Property and allow for construction by bring the Property back up to a buildable condition. Material testing during repurposing operations and backfilling will be conducted. Any material that cannot be repurposed and that requires transportation and disposal because it is deemed as non-hazardous (contaminated) material, will be disposed of at a licensed Class II landfill as an environmental eligible activity, as described above. If any material is deemed non-contaminated, in an effort to significantly reduce costs, the fill and debris will be managed appropriately on-site or off-site under the demolition eligible activity category as permitted by state non-environmental eligible activity guidance. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking & supervision, and; construction management.

Exhibit B

Attachment A

Excerpts from a draft Baseline Environmental Assessment (BEA) prepared by Triterra on April 22, 2016 on behalf of Willoughby Estates LLC:

- **BEA Report Pages 6 and 7**
- **Figure 3 – Boring Location Diagram**
- **Figure 4 – Analytical Results Exceeding MDEQ GRCC**
- **Table 1 – Soil Analytical Results**
- **Table 2 – Groundwater Analytical Results**

advanced 17 direct-push soil borings on the Property to depths ranging from 3 feet to 20 feet bgl. Samples were collected from the borings for field screening, visual classification, and/or chemical analysis. Soil boring locations are depicted on Figure 3.

Triterra submitted 19 soil samples and two QA/QC samples for chemical analyses. The collected samples were submitted to Fibertec Environmental Services (Fibertec) in Holt, Michigan for analyses of one or more of the following parameters: polynuclear aromatic hydrocarbons (PAHs), aluminum, antimony, arsenic, barium, beryllium, cadmium, calcium, chromium, cobalt, copper, iron, lead, magnesium, manganese, mercury, nickel, potassium, selenium, silver, sodium, thallium, vanadium and zinc.

The chemical analysis parameters were selected to screen for petroleum and hazardous constituents reasonably expected to be present based on historical uses of the Property. The chemical analysis results for samples collected during this assessment are presented on Tables 1 and 2 (attached). The analytical laboratory reports prepared by Fibertec are included in Attachment 3.

4.2 Subsurface Conditions

The subsurface profile at the Property primarily consists of sandy fill to depths ranging from at least 3 feet to approximately 9 feet below grade. Fill was encountered to a depth of 16 feet below grade at boring B9. Occasional concrete and brick pieces were observed in the fill material. Native sand was observed below the fill material to depths ranging from three feet to 20 feet below grade. The sand was generally underlain by clay at depths ranging from 11 to 15 feet below grade. Groundwater was encountered at depths ranging from 10 to 14 feet below grade. Triterra's boring logs are included in Attachment 4.

4.3 Summary of Contamination

The environmental conditions at the Property have been evaluated during the course of environmental due diligence activities by AKT and Triterra. Soil and groundwater at the Property contain constituents at concentrations above the Part 201 Generic Residential Cleanup Criteria (GRCC). Based on these laboratory analytical results, the Property meets the requirements for classification as a "facility" under Section 20101 of NREPA Act 451, Part 201, as amended.

Chemicals detected in soil at concentrations exceeding one or more generic Part 201 criteria are tabularized below.

Soil Analytical Results that Exceed Generic Residential Cleanup Criteria

CONSTITUENT/ CAS NUMBER	AKT PEERLESS 2008 SAMPLE LOCATION	TRITERRA 2016 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/kg)	GRCC EXCEEDED
Ammonia 7664417	B-1 7-8'	Not Applicable	12,000	GSI
Aluminum 7429905	B-1 7-8', B-5A 3-4' B-6 0.5-1.5', B9 1-3'	B9 1-3' B12 2-4'	8,100,000	DW
Arsenic 7440382	B-1 7-8' B-6 0.5-1.5'	B2 0.5-1.5', B7 2-4', B8 1-3' B11 1-4', B12 2-4'	9,500	DW

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Soil Analytical Results that Exceed Generic Residential Cleanup Criteria				
CONSTITUENT/ CAS NUMBER	AKT PEERLESS 2008 SAMPLE LOCATION	TRITERRA 2016 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/kg)	GRCC EXCEEDED
Iron 7439896	B-1 7-8' B-6 0.5-1.5'	B3 1-3', B8 1-3', B9 12-14' B11 1-4', B13 1-3'	17,000,000	DW
Magnesium 7439954	B-1 7-8', B-4 0.5-2' B-5 3-4', B-5A 3-4' B-6 0.5-1.5'	B2 0.5-1.5', B8 1-3' B9 1-3', B12 2-4', B13 1-3' , B14 1-3' B16 0.5-1.5', B17 1-3'	22,000,000	DW
Manganese 7349965	B-1 7-8' B-4 0.5-2' B-5 3-4' B-5A 3-4' B-6 0.5-1.5' B-6A 3-4'	B1 0.5-1.5', B2 0.5-1.5' B3 1-3', B4 2-4', B5 1-3' B6 1-3', B7 2-4', B8 1-3' B9 1-3', B9 12-14', B10 2-4' B11 1-4', B12 2-4' , B13 1-3' B13 4-6', B14 1-3', B15 2-4', B16 0.5-1.5', B17 1-3'	750,000	DW, GSI

Note: DW = Drinking Water Criteria; GSI = Groundwater Surface Interface Criteria; DCC = Direct Contact Criteria. Concentrations reported in ppb (parts per billion or µg/kg).

Chemicals detected in groundwater at concentrations exceeding one or more generic Part 201 criteria are tabularized below.

Groundwater Analytical Results that Exceed Generic Residential Cleanup Criteria			
CONSTITUENT/ CAS NUMBER	AKT PEERLESS 2008 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/L)	GRCC EXCEEDED
Aluminum 7429905	B-1/TMW B-6/TMW	5,200	DW
Chromium, Total 7440473	B6/TMW	36	GSI
Iron 7439896	B-6/TMW	8,000	DW
Lead, Total 7439921	B-6/TMW	4.9	DW
Manganese 7349965	B-6/TMW	230	DW
Vanadium 7440622	B-6/TMW	16	DW

Note: DW = Drinking Water Criteria; GSI = Groundwater Surface Interface Criteria. Concentrations reported in ppb (parts per billion or µg/L).

DRAFT

TRI TERRA

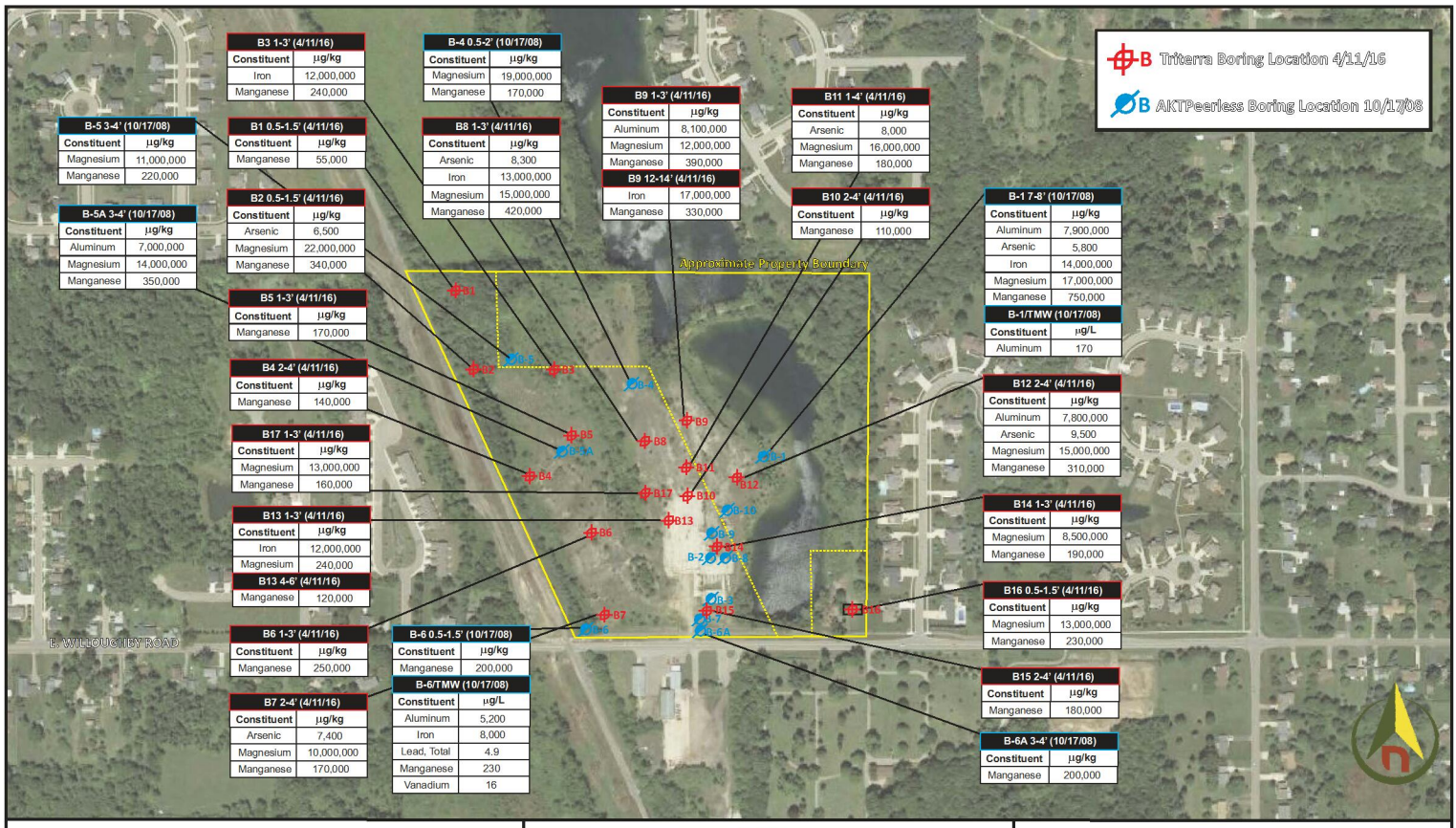
FIGURE 3

BORING/SAMPLING LOCATIONS

PROJECT NUMBER: 15-1536-11

4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN

DIAGRAM CREATED BY: IOS DATE: 3/15/2016



TRI TERRA

FIGURE 3

ANALYTICAL RESULTS EXCEEDING PART 201 GRCC

PROJECT NUMBER: 15-1536-11

4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN

DIAGRAM CREATED BY: RD DATE: 4/25/2016

TABLE 1
SOIL ANALYTICAL RESULTS
4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN 48842
Triterra Project No. 15-1536-11

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Criteria and Screening Levels			Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-1 7-8' 10/17/2008	B-2 5-6' 10/17/2008	B-3 0.5-1.5' 10/17/2008	B-4 0.5-2' 10/17/2008	B-5 3-4' 10/17/2008	B-5 A 3-4' 10/17/2008
VOCs										
Various VOCs	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	Vw/C	NR	<RL	Vw/C
PCBs										
Polychlorinated Biphelyls (PCBs)	1336363	NLL	NLL	1,000	<RL	NR	<RL	NR	NR	NR
Nitrogen Forms										
Ammonia	7664417	ID	**580**	ID	**12,000**	NR	NR	NR	NR	NR
Nitrate (B)	14797558	200,000	ID	ID	**1,100**	NR	NR	NR	NR	NR
Nitrite (B)	14797650	20,000	-	ID	<RL	NR	NR	NR	NR	NR
PAHs										
Various PAHs	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	Vw/C	<RL	<RL
Inorganics										
Aluminum (B)	7429905	**6,900,000**	-	50,000,000	**7,900,000**	NR	NR	**3,000,000**	**5,600,000**	**7,000,000**
Antimony	7440360	4,300	94,000	180,000	<RL	NR	NR	<RL	<RL	<RL
Arsenic (B)	7440382	**5,800**	**5,800**	**7,600**	**5,800**	NR	NR	**3,100**	**3,400**	**3,800**
Barium* (B)	7440393	1,300,000	440,000	37,000,000	**63,000**	NR	NR	**12,000**	**27,000**	**39,000**
Beryllium*	7440417	51,000	84,000	410,000	<RL	NR	NR	<RL	<RL	<RL
Cadmium * (B)	7440439	6,000	3,000	550,000	**120**	NR	NR	**78**	**100**	**110**
Chromium, Total*	7440473	1,000,000,000	3,000,000,000	790,000,000	**11,000**	NR	NR	**6,400**	**8,900**	**12,000**
Cobalt	7440484	6,800	6,800	2,600,000	**4,800**	NR	NR	**2,600**	**2,900**	**3,400**
Copper* (B)	7440508	5,800,000	73,000	20,000,000	**10,000**	NR	NR	**5,700**	**5,900**	**6,200**
Iron (B)	7439896	**12,000,000**	-	160,000,000	**14,000,000**	NR	NR	**6,500,000**	**11,000,000**	**11,000,000**
Lead, Total * (B)	7439921	700,000	2,500,000	400,000	**7,200**	NR	NR	**3,800**	**5,500**	**5,900**
Magnesium (B)	7439954	**8,000,000**	-	1,000,000,000	**17,000,000**	NR	NR	**19,000,000**	**11,000,000**	**14,000,000**
Manganese* (B)	7439965	**1,000**	**26,000**	25,000,000	**750,000**	NR	NR	**170,000**	**220,000**	**350,000**
Mercury, Total (B)	Varies	1,700	130	160,000	<RL	NR	NR	<RL	<RL	<RL
Nickel (B)	7440020	100,000	76,000	40,000,000	**13,000**	NR	NR	**7,000**	**7,900**	**9,100**
Selenium (B)	7782492	4,000	410	2,600,000	<RL	NR	NR	<RL	<RL	<RL
Silver	7440224	4,500	1,000	2,500,000	<RL	NR	NR	<RL	<RL	<RL
Sodium	7440235	4,600,000	-	1,000,000,000	**140,000**	NR	NR	**370,000**	**630,000**	**960,000**
Thallium (B)	7440280	2,300	4,200	35,000	<RL	NR	NR	<RL	<RL	<RL
Vanadium	7440622	72,000	430,000	750,000	**17,000**	NR	NR	**9,300**	**13,000**	**15,000**
Zinc* (B)	7440666	2,400,000	170,000	170,000,000	**26,000**	NR	NR	**42,000**	**29,000**	**26,000**

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD.**
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
6. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion
7. Vw/C = Varies with consituent.
8. B = Background levels, as defined in R 299.1(b) may be subsituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.

TABLE 1
SOIL ANALYTICAL RESULTS
4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN 48842
Triterra Project No. 15-1536-11

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Criteria and Screening Levels			Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-6 0.5-1.5' 10/17/2008	B-6 A 3-4' 10/17/2008	B-7 14-15' 10/17/2008	B-8 13-15' 10/17/2008	B-9 8-9' 10/17/2008	B-10 5-6' 10/17/2008
VOCs										
Various VOCs	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	Vw/C
PCBs										
Polychlorinated Biphelyls (PCBs)	1336363	NLL	NLL	1,000	<RL	NR	<RL	NR	NR	NR
Nitrogen Forms										
Ammonia	7664417	ID	**580**	ID	NR	NR	NR	NR	NR	NR
Nitrate (B)	14797558	200,000	ID	ID	NR	NR	NR	NR	NR	NR
Nitrite (B)	14797650	20,000	-	ID	NR	NR	NR	NR	NR	NR
PAHs										
Various PAHs	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL
Inorganics										
Aluminum (B)	7429905	**6,900,000**	-	50,000,000	**3,200,000**	**4,700,000**	NR	NR	NR	NR
Antimony	7440360	4,300	94,000	180,000	<RL	<RL	NR	NR	NR	NR
Arsenic (B)	7440382	**5,800**	**5,800**	**7,600**	**2,700**	**3,300**	NR	NR	NR	NR
Barium* (B)	7440393	1,300,000	440,000	37,000,000	**13,000**	**24,000**	NR	NR	NR	NR
Beryllium*	7440417	51,000	84,000	410,000	<RL	<RL	NR	NR	NR	NR
Cadmium * (B)	7440439	6,000	3,000	550,000	**60**	**140**	NR	NR	NR	NR
Chromium, Total*	7440473	1,000,000,000	3,000,000,000	790,000,000	**6,300**	**8,000**	NR	NR	NR	NR
Cobalt	7440484	6,800	6,800	2,600,000	**2,300**	**3,400**	NR	NR	NR	NR
Copper* (B)	7440508	5,800,000	73,000	20,000,000	**4,700**	**6,500**	NR	NR	NR	NR
Iron (B)	7439896	**12,000,000**	-	160,000,000	**8,500,000**	**8,400,000**	NR	NR	NR	NR
Lead, Total * (B)	7439921	700,000	2,500,000	400,000	**2,900**	**8,300**	**3,400**	**3,700**	**4,300**	NR
Magnesium (B)	7439954	**8,000,000**	-	1,000,000,000	**7,800,000**	**7,600,000**	NR	NR	NR	NR
Manganese* (B)	7439965	**1,000**	**26,000**	25,000,000	**200,000**	**200,000**	NR	NR	NR	NR
Mercury, Total (B)	Varies	1,700	130	160,000	<RL	<RL	NR	NR	NR	NR
Nickel (B)	7440020	100,000	76,000	40,000,000	**6,800**	**8,000**	NR	NR	NR	NR
Selenium (B)	7782492	4,000	410	2,600,000	<RL	**230**	NR	NR	NR	NR
Silver	7440224	4,500	1,000	2,500,000	<RL	<RL	NR	NR	NR	NR
Sodium	7440235	4,600,000	-	1,000,000,000	**260,000**	**70,000**	NR	NR	NR	NR
Thallium (B)	7440280	2,300	4,200	35,000	<RL	<RL	NR	NR	NR	NR
Vanadium	7440622	72,000	430,000	750,000	**8,600**	**11,000**	NR	NR	NR	NR
Zinc* (B)	7440666	2,400,000	170,000	170,000,000	**14,000**	**24,000**	NR	NR	NR	NR

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD.**
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
6. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion
7. V/wC = Varies with consituent.
8. B = Background levels, as defined in R 299.1(b) may be subsituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.

TABLE 1
SOIL ANALYTICAL RESULTS
4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN 48842
Triterra Project No. 15-1536-11

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Criteria and Screening Levels			Sample Identification, Sample Interval, and Date Collected						
		Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B1 0.5'-1.5' 4/11/2016	B2 0.5'-1.5' 4/11/2016	B3 1'-3' 4/11/2016	B4 2'-4' 4/11/2016	B5 1'-3' 4/11/2016	B6 1'-3' 4/11/2016	B7 2'-4' 4/11/2016
Inorganics											
Aluminum (B)	7429905	**6,900,000**	-	50,000,000	**1,400,000**	**3,300,000**	**6,000,000**	**3,300,000**	**4,200,000**	**3,400,000**	**2,700,000**
Antimony	7440360	4,300	94,000	180,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Arsenic (B)	7440382	**5,800**	**5,800**	**7,600**	**2,800**	**6,500**	**4,700**	**3,000**	**5,000**	**3,100**	**7,400**
Barium* (B)	7440393	1,300,000	440,000	37,000,000	**7,700**	**30,000**	**31,000**	**17,000**	**19,000**	**24,000**	**14,000**
Beryllium*	7440417	51,000	84,000	410,000	NR	<RL	**240**	<RL	<RL	<RL	<RL
Cadmium * (B)	7440439	6,000	3,000	550,000	**210**	**260**	**120**	**72**	**85**	**130**	**78**
Chromium, Total*	7440473	1,000,000,000	3,000,000,000	790,000,000	**4,800**	**8,900**	**10,000**	**6,100**	**8,300**	**6,000**	**6,500**
Cobalt	7440484	6,800	6,800	2,600,000	**1,800**	**3,900**	**4,300**	**3,000**	**3,100**	**2,700**	**2,300**
Copper* (B)	7440508	5,800,000	73,000	20,000,000	**5,700**	**11,000**	**8,700**	**3,800**	**9,300**	**4,800**	**6,000**
Iron (B)	7439896	**12,000,000**	-	160,000,000	**4,800,000**	**11,000,000**	**12,000,000**	**6,800,000**	**9,800,000**	**8,200,000**	**7,100,000**
Lead, Total * (B)	7439921	700,000	2,500,000	400,000	**14,000**	**10,000**	**4,900**	**3,500**	**5,100**	**5,900**	**6,700**
Magnesium (B)	7439954	**8,000,000**	-	1,000,000,000	**6,600,000**	**22,000,000**	**7,500,000**	**1,000,000**	**3,700,000**	**6,700,000**	**10,000,000**
Manganese* (B)	7439965	**1,000**	**26,000**	25,000,000	**55,000**	**340,000**	**240,000**	**140,000**	**170,000**	**250,000**	**170,000**
Mercury, Total (B)	Varies	1,700	130	160,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Nickel (B)	7440020	100,000	76,000	40,000,000	**4,700**	**9,700**	**11,000**	**6,700**	**8,500**	**5,800**	**6,000**
Selenium (B)	7782492	4,000	410	2,600,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Silver	7440224	4,500	1,000	2,500,000	**150**	<RL	<RL	<RL	<RL	<RL	<RL
Sodium	7440235	4,600,000	-	1,000,000,000	**35,000**	**80,000**	**49,000**	**40,000**	**140,000**	**31,000**	**200,000**
Thallium (B)	7440280	2,300	4,200	35,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Vanadium	7440622	72,000	430,000	750,000	**6,700**	**15,000**	**15,000**	**11,000**	**13,000**	**8,900**	**8,700**
Zinc* (B)	7440666	2,400,000	170,000	170,000,000	**46,000**	**41,000**	**25,000**	**13,000**	**25,000**	**21,000**	**17,000**

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD.**
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI.
   Results are presented for surface water receiving bodies that are protected as a drinking water source.
6. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, NA = Criterion not available
7. V/wC = Varies with constituent.
8. B = Background levels, as defined in R.299.1(b) may be subsituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.

TABLE 1
SOIL ANALYTICAL RESULTS
4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN 48842
Triterra Project No. 15-1536-11

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Criteria and Screening Levels			Sample Identification, Sample Interval, and Date Collected						
		Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B8 1'-3' 4/11/2016	B9 1'-3' 4/11/2016	B9 12'-14' 4/11/2016	Duplicate (B9) 4/11/2016	B10 2'-4' 4/11/2016	B11 1'-4' 4/11/2016	B12 2'-4' 4/11/2016
Inorganics											
Aluminum (B)	7429905	**6,900,000**	-	50,000,000	**4,200,000**	**8,100,000**	**5,000,000**	**4,300,000**	**5,100,000**	**3,400,000**	**7,800,000**
Antimony	7440360	4,300	94,000	180,000	<RL	<RL	<RL	<RL	<RL	<RL	**370**
Arsenic (B)	7440382	**5,800**	**5,800**	**7,600**	**8,300**	**4,200**	**5,400**	**3,400**	**4,100**	**8,000**	**9,500**
Barium* (B)	7440393	1,300,000	440,000	37,000,000	**32,000**	**57,000**	**38,000**	**31,000**	**26,000**	**21,000**	**220,000**
Beryllium*	7440417	51,000	84,000	410,000	**540**	**840**	**340**	**270**	**220**	<RL	**700**
Cadmium * (B)	7440439	6,000	3,000	550,000	**95**	**75**	**150**	**60**	**230**	**89**	**110**
Chromium, Total*	7440473	1,000,000,000	3,000,000,000	790,000,000	**7,700**	**13,000**	**8,400**	**10,000**	**7,900**	**7,200**	**14,000**
Cobalt	7440484	6,800	6,800	2,600,000	**3,500**	**2,800**	**3,300**	**2,600**	**3,400**	**2,700**	**2,700**
Copper* (B)	7440508	5,800,000	73,000	20,000,000	**9,200**	**8,500**	**17,000**	**7,000**	**6,600**	**3,900**	**14,000**
Iron (B)	7439896	**12,000,000**	-	160,000,000	**13,000,000**	**8,500,000**	**17,000,000**	**7,400,000**	**10,000,000**	**16,000,000**	**8,100,000**
Lead, Total * (B)	7439921	700,000	2,500,000	400,000	**5,500**	**4,400**	**6,300**	**5,000**	**5,500**	**4,100**	**5,700**
Magnesium (B)	7439954	**8,000,000**	-	1,000,000,000	**15,000,000**	**12,000,000**	**6,300,000**	**12,000,000**	**2,700,000**	**3,900,000**	**15,000,000**
Manganese* (B)	7439965	**1,000**	**26,000**	25,000,000	**420,000**	**390,000**	**330,000**	**250,000**	**110,000**	**180,000**	**310,000**
Mercury, Total (B)	Varies	1,700	130	160,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Nickel (B)	7440020	100,000	76,000	40,000,000	**8,500**	**7,500**	**7,200**	**6,600**	**7,800**	**6,700**	**7,800**
Selenium (B)	7782492	4,000	410	2,600,000	**350**	**230**	<RL	<RL	**260**	<RL	**350**
Silver	7440224	4,500	1,000	2,500,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Sodium	7440235	4,600,000	-	1,000,000,000	**160,000**	**360,000**	**230,000**	**210,000**	**33,000**	**50,000**	**500,000**
Thallium (B)	7440280	2,300	4,200	35,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Vanadium	7440622	72,000	430,000	750,000	**12,000**	**13,000**	**15,000**	**12,000**	**14,000**	**13,000**	**17,000**
Zinc* (B)	7440666	2,400,000	170,000	170,000,000	**30,000**	**20,000**	**27,000**	**18,000**	**26,000**	**17,000**	**24,000**

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD.**
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI.
   Results are presented for surface water receiving bodies that are protected as a drinking water source.
6. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, NA = Criterion not available
7. V/wC = Varies with constituent.
8. B = Background levels, as defined in R.299.1(b) may be subsituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.

TABLE 1
SOIL ANALYTICAL RESULTS
4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN 48842
Triterra Project No. 15-1536-11

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Criteria and Screening Levels			Sample Identification, Sample Interval, and Date Collected						
		Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B13 1'-3' 4/11/2016	B13 4'-6' 4/11/2016	B14 1'-3' 4/11/2016	B15 2'-4' 4/11/2016	B16 0.5'-1.5' 4/11/2016	B17 1'-3' 4/11/2016	Equip. Blank 4/11/2016
Inorganics											
Aluminum (B)	7429905	**6,900,000**	-	50,000,000	**2,300,000**	**4,200,000**	**4,000,000**	**3,000,000**	**2,600,000**	**2,300,000**	<RL
Antimony	7440360	4,300	94,000	180,000	<RL	**310**	**350**	<RL	<RL	<RL	<RL
Arsenic (B)	7440382	**5,800**	**5,800**	**7,600**	**4,200**	**4,500**	**3,800**	**2,600**	**4,200**	**3,900**	<RL
Barium* (B)	7440393	1,300,000	440,000	37,000,000	**16,000**	**58,000**	**25,000**	**22,000**	**20,000**	**16,000**	<RL
Beryllium*	7440417	51,000	84,000	410,000	<RL	**270**	<RL	<RL	<RL	<RL	<RL
Cadmium * (B)	7440439	6,000	3,000	550,000	**95**	**620**	**280**	**110**	**230**	**200**	<RL
Chromium, Total*	7440473	1,000,000,000	3,000,000,000	790,000,000	**7,900**	**12,000**	**12,000**	**5,900**	**5,900**	**6,200**	<RL
Cobalt	7440484	6,800	6,800	2,600,000	**3,200**	**3,100**	**2,800**	**2,400**	**2,800**	**2,300**	<RL
Copper* (B)	7440508	5,800,000	73,000	20,000,000	**11,000**	**16,000**	**15,000**	**4,000**	**6,200**	**6,700**	<RL
Iron (B)	7439896	**12,000,000**	-	160,000,000	**12,000,000**	**8,400,000**	**10,000,000**	**6,500,000**	**7,800,000**	**6,900,000**	<RL
Lead, Total * (B)	7439921	700,000	2,500,000	400,000	**5,900**	**18,000**	**50,000**	**5,500**	**9,000**	**12,000**	<RL
Magnesium (B)	7439954	**8,000,000**	-	1,000,000,000	**19,000,000**	**6,600,000**	**8,500,000**	**4,300,000**	**13,000,000**	**13,000,000**	<RL
Manganese* (B)	7439965	**1,000**	**26,000**	25,000,000	**340,000**	**120,000**	**190,000**	**180,000**	**230,000**	**160,000**	<RL
Mercury, Total (B)	Varies	1,700	130	160,000	<RL	**230**	<RL	<RL	<RL	<RL	<RL
Nickel (B)	7440020	100,000	76,000	40,000,000	**8,000**	**8,500**	**8,300**	**5,000**	**6,000**	**5,200**	<RL
Selenium (B)	7782492	4,000	410	2,600,000	<RL	**760**	<RL	<RL	<RL	<RL	<RL
Silver	7440224	4,500	1,000	2,500,000	<RL	**170**	<RL	<RL	<RL	<RL	<RL
Sodium	7440235	4,600,000	-	1,000,000,000	**88,000**	**43,000**	**50,000**	<RL	**61,000**	**62,000**	<RL
Thallium (B)	7440280	2,300	4,200	35,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Vanadium	7440622	72,000	430,000	750,000	**12,000**	**17,000**	**10,000**	**8,900**	**9,700**	**8,100**	<RL
Zinc* (B)	7440666	2,400,000	170,000	170,000,000	**23,000**	**78,000**	**34,000**	**16,000**	**39,000**	**67,000**	<RL

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD.**
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI.
   Results are presented for surface water receiving bodies that are protected as a drinking water source.
6. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, NA = Criterion not available
7. V/wC = Varies with constituent.
8. B = Background levels, as defined in R.299.1(b) may be subsituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
4184 E. WILLOUGHBY ROAD
HOLT, MICHIGAN 48842
Triterra Project No. 15-1536-11

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Protection Criteria	GSI Protection Criteria	B-1/TMW 10/17/2008	Duplicate 10/17/2008	B-6/TMW 10/17/2008	B-7/TMW 10/17/2008	Pond 10/17/2008	Green Drain 10/17/2008
VOCs									
Various VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NR	NR
Water Quality									
pH	-	6.5 - 8.5	6.5 - 9.0	8.02#	8.16#	NR	6.50	7.60	7.53
PCBs									
Polychlorinated Biphelyls (PCBs)	1336363	0.5	2.6E-05	<RL	<RL	NR	NR	NR	NR
Nitrogen Forms									
Ammonia	7664417	10,000	280	NR	NR	NR	NR	**5.104**	**37.488**
Nitrate	14797558	10,000	ID	**88**	**78**	NR	NR	NR	NR
PAHs									
Various PAHs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	NR	NR	NR
Inorganics									
Aluminum (B)	7429905	**50**	-	**170**	**190**	**5,200**	NR	NR	NR
Antimony	7440360	6.0	130	<RL	<RL	<RL	NR	NR	NR
Arsenic (B)	7440382	10	10	<RL	<RL	**5.3**	NR	NR	NR
Barium (B)	7440393	2,000	670	<RL	<RL	<RL	NR	NR	NR
Beryllium	7440417	4.0	6.7	<RL	<RL	<RL	NR	NR	NR
Cadmium * (B)	7440439	5.0	2.5	<RL	<RL	<RL	NR	NR	NR
Chromium, Total*	7440473	100	**11**	<RL	<RL	**36**	NR	NR	NR
Cobalt	7440484	40	100	<RL	<RL	<RL	NR	NR	NR
Copper (B)	7440508	1,000	13	<RL	<RL	16	NR	NR	NR
Iron (B)	7439896	**300**	-	**220**	**240**	**8,000**	NR	NR	NR
Lead, Total * (B)	7439921	**4.0**	14	<RL	<RL	**4.9**	<RL	NR	NR
Magnesium (B)	7439954	400,000	-	**15,000**	**15,000**	**12,000**	NR	NR	NR
Manganese (B)	7439965	**50**	1,300	<RL	<RL	**230**	NR	NR	NR
Mercury, Total (B)	Varies	2.0	0.0013	<RL	<RL	<RL	NR	NR	NR
Nickel (B)	7440020	100	73	<RL	<RL	<RL	NR	NR	NR
Selenium (B)	7782492	50	5.0	<RL	<RL	<RL	NR	NR	NR
Silver (B)	7440224	34	0.06	<RL	<RL	0.20	NR	NR	NR
Sodium	7440235	230,000	-	**35,000**	**35,000**	**16,000**	NR	NR	NR
Thallium (B)	7440280	2.0	3.7	<RL	<RL	<RL	NR	NR	NR
Vanadium	7440622	**4.5**	27	<RL	<RL	**16**	NR	NR	NR
Zinc (B)	7440666	2,400	170	<RL	<RL	<RL	NR	NR	NR

NOTES:
1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/L).
3. Detected results shown in **BOLD.**
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion
6. Vw/C = Varies with constituent.
7. # - indicates hold time was exceeded

Exhibit C

Table 4 - Tax Increment Financing Estimates

WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN

BROWNFIELD PLAN NO. 6

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land	Land Improve-ments	Building	**Real Property Subtotal**	Personal Property	**Total**	Real Property	Personal Property	**BASE YEAR = 2016**
	4136 E. Willoughby Road	33-25-05-11-452-005	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Actual Value for 2016 Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	4184 E. Willoughby Road	33-25-05-11-452-001	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Actual Value for 2016 Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	No Address Assigned - E. Willoughby Road	33-25-05-11-452-004	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Actual Value for 2016 Based on Actual Taxable Value for 2016 (as of 12/31/2015)
		Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-

WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6
Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs)	Millage Rate Paid on Real Property	Millage Rate Paid on Personal Property	Base Year	2016
		Annual	Annual	BP Year Number	0
-	***DELHI CHARTER TOWNSHIP***	-	-	-	-
-	Operating - Delhi Township	4.3094	4.3094		$ 0
-	Fire/EMS	1.5000	1.5000		$ 0
-	Police	1.5000	1.5000		$ 0
-	*Subtotal of Local Government Unit (LGU): Annual*	*7.3094*	*7.3094*		*$ 0*
-	***INGHAM COUNTY***	-	-	-	-
-	County Operating - General Operations & Indigent Veterans Support	6.3842	6.3842		$ 0
-	Potter Park Zoo & Potter Park	0.4100	0.4100		$ 0
-	Public Transportation	0.1200	0.1200		$ 0
-	Special Transportation	0.4800	0.4800		$ 0
-	911 System - Emergency Telephone Services	0.8431	0.8431		$ 0
-	Juvenile Justice	0.6000	0.6000		$ 0
-	Farmland/ Open Space Preservation	0.1400	0.1400		$ 0
-	Health Care Services	0.3500	0.3500		$ 0
-	Parks/Trails	0.5000	0.5000		$ 0
-	**Capital Region Airport Authority - CRAA**	0.6990	0.6990		$ 0
-	**Capital Area Transportation Authority - CATA**	3.0070	3.0070		$ 0
-	***LIBRARY***	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		$ 0
-	***INTERMEDIATE SCHOOL DISTRICTS (ISD)***	-	-	-	-
-	RESA Operating	0.1894	0.1894		$ 0
-	RESA Special Education	4.5062	4.5062		$ 0
-	RESA Vocational Education	1.2925	1.2925		$ 0
-	***COMMUNITY COLLEGE***	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		$ 0
-	***LOCAL SCHOOL MILLAGES: excludes State School millages***	-	-	-	-
-	Holt School District Debt (District #33070)	10.0000	10.0000		$ 0
-	*Subtotal of Non-Local Government Unit (LGU) Local: Annual*	*34.8886*	*34.8886*		*$ 0*
-	**Total Local: Annual**	**42.1980**	**42.1980**		**$ 0**
-	***STATE SCHOOL MILLAGES: excludes Local School millages***	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		$ 0
-	Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property.	18.0000	6.0000		$ 0
-	**Total State & Local School: Annual**	**24.0000**	**12.0000**		**$ 0**
-	**TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL**	**66.1980**	**54.1980**		**$ 0**

WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6
Table 4b - Estimated Future Taxable Value (FTV) Information

	Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s) & Land Improvements shown below
	Estimated Percentage (%) Change In Future Taxable Values (TV) of Raw Land shown below

Notes	Future Taxable Value (FTV) of Building(s) & Land Improvements Upon Completion	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes
	Multi-Family Housing Development	*$ 8,207,250*	*$ 16,414,500*	See Data Assumptions in Separate Table	-
	Subtotal	**$ 8,207,250**	**$ 16,414,500**		
	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Any Pre-Existing Personal Property (if applicable)				

Notes	Future Taxable Value (FTV) of Raw Land	Estimated FTV	Notes	
	Address	-		-
	4136 E. Willoughby Road	$ 15,800	Estimated Land Value	Based on 2013 Land Value from Township Web site when property was last assessed. Assumes future annual increase noted above for Raw Land, if any.
	4184 E. Willoughby Road	$ 79,300	"	
	No Address Assigned - E. Willoughby Road	$ 13,800	"	
	Subtotal Future Taxable Value (FTV) of Raw Land	*$ 108,900*		
	Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Raw Land & Any Pre-Existing Personal Property (if applicable)			
-	**Total Captured Taxable Value: Equal to Total FTV of Building(s) and Land Improvements, Personal Property (if any) & Raw Land minus Base Year Taxable Value**			

Notes:

1 All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

2 The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than $80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

		Calendar Year	2016	2017	2018	2019	2020	2021
		BP Year Number	0	1	2	3	4	5
			0.00%	0.00%	0.00%	2.40%	2.40%	2.40%
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% Completed by 12/31/16	% Completed by 12/31/17		-	-	-	-	-	-
25%	100%		$ -	$ 2,051,813	$ 8,207,250	8,404,224	8,605,925	8,812,468
			$ -	**$ 2,051,813**	**$ 8,207,250**	**$ 8,404,224**	**$ 8,605,925**	**$ 8,812,468**
			-	*2,051,813*	*8,207,250*	*8,404,224*	*8,605,925*	*8,812,468*
			-	-	-	-	-	-
			-	-	-	-	-	-
			$ -	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800
			$ -	$ 79,300	$ 79,300	$ 79,300	$ 79,300	$ 79,300
			$ -	$ 13,800	$ 13,800	$ 13,800	$ 13,800	$ 13,800
			$ -	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*
			$ -	$ 2,160,713	$ 8,316,150	$ 8,513,124	$ 8,714,825	$ 8,921,368
			$ -	**$ 2,160,713**	**$ 8,316,150**	**$ 8,513,124**	**$ 8,714,825**	**$ 8,921,368**

2022	2023	2024	2025	2026	2027	2028	2029
6	**7**	**8**	**9**	**10**	**11**	**12**	**13**
2.40%	2.40%	2.40%	2.40%	2.40%	2.40%	2.40%	2.40%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-
9,023,967	9,240,542	9,462,315	9,689,411	9,921,956	10,160,083	10,403,925	10,653,620
$ 9,023,967	**$ 9,240,542**	**$ 9,462,315**	**$ 9,689,411**	**$ 9,921,956**	**$ 10,160,083**	**$ 10,403,925**	**$ 10,653,620**
9,023,967	*9,240,542*	*9,462,315*	*9,689,411*	*9,921,956*	*10,160,083*	*10,403,925*	*10,653,620*
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800
$ 79,300	$ 79,300	$ 79,300	$ 79,300	$ 79,300	$ 79,300	$ 79,300	$ 79,300
$ 13,800	$ 13,800	$ 13,800	$ 13,800	$ 13,800	$ 13,800	$ 13,800	$ 13,800
$ 108,900	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*
$ 9,132,867	$ 9,349,442	$ 9,571,215	$ 9,798,311	$ 10,030,856	$ 10,268,983	$ 10,512,825	$ 10,762,520
$ 9,132,867	**$ 9,349,442**	**$ 9,571,215**	**$ 9,798,311**	**$ 10,030,856**	**$ 10,268,983**	**$ 10,512,825**	**$ 10,762,520**

2030	2031	2032	2033	2034
14	**15**	**16**	**17**	**18**
2.40%	2.40%	2.40%	2.40%	2.40%
0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-
10,909,306	11,171,130	11,439,237	11,713,779	11,994,909
$ 10,909,306	**$ 11,171,130**	**$ 11,439,237**	**$ 11,713,779**	**$ 11,994,909**
10,909,306	*11,171,130*	*11,439,237*	*11,713,779*	*11,994,909*
-	-	-	-	-
-	-	-	-	-
$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800
$ 79,300	$ 79,300	$ 79,300	$ 79,300	$ 79,300
$ 13,800	$ 13,800	$ 13,800	$ 13,800	$ 13,800
$ 108,900	*$ 108,900*	*$ 108,900*	*$ 108,900*	*$ 108,900*
$ 11,018,206	$ 11,280,030	$ 11,548,137	$ 11,822,679	$ 12,103,809
$ 11,018,206	**$ 11,280,030**	**$ 11,548,137**	**$ 11,822,679**	**$ 12,103,809**

WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6
Table 4c - Impact of Tax Capture on Taxing Jurisdictions

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs)	Millage Summary: Millage Rate Paid on Non-Homestead/Non-PRE Real Property without any Tax Exemptions			Millage Rate Paid on Commercial Personal Property	Millage Rate Allowed for Capture on Commercial Personal Property	Percent (%) of Millage Rate Captured
		Annual	Not Allowed for Capture	Allowed for Capture (Net)	BP Years: *All Years*	BP Years: *All Years*	BP Years: *All Years*
-	***DELHI CHARTER TOWNSHIP***	-	-	-	-	-	-
-	Operating - Delhi Township	4.3094	0.0000	4.3094	4.3094	4.3094	100.00%
-	Fire/EMS	1.5000	0.0000	1.5000	1.5000	1.5000	100.00%
-	Police	1.5000	0.0000	1.5000	1.5000	1.5000	100.00%
-	*Subtotal of Local Government Unit (LGU) Millages and Tax Capture: Annual*	*7.3094*	***0.0000***	***7.3094***	*7.3094*	*7.3094*	
-	*Local Government Unit (LGU) Tax Capture: Cumulative*						
-	***INGHAM COUNTY***	-	-	-	-	-	-
-	County Operating - General Operations & Indigent Veterans Support	6.3842	0.0000	6.3842	6.3842	6.3842	100.00%
-	Potter Park Zoo & Potter Park	0.4100	0.0000	0.4100	0.4100	0.4100	100.00%
-	Public Transportation	0.1200	0.0000	0.1200	0.1200	0.1200	100.00%
-	Special Transportation	0.4800	0.0000	0.4800	0.4800	0.4800	100.00%
-	911 System - Emergency Telephone Services	0.8431	0.0000	0.8431	0.8431	0.8431	100.00%
-	Juvenile Justice	0.6000	0.0000	0.6000	0.6000	0.6000	100.00%
-	Farmland/ Open Space Preservation	0.1400	0.0000	0.1400	0.1400	0.1400	100.00%
-	Health Care Services	0.3500	0.0000	0.3500	0.3500	0.3500	100.00%
-	Parks/Trails	0.5000	0.0000	0.5000	0.5000	0.5000	100.00%
-	**Capital Region Airport Authority - CRAA**	0.6990	0.0000	0.6990	0.6990	0.6990	100.00%
-	**Capital Area Transportation Authority - CATA**	3.0070	0.0000	3.0070	3.0070	3.0070	100.00%
-	***LIBRARY***	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	0.0000	1.5600	1.5600	1.5600	100.00%
-	***INTERMEDIATE SCHOOL DISTRICTS (ISD)***	-	-	-	-	-	-
-	RESA Operating	0.1894	0.0000	0.1894	0.1894	0.1894	100.00%
-	RESA Special Education	4.5062	0.0000	4.5062	4.5062	4.5062	100.00%
-	RESA Vocational Education	1.2925	0.0000	1.2925	1.2925	1.2925	100.00%
-	***COMMUNITY COLLEGE***	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	3.8072	3.8072	100.00%
-	***LOCAL SCHOOL MILLAGES: excludes State School millages***	-	-	-	-	-	-
-	Holt School District Debt (District #33070)	10.0000	**10.0000**	0.0000	10.0000	0.0000	**0.00%**
-	*Subtotal of Non-LGU Local Millages and Tax Capture: Annual*	*34.8886*	***10.0000***	***24.8886***	*34.8886*	*24.8886*	
-	*Non-LGU Local Tax Capture: Cumulative*						
-	**Total Local Tax Capture: Annual**	**42.1980**	**10.0000**	**32.1980**	**42.1980**	**32.1980**	
-	***Total Local Tax Capture: Cumulative***						
-	***STATE SCHOOL MILLAGES: excludes Local School millages***	-	-	-	-	-	-
-	State Education Tax - SET	6.0000	**6.0000**	0.0000	6.0000	0.0000	0.00%
-	Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property.	18.0000	**18.0000**	0.0000	6.0000	0.0000	0.00%
-	**Total State & Local School Tax Capture: Annual**	**24.0000**	**24.0000**	**0.0000**	**12.0000**	**0.0000**	
-	***Total State & Local School Tax Capture: Cumulative***						
-	**TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL**	**66.1980**	**34.0000**	**32.1980**	**54.1980**	**32.1980**	
-	***TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE***						
-	Percentage of Local Millages/Taxes Available & Captured	63.75%	-	100.00%	-	-	
-	Percentage of State & Local School Millages/Taxes Available & Captured	36.25%	-	0.00%	-	-	

Notes:

1 Unless otherwise noted, the most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Calendar Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BP Year Number	0	1	2	3	4	5	6	7	8	9	10
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 9,311	$ 35,838	$ 36,686	$ 37,556	$ 38,446	$ 39,357	$ 40,290	$ 41,246	$ 42,225	$ 43,227
	$ 0	$ 3,241	$ 12,474	$ 12,770	$ 13,072	$ 13,382	$ 13,699	$ 14,024	$ 14,357	$ 14,697	$ 15,046
	$ 0	$ 3,241	$ 12,474	$ 12,770	$ 13,072	$ 13,382	$ 13,699	$ 14,024	$ 14,357	$ 14,697	$ 15,046
	$ 0	*$ 15,794*	*$ 60,786*	*$ 62,226*	*$ 63,700*	*$ 65,210*	*$ 66,756*	*$ 68,339*	*$ 69,960*	*$ 71,620*	*$ 73,320*
	$ 0	*$ 15,794*	*$ 76,580*	*$ 138,805*	*$ 202,506*	*$ 267,715*	*$ 334,471*	*$ 402,810*	*$ 472,770*	*$ 544,390*	*$ 617,709*
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 13,794	$ 53,092	$ 54,349	$ 55,637	$ 56,956	$ 58,306	$ 59,689	$ 61,105	$ 62,554	$ 64,039
	$ 0	$ 886	$ 3,410	$ 3,490	$ 3,573	$ 3,658	$ 3,744	$ 3,833	$ 3,924	$ 4,017	$ 4,113
	$ 0	$ 259	$ 998	$ 1,022	$ 1,046	$ 1,071	$ 1,096	$ 1,122	$ 1,149	$ 1,176	$ 1,204
	$ 0	$ 1,037	$ 3,992	$ 4,086	$ 4,183	$ 4,282	$ 4,384	$ 4,488	$ 4,594	$ 4,703	$ 4,815
	$ 0	$ 1,822	$ 7,011	$ 7,177	$ 7,347	$ 7,522	$ 7,700	$ 7,883	$ 8,069	$ 8,261	$ 8,457
	$ 0	$ 1,296	$ 4,990	$ 5,108	$ 5,229	$ 5,353	$ 5,480	$ 5,610	$ 5,743	$ 5,879	$ 6,019
	$ 0	$ 302	$ 1,164	$ 1,192	$ 1,220	$ 1,249	$ 1,279	$ 1,309	$ 1,340	$ 1,372	$ 1,404
	$ 0	$ 756	$ 2,911	$ 2,980	$ 3,050	$ 3,122	$ 3,197	$ 3,272	$ 3,350	$ 3,429	$ 3,511
	$ 0	$ 1,080	$ 4,158	$ 4,257	$ 4,357	$ 4,461	$ 4,566	$ 4,675	$ 4,786	$ 4,899	$ 5,015
	$ 0	$ 1,510	$ 5,813	$ 5,951	$ 6,092	$ 6,236	$ 6,384	$ 6,535	$ 6,690	$ 6,849	$ 7,012
	$ 0	$ 6,497	$ 25,007	$ 25,599	$ 26,205	$ 26,827	$ 27,463	$ 28,114	$ 28,781	$ 29,464	$ 30,163
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 3,371	$ 12,973	$ 13,280	$ 13,595	$ 13,917	$ 14,247	$ 14,585	$ 14,931	$ 15,285	$ 15,648
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 409	$ 1,575	$ 1,612	$ 1,651	$ 1,690	$ 1,730	$ 1,771	$ 1,813	$ 1,856	$ 1,900
	$ 0	$ 9,737	$ 37,474	$ 38,362	$ 39,271	$ 40,201	$ 41,155	$ 42,130	$ 43,130	$ 44,153	$ 45,201
	$ 0	$ 2,793	$ 10,749	$ 11,003	$ 11,264	$ 11,531	$ 11,804	$ 12,084	$ 12,371	$ 12,664	$ 12,965
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 8,226	$ 31,661	$ 32,411	$ 33,179	$ 33,965	$ 34,771	$ 35,595	$ 36,440	$ 37,304	$ 38,189
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
	$ 0	*$ 53,777*	*$ 206,977*	*$ 211,880*	*$ 216,900*	*$ 222,040*	*$ 227,304*	*$ 232,695*	*$ 238,214*	*$ 243,866*	*$ 249,654*
	$ 0	*$ 53,777*	*$ 260,754*	*$ 472,634*	*$ 689,534*	*$ 911,574*	*$ 1,138,879*	*$ 1,371,573*	*$ 1,609,787*	*$ 1,853,653*	*$ 2,103,307*
	$ 0	**$ 69,571**	**$ 267,763**	**$ 274,106**	**$ 280,600**	**$ 287,250**	**$ 294,060**	**$ 301,033**	**$ 308,174**	**$ 315,486**	**$ 322,974**
	$ 0	***$ 69,571***	***$ 337,334***	***$ 611,440***	***$ 892,040***	***$ 1,179,290***	***$ 1,473,350***	***$ 1,774,383***	***$ 2,082,557***	***$ 2,398,043***	***$ 2,721,017***
-	-	-	-	-	-	-	-	-	-	-	-
	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
	$ 0	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
	$ 0	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***
	$ 0	**$ 69,571**	**$ 267,763**	**$ 274,106**	**$ 280,600**	**$ 287,250**	**$ 294,060**	**$ 301,033**	**$ 308,174**	**$ 315,486**	**$ 322,974**
	$ 0	***$ 69,571***	***$ 337,334***	***$ 611,440***	***$ 892,040***	***$ 1,179,290***	***$ 1,473,350***	***$ 1,774,383***	***$ 2,082,557***	***$ 2,398,043***	***$ 2,721,017***
	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

2027	2028	2029	2030	2031	2032	2033	2034	Total Tax Capture During Brownfield Plan Tax Capture Period
11	12	13	14	15	16	17	18	
-	-	-	-	-	-	-	-	-
$ 44,253	$ 45,304	$ 46,380	$ 47,482	$ 48,610	$ 49,766	$ 50,949	$ 52,160	**$ 749,086**
$ 15,403	$ 15,769	$ 16,144	$ 16,527	$ 16,920	$ 17,322	$ 17,734	$ 18,156	**$ 260,739**
$ 15,403	$ 15,769	$ 16,144	$ 16,527	$ 16,920	$ 17,322	$ 17,734	$ 18,156	**$ 260,739**
$ 75,060	*$ 76,842*	*$ 78,668*	*$ 80,536*	*$ 82,450*	*$ 84,410*	*$ 86,417*	*$ 88,472*	**$ 1,270,564**
$ 692,769	*$ 769,612*	*$ 848,279*	*$ 928,816*	*$ 1,011,266*	*$ 1,095,676*	*$ 1,182,093*	*$ 1,270,564*	-
-	-	-	-	-	-	-	-	-
$ 65,559	$ 67,116	$ 68,710	$ 70,342	$ 72,014	$ 73,726	$ 75,478	$ 77,273	**$ 1,109,740**
$ 4,210	$ 4,310	$ 4,413	$ 4,517	$ 4,625	$ 4,735	$ 4,847	$ 4,963	**$ 71,269**
$ 1,232	$ 1,262	$ 1,292	$ 1,322	$ 1,354	$ 1,386	$ 1,419	$ 1,452	**$ 20,859**
$ 4,929	$ 5,046	$ 5,166	$ 5,289	$ 5,414	$ 5,543	$ 5,675	$ 5,810	**$ 83,437**
$ 8,658	$ 8,863	$ 9,074	$ 9,289	$ 9,510	$ 9,736	$ 9,968	$ 10,205	**$ 146,553**
$ 6,161	$ 6,308	$ 6,458	$ 6,611	$ 6,768	$ 6,929	$ 7,094	$ 7,262	**$ 104,296**
$ 1,438	$ 1,472	$ 1,507	$ 1,543	$ 1,579	$ 1,617	$ 1,655	$ 1,695	**$ 24,336**
$ 3,594	$ 3,679	$ 3,767	$ 3,856	$ 3,948	$ 4,042	$ 4,138	$ 4,236	**$ 60,839**
$ 5,134	$ 5,256	$ 5,381	$ 5,509	$ 5,640	$ 5,774	$ 5,911	$ 6,052	**$ 86,913**
$ 7,178	$ 7,348	$ 7,523	$ 7,702	$ 7,885	$ 8,072	$ 8,264	$ 8,461	**$ 121,504**
$ 30,879	$ 31,612	$ 32,363	$ 33,132	$ 33,919	$ 34,725	$ 35,551	$ 36,396	**$ 522,695**
-	-	-	-	-	-	-	-	**$ 0**
$ 16,020	$ 16,400	$ 16,790	$ 17,188	$ 17,597	$ 18,015	$ 18,443	$ 18,882	**$ 271,169**
-	-	-	-	-	-	-	-	**$ 0**
$ 1,945	$ 1,991	$ 2,038	$ 2,087	$ 2,136	$ 2,187	$ 2,239	$ 2,292	**$ 32,923**
$ 46,274	$ 47,373	$ 48,498	$ 49,650	$ 50,830	$ 52,038	$ 53,275	$ 54,542	**$ 783,295**
$ 13,273	$ 13,588	$ 13,911	$ 14,241	$ 14,579	$ 14,926	$ 15,281	$ 15,644	**$ 224,670**
-	-	-	-	-	-	-	-	**$ 0**
$ 39,096	$ 40,024	$ 40,975	$ 41,949	$ 42,945	$ 43,966	$ 45,011	$ 46,082	**$ 661,791**
-	-	-	-	-	-	-	-	**$ 0**
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
$ 255,581	*$ 261,650*	*$ 267,864*	*$ 274,228*	*$ 280,744*	*$ 287,417*	*$ 294,250*	*$ 301,247*	**$ 4,326,287**
$ 2,358,888	*$ 2,620,538*	*$ 2,888,402*	*$ 3,162,629*	*$ 3,443,374*	*$ 3,730,790*	*$ 4,025,040*	*$ 4,326,287*	-
$ 330,641	**$ 338,492**	**$ 346,532**	**$ 354,764**	**$ 363,194**	**$ 371,827**	**$ 380,667**	**$ 389,718**	**$ 5,596,851**
$ 3,051,657	***$ 3,390,149***	***$ 3,736,681***	***$ 4,091,445***	***$ 4,454,640***	***$ 4,826,466***	***$ 5,207,133***	***$ 5,596,851***	-
-	-	-	-	-	-	-	-	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
$ 0	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
$ 0	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	-
$ 330,641	**$ 338,492**	**$ 346,532**	**$ 354,764**	**$ 363,194**	**$ 371,827**	**$ 380,667**	**$ 389,718**	**$ 5,596,851**
$ 3,051,657	***$ 3,390,149***	***$ 3,736,681***	***$ 4,091,445***	***$ 4,454,640***	***$ 4,826,466***	***$ 5,207,133***	***$ 5,596,851***	-
100%	100%	100%	100%	100%	100%	100%	100%	-
0%	0%	0%	0%	0%	0%	0%	0%	-

WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6

Table 4d - Reimbursement of Eligible Activities & Disbursements [1]

Notes	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF		
-	**State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable)**		
	- Estimated State Education Tax (SET) Captured		
-	Reimbursement of Local Brownfield Redevelopment Authority Administrative & Operating Expenses	$ 25,000	of Local Tax Capture per year during Brownfield Plan.
-		0.00%	of Local Tax Capture thereafter.
-	**Local Brownfield Redevelopment Authority Site Remediation Revolving Fund (LSRRF)** [3]	0.00%	of Local Tax Capture during Brownfield Plan reimbursement to Developer. [3]
-		100.00%	of Local Tax Capture thereafter.
-	Note: The LSRRF may capture Local Tax Increment for not more than 5 years after the time that tax capture is required to reimburse all Eligible Activities.	LSRRF is allowed to capture an amount of Local Tax Increment up to:	$ 1,860,171
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement		
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement		

Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized [2] 2015	2016	2017
-	**Environmental Activities: Michigan Department of Environmental Quality (MDEQ)**			
-	Local Tax Increment Reimbursement	$ -	$ 611,757	$ -
-	State & Local School Tax Increment Reimbursement (LSO & SET)	$ -	$ -	$ -
-	**TOTAL MDEQ REIMBURSEMENT (Eligible Costs)**	$ 0	$ 611,757	$ 0
-	Cumulative Reimbursement: MDEQ			
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes			
-	Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET			
-	**Non-Environmental Activities: Brownfield Redevelopment Authority (BRA) & Michigan Strategic Fund (MSF)**			
-	Local Tax Increment Reimbursement	$ -	$ 2,582,589	$ -
-	State & Local School Tax Increment Reimbursement (LSO & SET)	$ -	$ -	$ -
-	**TOTAL BRA & MSF REIMBURSEMENT (Eligible Costs)**	$ 0	$ 2,582,589	$ 0
-	Cumulative Reimbursement: BRDA & MSF			
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes			
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET			
-	**TOTAL ANNUAL REIMBURSEMENT: BRA, MDEQ & MSF (Eligible Costs)**	$ 0	$ 3,194,346	$ 0
-	**TOTAL CUMULATIVE REIMBURSEMENT: BRA, MDEQ & MSF (Eligible Costs)**			
-	***Remaining Unreimbursed Balance***			
-	***Surplus Revenue from Local Tax Increment =***			
-	***Surplus Revenue from State and Local School Tax Increment =***			

Notes:

1 Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed.

2 The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds (if applicable), etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

3 The Brownfield Plan prioritizes reimbursement in the first year of capture of $21,035 into the LSRRF for use of an Environmental Protection Agency (EPA) grant fund that the Lansing Regional Brownfield Coalition (LRBC) contributed to the project. After the Developer is fully reimbursed, the local unit of government's LSRRF will capture the remaining balance available over a five-year period at the end of the Brownfield Plan.

Totals		Calendar Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
		BP Year Number	0	1	2	3	4	5	6	7	8
$ 0			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 325,000		Annual:	$ -	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
		Cumulative:	$ 0	$ 25,000	$ 50,000	$ 75,000	$ 100,000	$ 125,000	$ 150,000	$ 175,000	$ 200,000
$ 1,860,171		Annual:	$ -	$ 21,035	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Cumulative:	$ 0	$ 21,035	$ 21,035	$ 21,035	$ 21,035	$ 21,035	$ 21,035	$ 21,035	$ 21,035
			$ 0	$ 23,536	$ 242,763	$ 249,106	$ 255,600	$ 262,250	$ 269,060	$ 276,033	$ 283,174
			$ 0	$ 23,536	$ 266,299	$ 515,405	$ 771,005	$ 1,033,255	$ 1,302,315	$ 1,578,348	$ 1,861,522

Totals		Year of Tax Capture [2]	2016	2017	2018	2019	2020	2021	2022	2023	2024
$ 611,757			$ 0	$ 23,536	$ 242,763	$ 249,106	$ 96,352	$ 0	$ 0	$ 0	$ 0
$ 0			$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 611,757			$ 0	$ 23,536	$ 242,763	$ 249,106	$ 96,352	$ 0	$ 0	$ 0	$ 0
			$ 0	$ 23,536	$ 266,299	$ 515,405	$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757
				$ 588,221	$ 345,458	$ 96,352	$ 0	$ 0	$ 0	$ 0	$ 0
				$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 2,582,589			$ 0	$ 0	$ 0	$ 0	$ 159,248	$ 262,250	$ 269,060	$ 276,033	$ 283,174
$ 0			$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 2,582,589			$ 0	$ 0	$ 0	$ 0	$ 159,248	$ 262,250	$ 269,060	$ 276,033	$ 283,174
			$ 0	$ 0	$ 0	$ 0	$ 159,248	$ 421,498	$ 690,558	$ 966,591	$ 1,249,765
				$ 2,582,589	$ 2,582,589	$ 2,582,589	$ 2,423,341	$ 2,161,091	$ 1,892,031	$ 1,615,997	$ 1,332,823
				$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 3,194,346			**$ 0**	**$ 23,536**	**$ 242,763**	**$ 249,106**	**$ 255,600**	**$ 262,250**	**$ 269,060**	**$ 276,033**	**$ 283,174**
			$ 0	$ 23,536	$ 266,299	$ 515,405	$ 771,005	$ 1,033,255	$ 1,302,315	$ 1,578,348	$ 1,861,522
			$ 0	***$ 3,170,810***	***$ 2,928,047***	***$ 2,678,941***	***$ 2,423,341***	***$ 2,161,091***	***$ 1,892,031***	***$ 1,615,997***	***$ 1,332,823***
			$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
			$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*

Capture Period Ends for Developer Reimbursement

Capture Period Ends for Reimbursement to LSRRF

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
9	10	11	12	13	14	15	16	17	18	-
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ 325,000
$ 225,000	$ 250,000	$ 275,000	$ 300,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000	-
$ -	$ -	$ -	$ -	$ 196,300	$ 354,764	$ 363,194	$ 371,827	$ 380,667	$ 172,383	$ 1,860,171
$ 21,035	$ 21,035	$ 21,035	$ 21,035	$ 217,335	$ 572,100	$ 935,294	$ 1,307,121	$ 1,687,787	$ 1,860,171	-
$ 290,486	$ 297,974	$ 305,641	$ 313,492	$ 125,231	$ 0	$ 0	$ 0	$ 0	$ 217,335	$ 3,411,681
$ 2,152,008	$ 2,449,982	$ 2,755,622	$ 3,069,114	$ 3,194,346	$ 3,194,346	$ 3,194,346	$ 3,194,346	$ 3,194,346	$ 3,411,681	-
2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Totals
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 611,757
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 611,757
$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757	$ 611,757	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 290,486	$ 297,974	$ 305,641	$ 313,492	$ 125,231	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,582,589
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 290,486	$ 297,974	$ 305,641	$ 313,492	$ 125,231	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,582,589
$ 1,540,251	$ 1,838,225	$ 2,143,865	$ 2,457,357	$ 2,582,589	$ 2,582,589	$ 2,582,589	$ 2,582,589	$ 2,582,589	$ 2,582,589	-
$ 1,042,337	$ 744,364	$ 438,723	$ 125,231	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 290,486	$ 297,974	$ 305,641	$ 313,492	$ 125,231	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,194,346
$ 2,152,008	$ 2,449,982	$ 2,755,622	$ 3,069,114	$ 3,194,346	$ 3,194,346	$ 3,194,346	$ 3,194,346	$ 3,194,346	$ 3,194,346	-
$ 1,042,337	$ 744,364	$ 438,723	$ 125,231	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 217,335	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-

Capture Period Ends for Developer Reimbursement

Capture Period Ends for Reimbursement to LSRRF

ATTACHMENT 2

MEMO

FOSTER SWIFT
FOSTER SWIFT COLLINS & SMITH PC || ATTORNEYS

Confidential & Privileged

TO: **Howard Haas and Delhi Charter Township Board of Trustees**

FROM: **Charles (Chuck) Barbieri**

DATE: **April 13, 2016**

RE: **REQUEST TO SET PUBLIC HEARING ON PROPOSED BROWNFIELD PLAN #6**

A. OVERVIEW

Scott Wieland on behalf of Willoughby Estates I, LLC and Willoughby Estates II, LLC (together the "Developer") is requesting that the Township approve Brownfield Plan #6 for the redevelopment of 4184 and 4136 Willoughby Road in the Township. The Brownfield Plan should stimulate the acquisition of the property, which is now owned by the Township's Downtown Development Authority ("DDA"), and construction of 243 apartments, 8 townhouses and 18 cottage style home rentals. Altogether, the Developer anticipates $35.5 million in total future investment into this project.

The Plan as drafted and attached provides a preliminary evaluation of (1) proposed eligible activities that the Developer would like to have reimbursed through tax increment financing under Michigan's Brownfield Statute and (2) the potential tax increments that are currently expected to be realized and recaptured for the redevelopment. The plan, if adopted and implemented, would not only reimburse the Developer for eligible cost but also allow the Township and its Brownfield Redevelopment Authority ("BRA") to cover administrative expenses and reap the benefit of tax recapture after eligible activities have been reimbursed for deposit into the BRA's local site remediation revolving fund ("LSRRF"). The LSRRF monies would be available for the BRA to cover eligible activities for other potential Brownfield projects in the future.

B. ANALYSIS

1. Suitability of Project

The Brownfield Redevelopment Financing Act authorizes the creation of brownfield redevelopment plans that would allow recapture of tax increments that are realized from a potential development to reimburse a Developer for the cost of eligible environmental and non-environmental activities on eligible properties. MCL 125.2663. In this instance, the proposed site of brownfield activity at 4184 and 4136 Willoughby Road in the Township should qualify as an eligible property because it is a facility which has both soil and groundwater contamination. Eligible properties include properties that constitute a "facility," which is essentially any site having contamination above residential criteria. MCL § 125.2652(n).

Presently, the Developer has identified several eligible activities for which it intends to seek reimbursement, including baseline environmental assessment activities, due care activities, additional response activities and demolition activities. A breakdown of those projected expenses are contained in the draft Brownfield Plan.

As currently projected, the brownfield redevelopment will result in post-development taxable value of about $8.2 million, although it may be more. Over the life of the project, which is now estimated to be about 18 years, about $5.3 million may be recaptured. In addition to the reimbursement of about $3.1 Million of eligible activities during the duration of the Plan, about $325,000 is currently estimated to be reimbursed as administrative expenses to the BRA, and about $1.86 million will be recaptured after the eligible expenses are covered to be placed into the LSRRF. In fact, the LSRRF should receive an initial boost of approximately $21,000 when the tax recapture begins in about two years as a result of the Lansing Economic Area Partnership ("LEAP") specifying that a brownfield loan repayment is to be made to the BRA's LSRRF instead of LEAP.

We would note that the Developer only seeks to recapture incremental taxes from local taxing sources, and not from state taxing sources. We would note, however, that the intermediate school district taxes are not considered state school taxing amounts for purposes of the Plan recapture based on definitions in the brownfield statute.

2. Approval Steps and Proposed Schedule

To facilitate this project, the Township Board must conduct a hearing which needs to be posted and sent to the taxing jurisdictions informing them of the Brownfield Plan. (We attach the proposed hearing notice and intended letter for the taxing jurisdictions). Such notice must be given at least 10 days before the hearing by the Township Board. The Township Board has discretion following the public hearing to adopt a resolution approving the plan if the Township Board is comfortable in doing so later at the same meeting when the public hearing is planned.

Currently, the Developer is hoping that the hearing can be conducted on May 4, 2016 and that the Board following the hearing will approve the Brownfield Plan. Prior to that time, the BRA will meet on April 26, 2016, at which time it is expected that it will review and approve a recommendation for Brownfield Plan #6.

As part of the ultimate arrangement to facilitate this proposed action, the BRA and the DDA likely will need to sign an inter-local agreement allowing for the BRA to recapture amounts it is entitled to recapture while the Brownfield Plan is in effect. This would avoid the conflict that might otherwise result because of the DDA's current entitlement to recapture taxes when paid. In addition, a brownfield reimbursement agreement will need to be executed between the BRA and the Developer to set up a process for reviewing and reimbursing eligible costs.

C. CONCLUSION

I hope that this outline of the Brownfield Plan as it is now proposed and the steps necessary to implement the Plan will assist the Township Board in understanding the project and deciding whether to schedule a public hearing.

I will be happy to address questions and comments on this legal memorandum at the time of the Board's meeting on April 19, 2016.

:ldh

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ATTACHMENT 3

DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY
RESOLUTION NO. 2016-001

At a regular meeting of the Delhi Charter Township Brownfield Redevelopment Authority, held in the Community Services Center, 2074 North Aurelius, Holt, Michigan 48842 on the 26th day of April, 2016, at 7:58 p.m.

PRESENT: Harry Ammon, Kim Cosgrove, C.J. Davis, David Leighton, Tonia Olson

ABSENT: Tim Fauser, Brian Houser, Steven L. Marvin, Nanette Miller

The following resolution was offered by Olson and supported by Cosgrove:

WHEREAS, the Delhi Charter Township Brownfield Redevelopment Authority ("Brownfield Authority") has received and reviewed the Brownfield Plan #6 for the proposed redevelopment of 4136 and 4184 Willoughby Road, as attached.

WHEREAS, the Brownfield Authority desires to recommend the adoption of the Brownfield Plan #6 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 adopt the Brownfield Plan #6, in accordance with the attached Plan.

2. The Brownfield Authority submits that the Brownfield Plan #6 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: Ammon, Cosgrove, Davis, Leighton, Olson

NAYS: None

ABSTAIN: None

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

Dated: April 27, 2016

Nanette Miller

Nanette Miller, Secretary
Brownfield Redevelopment Authority