

City of Hastings Michigan

(269) 945-2468 FAX (269) 948-9544 201 E. State Street 49058

Regular Council Meeting October 14, 2024 Executive Summary

ltem #	Summary
9A-B	Description : Items for Action by Unanimous Consent Recommended Action : Motion to approve the consent agenda as presented.
10A	Description : Brownfield Plan Amedment Recommended Action : Motion to adopt Resolution 2024-27 approving an amendment to the 2008 Brownfield Plan.
10B	Description: Commercial Rehabilitation Exemption Certificate Application Recommended Action : Motion to adopt Resolution 2024-28 approving the Commercial Rehabilitation Exemption Certificate Application from 420 E. Mills LLC for properties located at 328 E. Mill Street and 420 E. Mill Street.

COUNTY OF BARRY, STATE OF MICHIGAN

City Council Agenda October 14, 2024

- 1. Regular meeting called to order at 7:00 PM
- 2. Roll call

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- 3. Pledge to the flag
- 4. Approval of the agenda
- * 5. Approval of the minutes of the September 23, 2024, regular meeting.
 - A. Approval of the corrected minutes of the September 9, 2024, regular meeting.
- $\sqrt{}$ 6. Public Hearings:
 - A. Public Hearing to hear comments and consider granting a Commercial Rehabilitation Exemption Certificate for 420 E. Mills, LLC, for the properties located at 328 and 420 E. Mill Street, Hastings, MI 49058 (Parcels 08-55-001-001-02 and 08-55-001-001-04).
 - 7. Public Comment
 - 8. Formal Recognitions and Presentations:
 - B. Presentation from Dave Hatfield, Barry County Commissioner.
- $\sqrt{9}$. Items for Action by Unanimous Consent:
 - A. Consider for approval, under direction of staff, St. Rose's request to hold the annual 5K Fun Run to be held on May 3rd, 2025.
- * B. Receive and place on file sixteen (16) invoices totaling **\$467,407.87** as detailed in attachments.
- $\sqrt{10.}$ Items of Business:
 - A. Consider for approval adoption of **Resolution 2024-27**, approving an amendment to the 2008 Brownfield Plan.
 - B. Consider for approval adoption of **Resolution 2024-28**, approving the Commercial Rehabilitation Exemption Certificate Application from 420 E. Mills LLC for properties located at 328 E. Mill Street and 420 E. Mill Street.
 - 11. Staff Presentations and Policy Discussions (None)

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- 12. City Manager Report:
- * A. Public Services Director Tate Monthly Report
- * B. Fire Chief Jordan Monthly Report
- * C. Library Director Hemerling Monthly Report
 - D. Assessor Rashid Monthly Report
- $\sqrt{13}$. Reports and Communications:
- * A. YMCA Updates for the City of Hastings, September 9th, 2024.
 - B. Hastings Public Library Board of Trustees Draft Meeting Minutes October 7th, 2024.
 - C. November 2024 Event Calendar
 - 14. Public Comment:
 - 15. Mayor and Council comment:
 - 16. Adjourn
- * Items with enclosures.
- $\sqrt{}$ Motion under agenda heading requires roll call vote.

Guidelines for Public Comment

Public Comment is welcomed and appreciated. Please follow these simple guidelines to ensure all have an opportunity to be heard.

All comments and questions will be made through the chair. All comments will be made in a courteous and civil manner; profanity and personal attacks will not be tolerated. Please limit the length of your comments to 3 minutes. If you are a member of a group, please appoint a spokesperson to speak on behalf of the group (those speaking on behalf of a group may be provided additional time). Please state your name before offering comment.

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

City Council Minutes September 9, 2024

- 1. Regular meeting called to order at 7:00 PM
- 2. Roll call

Councilmembers Present: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava

Motion by Nesbitt, with support from Brehm, to excuse Councilmember Bowers. All ayes. Motion carried.

City Staff and Appointees Present: Perin, Moyer-Cale, King, Tate, Kelly, and Jordan.

- 3. Pledge to the flag
- 4. Approval of the agenda

Motion by McLean, with support from Jarvis, to approve the agenda as present. All ayes. Motion carried.

5. Approval of the minutes of August 26, 2024 regular meeting

Comment from Brehm for correction of City Staff member Boulter's name spelling on minutes.

Motion by Stenzelbarton, with support from Jarvis, to approve the minutes of the August 26, 2024, regular meeting, with correction.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Absent: Bowers. Motion carried.

- 6. Public Hearings: (None)
- 7. Public Comment (None)
- 8. Formal Recognitions and Presentations:

A. Presentation from Dave Hatfield, Barry County Commissioner.

Comment by Stenzelbarton.

- 9. Items for Action by Unanimous Consent:
 - A. Consider the request for permission from Pavement Ends, Inc. to hold the Barry Roubaix Fall Fondo Fundraising cycling event on Sunday, October 6, 2024 from 9:00 AM to 6:00 PM at Fish Hatchery Park.

Motion by Resseguie, with support from McLean, to approve request for permission from Pavement Ends, Inc. to hold the Barry Roubaix Fall Fondo Fundraising cycling event on Sunday, October 6, 2024 from 9:00 AM to 6:00 PM at Fish Hatchery Park.

Comments by Jarvis, and King.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Absent: Bowers. Motion carried.

- 10. Items of Business.
 - A. Consider for approval the Mayor and City Clerk to sign a listing agreement extension from September 12, 2024 to December 31, 2024 with Miller Real Estate for city-owned vacant industrial property containing 8.6 acres and located on Star School Road north of Enterprise Drive.

Motion by Barlow, with support by Brehm, to approve the Mayor and City Clerk to sign a listing agreement extension from September 12, 2024 to December 31, 2024 with Miller Real Estate for city-owned vacant industrial property containing 8.6 acres and located on Star School Road north of Enterprise Drive.

Comments by Jarvis, Stenzelbarton, King, and Moyer-Cale.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Absent: Bowers. Motion Carried.

B. Consider for approval the airport management contract with Lucci Distributing effective October 1, 2024 through October 2, 2027 as presented.

Motion by Resseguie, with support from Jarvis, to approve the airport management contract with Lucci Distributing effective October 1, 2024 through October 2, 2027 as presented.

Comments by Resseguie, Moyer-Cale, and Tossava.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. C. Consider for approval R&H Tractor Services LLC's proposal to demolish the site at 133 E. State Street (Old Vinnie's Site) for the price of **\$14,300**.

Motion by Barlow, with support from Nesbitt, to approve R&H Tractor Services LLC's proposal to demolish the site at 133 E. State Street (Old Vinnie's Site) for the price of **\$14,300**.

Comments by Nesbitt, and Moyer-Cale.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Absent: Bowers. Motion carried.

D. Consider for approval the submission of an urban and community forestry grant application to the MDNR for a public tree inventory with a match of **\$12,500**.

Motion by Resseguie, with support from Jarvis, to approve the submission of an urban and community forestry grant application to the MDNR for a public tree inventory with a match of **\$12,500**.

Comments by Jarvis, Tate, Moyer-Cale, and Tossava.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, and Tossava. Nays: Stenzelbarton. Absent: Bowers. Motion carried.

E. Consider for awarding the City Tree Planting bid from County Line Nurseries, Inc. for **\$12,730**.

Motion by McLean, with support from Nesbitt, to award the City Tree Planting bid from County Line Nurseries, Inc. for **\$12,730**.

Comments by McLean, Nesbitt, Tate, Moyer-Cale, and Tossava.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Absent: Bowers. Motion carried.

- 11. Staff Presentations and Policy Discussions (None)
- 12. City Manager Report:

City Manager Moyer-Cale addressed council.

Comments by Jarvis, Stenzelbarton, Moyer-Cale, and Tossava.

Update from Deputy Police Chief Kelly on status of Chief Boulter.

- A. Public Services Director Tate Monthly Report.
- B. Fire Chief Jordan Monthly Report.

Comment by Jordan.

- C. Assessor Rashid Monthly Report.
- 13. Reports and Communications:
 - A. September 2024 Calendar.

Motion by Stenzelbarton, with support from Brehm, to accept to place on file September 2024 calendar. All ayes. Motion carried.

- 14. Public Comments: (None)
- 15. Mayor and Council comments:

Comment from Tossava.

16. Adjourn:

Motion by McLean, with support from Stenzelbarton, to adjourn at 7:42 PM. All ayes. Motion carried.

Read and Approved:

David J. Tossava, Mayor

Linda Perin, City Clerk

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

City Council Minutes September 23, 2024

- 1. Regular meeting called to order at 7:00 PM
- 2. Roll call

Councilmembers Present: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava.

City Staff and Appointees Present: Moyer-Cale, Hemerling, Jordan, Kelly, King, Perin, and Tate.

- 3. Pledge to the flag
- 4. Approval of the agenda

Motion by Brehm, with support from McLean, to approve the agenda as present. All ayes. Motion Carried.

5. Approval of the minutes of September 9, 2024 regular meeting

Comment from Perin to table approval of minutes until they can be reviewed and brought back to next meeting for approval.

- 6. Public Hearings: (None)
- 7. Public Comment: (None)
- 8. Formal Recognitions and Presentations:
 - A. Presentation from Dave Hatfield, Barry County Commissioner. (Absent)
 - B. Presentation from Gino Lucci, Hastings City/Barry County Airport Manager.

Comments from Bowers.

- 9. Items for Action by Unanimous Consent:
 - A. Consider for approval the Hastings Student Council's request to conduct the annual homecoming parade on City streets located near Hastings High School from 5:30pm to 6:00pm on Friday, September 27th, 2024.

Motion by Barlow, with support from Jarvis, to approve the Hastings Student Council's request to conduct the annual homecoming parade on City streets located near Hastings High School from 5:30pm to 6:00pm on Friday, September 27th, 2024. Comments from Justine Kramer, Hastings High School Student Council Advisor, and Tossava.

Ayes: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Motion carried.

B. Consider for approval the closure of a portion of Green Street on Thursday, October 31st, 2024, for Halloween Trick-or-Treating from 4:45pm until 8:00pm.

Motion from Stenzelbarton, with support from Brehm, to approve the closure of a portion of Green Street on Thursday, October 31st, 2024, for Halloween Trick-or-Treating from 4:45pm until 8:00pm

Comments from Stenzelbarton, and Kelly.

Ayes: Barlow, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: Bowers.

Motion carried.

C. Consider for approval the motion to cast a ballot for Thad Beard and Dan Swallow to serve three (3)-year terms on the MML Liability & Property Pool Board.

Motion by Stenzelbarton, with support from Resseguie, to approve the motion to cast a ballot for Thad Beard and Dan Swallow to serve three (3)-year terms on the MML Liability & Property Pool Board.

Ayes: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Motion carried.

D. Consider for approval receipt and placement on file six (6) invoices totaling **\$137,170.64** as detailed in attachments.

Motion by Barlow, with support from McLean, to approve receipt and placement on file six (6) invoices totalling **\$137,170.64** as detailed in attachments.

Ayes: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Motion carried.

- 10. Items of Business.
 - A. Consider for approval the purchase of a new U.S. Cargo trailer from USA Trailer Sales of Wayland in the amount of **\$10,824.00**.

Motion by Nesbitt, with support from Brehm, to approve the purchase of a new U.S. Cargo trailer from USA Trailer Sales of Wayland in the amount of **\$10,824.00**.

Comments from Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, Kelly, Moyer-Cale, and Tossava.

Motion by Jarvis, with support by McLean, to table U.S. Cargo trailer purchase until Deputy Chief Kelly gathers further information.

Ayes: Barlow, Bowers. Brehm, Jarvis, McLean, Nesbitt, Stenzelbarton, and Tossava. Nays: Resseguie. Motion to table carried.

B. Consider for approval scheduling a public hearing at 7:00pm, October 14th, 2024, during the Council meeting, to review and consider a Commercial Rehabilitation Exemption Certificate application from 420 E. Mills, LLC, for properties located at 328 and 420 E. Mill Street.

Motion by McLean, with support from Resseguie, to schedule a public hearing at 7:00pm, October 14th, 2024, during the Council meeting, to review and consider a Commercial Rehabilitation Exemption Certificate application from 420 E. Mills, LLC, for properties located at 328 and 420 E. Mill Street.

Comments from Jarvis, and Moyer-Cale.

Ayes: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Motion carried.

C. Consider for scheduling a workshop at 6:00pm, October 14th, 2024, to allow City Attorney Jessica Wood to provide background information on Brownfield Plans and Commercial Rehabilitation Exemption incentives.

Motion by McLean, with support from Barlow, to schedule a workshop at 6:00pm, October 14th, 2024, to allow City Attorney Jessica Wood to provide background information on Brownfield Plans and Commercial Rehabilitation Exemption incentives.

Ayes: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Motion carried.

D. Consider for approval, under direction of staff, the Hastings Downtown Business Team's request to hold Fall Girls Night Out event on Thursday, October 3rd, 2024, from 5:00pm until 8:00pm, close Jefferson Street from State Street to the mid-block alley on Jefferson Street for a musical performance, and adopt **Resolution 2024-26** to stay the necessary ordinances. Motion by McLean, with support from Jarvis, to approve, under direction of staff, the Hastings Downtown Business Team's request to hold Fall Girls Night Out event on Thursday, October 3rd, 2024, from 5:00pm until 8:00pm, close Jefferson Street from State Street to the mid-block alley on Jefferson Street for a musical performance, and adopt **Resolution 2024-26** to stay the necessary ordinances.

Ayes: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, Stenzelbarton, and Tossava. Nays: None. Motion carried.

- 11. Staff Presentations and Policy Discussions (None)
- 12. City Manager Report:

Mayor Exchange Day comments from Moyer-Cale.

Comments from Barlow, and Ressguie.

A. Deputy Police Chief Kelly Monthly Report.

Comments from Stenzelbarton.

- B. City Clerk/Treasurer Perin Monthly Financial Report.
- C. Community Development Director King Monthly Report.

Comments from Stenzelbarton.

D. Library Director Hemerling Monthly Report.

Comments from Bowers.

- 13. Reports and Communications:
 - A. Draft Library Board Meeting Minutes September 9th, 2024.
 - B. October 2024 Calendar.

Motion by Stenzelbarton, with support from Brehm, to approve Draft Library Board Meeting minutes from September 9th, 2024, and October 2024 Calendar.

All ayes. Motion carried.

14. Public Comments:

Comments from Mary Lawry, Hastings Resident.

- A. Public hearing notifications through water bills.
- B. Request for covers for new LED lights.

- C. Reminder where yard signs can be placed.
- 15. Mayor and Council comments:
- 16. Adjourn:

Motion by McLean, with support from Barlow, to adjourn meeting.

All ayes. Motion carried. Meeting adjourned at 7:43pm.

Read and Approved:

David J. Tossava, Mayor

Linda Perin, City Clerk

Summary - City of Hastings Invoices City Council Meeting October 14, 2024

No.	Vendor	Amount	Description (with date paid)		
1	Bonded Chemical Inc.	\$6,158.25	Six (6) Aluminum Sulfate Liquid Totes (9/20/2024)		
2	Wickham Cemetery Care, LLC	\$6,497.92	Foundation Repairs and Stone Resets (9/20/2024)		
3	Wickham Cemetery Care, LLC	\$7,737.50	Cemetery Contract, Full Burial & Cremation (9/20/2024)		
4	Advantage Plumbing & Drain	\$9,786.00	Lead Line Replacements - August 2024 (9/20/2024)		
5	Acker Building Co.	\$9,999.00	Removal & Replace of Roof, Soffit Repair, Window Replace (9/20/2024)		
6	Acker Building Co.	\$9,999.00	Window Replacement for NEP Grant (9/20/2024)		
7	Etna Supply - Grand Rapids	\$143,517.96	7.96 Water Plant DPW Supplies (9/20/2024)		
8	Katerberg VerHage, Inc.	\$152,304.30	4.30 Sitework/Excavation (9/20/2024)		
9	KV Landscapes	\$11,180.00	August 2024 Lawn Maintenance (10/2/2024)		
10	Thornapple Arts Council	\$22,214.00	Programming agreement and reimbursement (10/2/2024)		
11	Bonded Chemical Inc.	\$6,158.25	Six (6) Aluminum Sulfate Liquid Totes (10/2/2024)		
12	Landscape Forms, Inc.	\$36,270.00	Streetscape Improvements Phase II (10/2/2024)		
13	Precise Construction Contractors, Inc.	\$21,220.00	Mobile screening plant, Loader, 2000 Tons Supply (10/2/2024)		
14	Moore + Bruggink	\$5,200.61	East State Street Improvements (10/2/2024)		
15	Moore + Bruggink	\$11,059.31	Green & Market Street Improvements (10/2/2024)		
16	Moore + Bruggink	\$8,105.77	Green & Market Street Improvements (10/2/2024)		
16	Invoices	\$467,407.87			



2645 CHARTER STREET COLUMBUS, OH 43228

Phone: 614/777-9240 Fax: 614/777-9244

6510	2	
5)0	Page 1 of	1
	Invoice Date	Invoice Number
	9/5/24	3226582
	Due Date	Order Number
	10/5/24	3217144

INVOICE

Sold To:

CITY OF HASTINGS 201 EAST STATE STREET HASTINGS, MI 49058

FISCAL 24-25-YEAR Ship To:

CITY OF HASTINGS WWTP 825 WEST APPLE STREET HASTINGS, MI 49058 USA

Ship Date 9/5/24	Ship R&L CAR	Via RRIERS	Freight Te DELIVER	rms ED	1976	Payment Terms NET 30 DAYS	2
Purchas	e Order Number 72533	K	Sales Agent EVIN THOMAS	Order Date 8/29/24	A. 9 118	Customer Num 3HASTIN	ber
QTY Shipped	Packaging	Total Quantity		Product		Unit Price	Amount'
6	2975 LB BL TOTE	17850. LB	ALUMINUM SULFAT	e liquid		0.3450 / LB	6,158.25
				Merchandise S	SubTotal		6,158.25
				2975 LB I	BL TOTE	6 @ MEMO	0.00
		1		Total	Invoice		6,158.25
		PA	2 02024 SeriasTINGS				

Thank you for your order!

Please Remit Payment To: BONDED CHEMICALS, INC. · 1125 Solutions Center Chicago, IL 60677-1001

Conditions of Sale:

Containers charged hereon are a part of this invoice, not subject to discount, and must be paid for in full as invoiced.

If containers are returned within 120 days, in good order, full return charges prepaid, credit will be issued at the price as charged, otherwise at a reduced value. Balances annum.) PLEASE

BONDED CHEMICALS, INC. (Seller) represents that with respect to the production of the articles covered by this invoice, it has fully complied with the provisions of the Fair Labor Standards Act of 1938, as amended. Balances over 30 days are subject to a 1.5% service charge (18% per annum.)

PLEASE SEE ADDITIONAL TERMS AND CONDITIONS

INVOICE

Wickham Cernetery Care, LLC 3590 E Barnum Rd Hastings, MI wickhamcemeterycare@gmailcom +1 (269) 589-9816



FISCAL 24 - 25 -

YEAR

Riverside Cemetery - City Of Hastings

Invoice details

Bill to

Invoice no.: 883 Invoice date: 08/27/2024

# Da	te Product or service	Description	Amount
1.	Foundation Repair	Stein 24in x 12in	\$126.72
2.	Foundation Repair	Hashine Fern 24in x 16in	\$168.96
3.	Foundation Repair	John Doe 32in x 18in	\$253.44
4.	Foundation Repair	Collin, Mary, John 80in x 18in	\$633.60
5.	Foundation Repair	Joel, Falley 42in x 16in	\$295.68
6.	Foundation Repair	John Doe 30in x 12in	\$158.40
7.	Foundation Repair	Charlotte E 28in x 18in	\$221.76
8.	Foundation Repair	Father 22in x 18in	\$174.24
9.	Foundation Repair	Mother & Father 46in x 20in	\$404.80
10.	Foundation Repair	Ray F. 32in x 18in	\$253.44
11.	Foundation Repair	Grace 26in x 18in	\$205.92
12.	Foundation Repair	Mary 24in x 16in	\$168.96
13.	Foundation Repair	Mary E. 32in x 18in	SS \$253.44
14.	Foundation Repair	Father 26in x 18in	\$205.92
15.	Foundation Repair	Amy Stauffer 26in x 18in	\$205.92
16.	Foundation Repair	John Whitcomb 26in x 16in	\$183.04

		Total	\$6.497.92
·		24 B	
20.	Stone Reset	Eunice, Alice, Emile, John, Sarah	\$250.00
19.	Foundation Repair	Eunice, Alice, Emilie, John, Sarah 18in x 166in	\$1,314.72
		× · · · · ·	
18.	Stone Reset	#17 Stones @ \$50.00 each	\$850.00
	•••		
17. `	Foundation Repair	Jane Doe 24in x 16 in	\$168.96

Checks can be made payable to Wickham Cemetery Care, LLC. Thank you!

UM8

INVOICE

Wickham Cemetery Care, LLC 3590 E Barnum Rd Hastings, MI wickhamcemeterycare@gmailcom +1 (269) 589-9816

24 - 25 -

Bill to

YEAR



Riverside Cemetery - City Of Hastings

Invoice details

Invoice no.: 878 Invoice date: 08/31/2024

#	Date	Product or service	Description	Amount
	200 × 10			
1.		Cemetery Contract		\$6,937.50
		10.444		
2.	08/01/2024	Full Burial	Denna Sherry	\$600.00
	, no le su	1.2		
3.	08/19/2024	Cremation	Drop Off - Reickford 🗡	\$200.00
			· · · · · · · · ·	
			Total	\$7,737.50
		- A - A - A - A - A - A - A - A - A - A		

Checks can be made payable to Wickham Cemetery Care, LLC. Thank you!

CITY CHASTINGS

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Phone # 2699450300 Fax # (269) 948-4932 service@advantageplumbinganddrain.com Invoice

Date	Invoice #
8/30/2024	81215
Terms	Due Date
Net 30	9/29/2024

Bill To

24 - 25 -

City of Hastings 201 E State St Hastings MI 49058

YEAR

City of Hastings Lead Line Replacements Hastings, MI 49058

Job Location

				Date O	f Service	Tech	P.O. No.
Item	0112 /		D	8/30	/2024		Amount
PLUMBING SERVICE	7	Fiscal Year *8/6/25 - C *8/19/24 - 1 *8/20/24 - 1 *8/21/24 - 1 *8/22/24 - 0 *8/26/24 - 1 *8/27/24 - 1	Description r 2025' Lead Line Replacement - August 2024 Jobs Completed Christ The King Church @ 328 S Jefferson St. Tad Nofz @ 1023 N Broadway Brett Cashner @ 138 W Walnut St Dorotha Cooper @ 927 N Broadway Casey & Tyler Tossava @ 102 E State Rd Damon Heath @ 1027 N Church St Ethan Barton @ 107 W Grant St PAID PAID PAID PAID PAID PAID				9,786.00
Total		\$9,786.00	Payments/Crec	lits	\$0.00	Balance D)ue \$9,786.00
REMITTANCE AD processing fee will be of 1-1/2% per mon	VICE: Pa applied t th, which	yment in fu o payments is an ANN	I is due upon receipt of t being made with debit/o JAL PERCENTAGE RA payment & credits appe	he invoice, redit card. E OF 18% aring on yo	unless oth A service , applies to ur invoice.	erwise agreed upon. charge will be compt the previous balanc	An automatic 3.5% uted by a Periodic Rate e deducting current
****PORTA-JOHN RENTALS**** Customer assumes all liability of porta john unit, including, but not limited to theft, vandalism, damage & loss. Unless customer pays an additional \$5 / unit / billing cycle. Please contact office to set up insurance if interested.							
City of Userlines				and payment			
201 E State St			Invoice #		Bala	nce Due	\$9,786.00

201 E State St Hastings MI 49058



Amount paid: \$____

Please remit payment to: Advantage Plumbing and Drain 1690 E State St., Hastings, MI 49058

Help Advantage Plumbing & Drain go paperless! To receive electronic invoices, please enter your email here:



PURCHASE ORDER

-

5-pt. 12, 2024 DATE

6261.8

Vendor Name Acker Building Co.

Community Developma Department Project Grants

Ship To Address

31M F. Wood Louis Ave 4905

Vendor Number

Item Description	Account Number	Price	Project Number	Received Y or N
Removed & reportement	1101-1735-9617-00	19 999 20		
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reprised. Replaced	PAID		Ð	
17 mindows 105	KEP 9 2024			
Muriel Struct	1 th	1		
	TOTAL	89 999 00		

Special Instructions

A Neight have as part of the WINTE MUSS Marrie) Stree DS **Department HeadApproval** Requested by Tomo inda . eren 2 12 522 elay City Manager Approval (IF OVER \$300) DATE City Council Approval (IF OVER \$ 5000) MEETING DATE

` *	; Qu uraanaa	FISCAI			5523	
	VIL TREASURE IN	4-25=	City o) f1	Hastings	72088
	HASTINGS	YEAK 201 E	ast State Street	٠	Hastings, Michigar	n 49058
	MICHIGAN	-1. -1.	269.945.2468	•	FAX 269.948.9544	
	a THE		FEI	N 38	3-6004562	

PURCHASE ORDER

-17.2 DATE

Buldin Vendor Name Arker

Department vilon inch Ship To Addr

Vendor Number

Item Description	Account Number	Price	Project Number	Received Y or N
17 now winding	107.735-967.00D	#9.999.DD		
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NEP Grant-205	PAID	*		
Muril) - Sul Liwis	2020 2020			
	PLI-2 GLOLI			
	CITLOP HASTINGS TOTAL	#9 99900		

Special Instructions

D 1.6 din Replainent 10 VI IW bursch D 11.01

Department HeadApproval Requested by 9/18/34 lenda & es 0. 19 3 11 **City Manager Approval** (IF OVER \$300) City Council Approval _

(IF OVER \$ 5000)

MEETING DATE

110

SHIP TO:

INVOICE



ETNA SUPPLY - GRAND RAPIDS 4901 CLAY AVENUE SW GRAND RAPIDS MI 49548-3038 616 241 5414 Fax 616 241 4786

TO VIEW ONLINE GO TO:	etna.billtrust.com
USE THIS ENROLLMENT TOKEN:	HQZ TMT GHB
USE THIS ACCOUNT NUMBER:	9806

INVOICE DATE	INVOICE N	UMBER		
08/06/24	08/06/24 S105759896			
REM	IT TO:	PAGE		
ETNA SUPPLY PO BOX 772107 DETROIT MI 482	1 of 1			

FISCAL

 $24 - 25 \equiv$

BILL TO:

YEAR

HASTINGS WATER PLANT DPW 301 EAST COURT ST HASTINGS MI 49058

HASTINGS WATER PLANT 201 E STATE ST HASTINGS MI 49058-1954

CUSTOMER NU	UMBER	PURCHAS	E ORDER NUMBER	JOB NAME / RELEASE NUMB	ER SA	SALESPERSON	
9806		72821		Key	vin Dieleman		
WRITER	WRITER SI		SHIP VIA	TERMS	SHIP DATE	ORDER DAT	ORDER DATE
Dalton Potg	jeter		GRPD	NET 25TH	08/06/24	07/31/24	ŀ
ORDER QTY	SHIP QTY	UOM	CONTRACTOR OF STREET,	DESCRIPTION	UNIT PRI	ICE EXT PRIC	CE
20	> 20	сх	3/4X60FT COP K SOFT	COIL 60++/1011	610	0.559c 73	26.71
100	∽ 100	сх	1X100FT COP K SOFT	COIL 100 pt / 184	810	0.551c 810)55.10
· 75	67	сх	1X60FT COP K SOFT	COIL - GOLT ROLL RAN	810	0.551c 325	584.15
65	∖ √-65	ea	F1000-4-Q-NL -1 CORF LEAD FORD	STOP QJ NO	63	3.000E 40	95.00
75	∼75	ea	B44-444-Q-NL - 1 CUR LEAD FORD	B STOP QJ NO	125	5.000E 93	75.00
75	75	ea	C44-44-Q-NL - 1 QJ-CT LEAD FORD	S COUPLING NO	26	5.000E 19	50.00
∿ 75	₹ 75	ea	III TAGGED ITEM II • C44-33-Q-NL-3/4 QUIC COUPLING NO LEAD F	K JOINT-CTS FORD	24	18000E 180	00.00
► 50	∖∨50	ea	F1000-3-Q-NL -3/4 COF LEAD FORD	RP STOP QJ NO	42	2.000E 210	00.00
∖ 3	13	ea 🔪	REED 04390 3/4IN CC SERVICE DRILL TAP C	AWWA WTR CI/DI	. 151	.000E 4	53.00
4	∿ 4	ea	REED 04391 1IN CC AV DRILL TAP CI/DI	WWA WTR SERVICE PAID	195	5.000E 74	80.00
100	√ 100	ea	VADLE CURB BOX LO	CK SEP 20 21	TINGS 19	990E 199	99.00
l			1	09-07-2024 07:44:39 AM	SUBTOTAL	143,5	i17.96
nvoice is du	e by 09/25/2	24.		08-07-20:24 07:44:39 AM 5105759896.001	SUBTOTAL S&H CHARGES		143,5

uy 09/25/24.

1/5 Dawe TAX 0.00 PAYMENTS 0.00 AMOUNT DUE 143,517.96 Darin

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This Invoice is controlled by Seller's standard terms and conditions of sale found at www.etnasupply.com/tcsale. All other terms are expressly rejected.

Past due invoices may be subject to a 1.70% Time Price Differential.

V

FISCAL

24 - 25 -



APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: PROJECT: **APPLICATION NO.: 1** Distribution to: PERIOD TO: Y85 A2R4 CITY OF HASTINGS 2023 PROPOSED PARKING OWNER PROJECT NOS .: 201 E. STATE ST LOT 8 RECONSTRUCTION CONSTRUCTION MANAGER HASTINGS, MI 49058 VIA ARCH / ENG / CM: CONTRACT DATE: 11/7/2023 ARCHITECT FROM CONTRACTOR: CITY OF HASTINGS CONTRACTOR KATERBERG VERHAGE, INC. 201 E. STATE ST 3717 MICHIGAN ST NE GRAND RAPIDS, MI 49525 HASTINGS, MI 49058 CONTRACT FOR: SITEWORK/EXCAVATION CONTRACTOR'S APPLICATION FOR PAYMENT The undersigned Contractor certifies that to the best of the Contractor's knowledge, Application is made for payment, as shown below, in connection with the Contract. information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by Continuation Sheet, AIA Document G703, is attached. the Contractor for Work for which previous Certificates for Payment were issued and 1. ORIGINAL CONTRACT SUM \$ 233,292.00 payments recived from the Owner, and that current payment shown herein is now due. 2. Net Change By Change Orders \$ CONTRACTOR: MUMINATIONAL Date: 8/30/2024 233,292.00 By: KATERBERG VERHAGE, INC. 3. CONTRACT SUM TO DATE \$ SUG YEATON 4. TOTAL COMPLETE & STORED TO DATE \$ 169,227.00 State of: MICHIGAN County of: KENT Nov Commer- wir E soffred JULY 17. 2924 5. RETAINAGE: Subscribed and sworn to before me this 16,922.70 Notary Public: a. _10_% of completed work \$ OF MIL 7-17-2025 My Commission expires: b. 10 % of stored material \$ CERTIFICATE FOR PAYMENT **Total Retainage** \$ 16,922.70 In accordance with the Contract Documents, based on on-site observations & the data 6. TOTAL EARNED LESS RETAINAGE \$ 152,304.30 comprising this application, the Construction Manager & Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ as indicated, the quality of the Work is in accordance with the Contract Documents. and the Contractor is entitled to payment of the AMOUNT CERTIFIED. 8. CURRENT PAYMENT DUE \$ 152,304.30 AMOUNT CERTIFIED 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 80,987.70 CONSTRUCTION MANAGER: By: DEDUCTIONS CHANGE ORDER SUMMARY ADDITIONS Total changes approved in ARCHITECT:

By:

AIA DOCUMENT G702

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Date

previous months by Owner

Total approved this month

NET CHANGES by Change Order

\$

\$

\$

TOTALS \$

\$

\$

-

-

-

5537

FISCAL

24-25=

LANDSCAPES

YEAR

City of Hastings 201 E State St Hastings, MI 49058

MOWING AND MAAINTENANCE FOR CITY PROPERTIES

August 2024 Lawn Maintenance Summary

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SITE	MONTHLY AMOUNT
1 CITY HALL	\$ 200.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4,5 (ADE OD
(MOWED, TRIMINED & CLEANED OF WEEKS 1,2,5,4,5 (JI AUgust) WEEDED LANDSCAPE BEDS
5 RIVERWALK POCKET PARK	
(MOWED, TRIMMED & CLEANED OF WEEKS 1,2,5,4,5 (JI AUgust) WEEDED LANDSCAPE DEDS
	(Dugust)
S EICH HATCHERV DADY	
	2040.00
A TYPEN DAPK	august)
(MOWED TRIMMED & CLEANED UR WEEKS 1 2 2 4 of	1500.00
TROP KING DAPK	August
/ MOWED TRIMMED & CLEANED HD WEEKS 1 2 2 4 5	2000.00
NOWED, TRIMINED & CLEANED OF WEEKS 1,2,3,4,3 C SECOND WARD DADK	
(MOWED TRIMMED & CLEANED LID WEEKS 1.2.3.4 of	 100.00
Y 9 THIRD WARD PARK	
(MOWED TRIMMED & CLEANED UP WEEKS 1 2 3 4 of	August)
10 GREEN AND HANOVER	
(MOWED, TRIMMED & CLEANED UP WEEKS 1.2.3.4. of	August)
11 WALNUT AND GRAND	× 100.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1.2.3.4.5 c	of August)
12 MONTGOMERY AND EAST STATE	× 150.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1.2.3.4.5 c	of August)
13 HAYAS AND EAST GRAND STREET	150.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1.2.3.4.5 c	of August)
14 RAILROAD STREET LIFT STATION	160.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of	August)
15 WEST STATE ST ENTRANCE SIGN AT COOK ROAD	ALL 200.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of a	August)
16 COOK ROAD/STATE ST DIGITAL SIGN	160.00
(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of A	August
	V OF
	CTI

K V Landscapes 5710 Whitneyville Ave Alto, MI 49302

/	17 HASTINGS WATER TREATMENT PLANT	> 300.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	400.00
		× 100.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	19 PARKING LOT 3	× 140.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	>
	20 HASTINGS WASTEWATER TREATMENT PLANT	200.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	21 HASINGS DOG PARK	> 260.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
7	22 BLISS PARK	≤ 480.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	23 SOUTH WATER TOWER	140.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 August)	
	24 NORTH WATER TOWER	140.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of Auust)	
	25 WELL HOUSE #3	160.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	26 VACANT CITY LOT	_ 100.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	27 CITY HASTINGS RIVERWALK TRAIL	> 240.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
~	28 PARKING LOT 1	120.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	29 PARKING LOT 2	120.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	×
	30 PARKING LOT 4	120.00
-	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	
	31 PAKKING LOT 5	≈ 80.00
	(MOWED, TRIMMED & CLEANED UP WEEKS 1,2,3,4 of August)	100.00
	32 PAKKING LUT 6	100.00
	(WOWED, INIVINED & CLEANED OF WEEKS 1,2,3,4 OF AUgust)	160.00
	ANDWED TRIMMED & CLEANED LID WEEKS 1 2 2 4 of August	× TON'OO
~	(WOWED, INIVINED & CLEANED OF WEEKS 1,2,3,4, OF AUgust)	100.00
	A MOWED TRIMMED & CLEANED LID WEEKS 1 2 2 4 of August	100.00
	(WOWED, INIVINIED & CLEANED OF WEEKS 1,2,3,4, OF AUgust)	

TOTAL AMOUNT DUE

\$ 11,180.00

÷ 5



PURCHASE ORDER

DATE

Vendor Name Thomas no Department -ton Cultures Strvill J Ship To Address DUNGI Ag DCT. 02 202 STINGS Vendor Number

Item Description	Account Number	Price	Project Number	Received Y or N
Cupping fire Drug rounding	101-806-876-000	YICI GC		
chreenant for Barn				
Fundy Fundation For				
Final Hasting Live				
provision resuburing	+			
V J	TOTAL	722214		

Special Instructions <u>n()</u> aud Final bursimint f. VIIM 2024 Hurtin , t Thivas 20 Department HeadApproval Requested by ende teren ٦ **City Manager Approval** (IF OVER \$300) DATE City Council Approval

(IF OVER \$ 5000)

MEETING DATE

5568



2645 CHARTER STREET COLUMBUS, OH 43228 Page 1 of 1

Invoice DateInvoice Number9/20/243227426Due DateOrder Number10/20/243218045

Phone: 614/777-9240 Fax: 614/777-9244

FISCAL INVOICE

Sold To:

24-25-

CITY OF HASTINGS 201 EAST STATE STREET HASTINGS, MI 49058

YEAR

Ship To:

CITY OF HASTINGS WWTP 825 WEST APPLE STREET HASTINGS, MI 49058 USA

Ship Date	Ship	Ship Via Freight Ter		IS	3 Y X M	Payment Terms	
9/20/24	R&L CAP	RRIERS	DELIVERED		NET 30 DAYS		
Purcha	se Order Number	a fall an an arrist from	Sales Agent Order Date Custome		Customer Num	ber	
	72537	K	EVIN THOMAS	9/18/24		3HASTIN	
QTY Shipped	Packaging	Total Quantity	Pr	oduct ,		Unit Price	Amount
6	2975 LB BL TOTE	17850. LB	ALUMINUM SULFATE	LIQUID		0.3450 / LB	6,158.25
				Merchandise Sul	oTotal		6,158.25
				2975 LB BL	TOTE	6 @ MEMO	0.00
				rotai și	VORCE		0,200.20
			Phill Phill	TINGS	,		

Thank you for your order!

Please Remit Payment To: BONDED CHEMICALS, INC. · 1125 Solutions Center Chicago, IL 60677-1001

Conditions of Sale:

Containers charged hereon are a part of this invoice, not subject to discount, and must be paid for in full as invoiced.

If containers are returned within 120 days, in good order, full return Balances charges prepaid, credit will be issued at the price as charged, otherwise at annum.) a reduced value. PLEASE S

BONDED CHEMICALS, INC. (Seller) represents that with respect to the production of the articles covered by this invoice, it has fully complied with the provisions of the Fair Labor Standards Act of 1938, as amended. Balances over 30 days are subject to a 1.5% service charge (18% per annum.)

PLEASE SEE ADDITIONAL TERMS AND CONDITIONS

					4	529		
Invoice						/		
Invoice Date: Reference/P.O.#:	9/16/2024 Sgnd Qt	Ŧ	FISCAL	1	Please remit to our lockbox: LANDSCAPE FORMS, INC			
Order #:	0000413853		×4-253		PO BOX 78000			
Invoice #:	0000211748				DEPT. 78073			
Project:	City of Hastings - St	reetscape Improvemen	IS Phase VEAR		DETROIT, MICHIGAN 48278-007:	3		
Bill To- Cit	, of Hactings			Shin To:	City of Hastings			
Sai to. Org	rah Mover-Cale			Ship to.	301 E. Court Street			
13	5 W. Mill St				Attn: Travis Tate			
Has	stings, MI 49058				269-838-8395			
	0-,				Hastings, MI 49058			
Contact: Acc	counts Payable							
hipped: 9/16/202	4 Ship	Via: Common Carrier	Ship Tra	ick#: N	Aidlink Logistics	Terms:	NET 30 - PENDIN	G CRED AP
em:						Qty Shp	Unit Price:	Total Price
TABLE: Catena top, 3	6" dia., w/out umbre	lla hole, 23" Catena su	rface mount base.C1: SIL	.V C2: SILV		5	1,350.00	6,750.00
CHIPMAN TABLE: Round C2: SILV	d 36" Table, Standin	g Height (42" height), si	urface mount. No umbrell	a hole.C1:	SILV	6	1,450.00	8,700.00
CHIPMAN STOOL: Bar h	eight.C1: SILV					24	730.00	17,520.00
Shipping & Handling -					PAID	1	3,300.00	3,300.00
			LAST ITEM	1	OF W	TINGS		
	_	-			an U			
menty creat from Document	a							
*** Sales tax, if a please subm	applicable, has been ad it certificate with paym	ded to this invoice unless ent.	we have received a tax-exem	npt certificate	e. If purchaser is indeed tax exempt,			
*** Purchaser sha	all pay all costs and exp	enses paid or incurred by	Seller in collecting any amou	ints due for (goods purchased by Purchaser,			
including with	out limitation, reasonal	ole attorneys' fees and cos	ts. Balances on invoices no	t paid within	thirty (30) days of date of invoice or			
within an alter	rnate period of time as	determined and indicated	by Seller, shall incur interest	t at a rate of	eighteen percent (18%) per annum. No	0		
cash discount	s shall be allowed.							

				5	529		
Invoice							
Invoice Date: Reference/P.O.#: Order #: Invoice #: Project:	9/16/2024 Sgnd Qt 0000413853 0000211748 City of Hastings - Streets	FIS 34 - 2 scape Improvements Phase II YEA	Cal 853 Ir	 Please remit to our lockbox: LANDSCAPE FORMS, INC PO BOX 78000 DEPT. 78073 DETROIT, MICHIGAN 48278-0073 			
Bill To: City Sar 13: Has Contact: Acc	y of Hastings rah Moyer-Cale 5 W. Mill St stings, MI 49058 counts Payable		Ship To	City of Hastings 301 E. Court Street Attn: Travis Tate 269-838-8395 Hastings, MI 49058			
Shipped: 9/16/2024	4 Ship Via:	Common Carrier	Ship Track#:	Midlink Logistics	Terms:	NET 30 - PENDING	G CRED AP
Item:					Qty Shp	Unit Price:	Total Price:
TABLE: Catena top, 36	6" dia., w/out umbrella ho	ole, 23" Catena surface mount ba	se.C1: SILV C2: SILV	1	5	1,350.00	6,750.00
CHIPMAN TABLE: Round C2: SILV	d 36" Table, Standing Hei	ight (42° height), surface mount. N	lo umbrella hole.C1	SILV	6	1,450.00	8,700.00
CHIPMAN STOOL: Bar h	eight.C1: SILV			\bigcap	24	730.00	17,520.00
Shipping & Handling -	5	-	LAST ITEM	PATD OGT 4200	TINGS	3,300.00	3,300.00 ;
ayment/Credit from Document:				V			
*** Sales tax if a	nnlicable, bas been added to	o this invoice unless we have received	a tax-exempt certifica	te If nurchaser is indeed tax exempt			

*** Purchaser shall pay all costs and expenses paid or incurred by Seller in collecting any amounts due for goods purchased by Purchaser, including without limitation, reasonable attorneys' fees and costs. Balances on invoices not paid within thirty (30) days of date of invoice or within an alternate period of time as determined and indicated by Seller, shall incur interest at a rate of eighteen percent (18%) per annum. No cash discounts shall be allowed.

please submit certificate with payment.

		Subtotal		36,270.00			
		Sales Tax		0.00			
		Payment/Credit Amount		0.00			
		Balance Due:	USD	36,270.00			
		Page: 1					
FOR OFFICE	USE:	Landscape Forms, Inc. Corporate Address:					
Cust #:	9L4C7	7800 E. Michigan Avenue					
Colory	MIG	Kalamazoo, Mi 49048-9543					
SAIRS:	MIC	PH: 800/521-2546 FX: 269/381-3455	PH: 800/521-2546 FX: 269/381-3455				
landscapeforms		Federal 1.D.# 38-3897577	Federal (D.# 38-3897577				
		G318: 894245/92/10001					
	A CONTRACTOR	DUN # 04-32-33-3					
		FSGF: NGC0C001261					



Precise Construction Contractors, Inc. 6544 W. Butterfield Hwy Bellevue, MI 49021 (269) 763-0393

	INDICE
Date	Invoice #
9/23/2024	24-2428

Invoice

(269) 763-0393

Bill To City of Hastings 201 E State St Hastings, MI 49058

FISCAL

24 - 25 -

YEAR

P.O. No.					Terms	
SCR	SCREËNING PLANT					
Description	Est Amt	Prior Amt	Prior %	Curr %	Total %	Amount
Mobilization of screening plant	1,600.00			100.00%	100.00%	1,600.00
938 Loader with scales	1,500.00			100.00%	100.00%	1,500.00
2000 tons (\$9.06/ton)	18,120.00			100.00%	100,00%	18,120.00
	OCT 0 2 2024) SS				
Analik you for your business.				Total		\$21,220.00
				Paym	ents/Cred	its \$0.00
				Bala	nce Du	e \$21,220.00

53911

240184.1-3 09/09/2024

Project 240184.01 EAST STATE STREET IMPROVEMENTS

1

Invoice number

Date

M =	Moore+Bruggink Consulting Engineers 2020 Monroe Avenue NW Grand Rapids MI 49505-6298 P 616.363.9801 F 616.363.2480	FISCAL 24 - 25 -
		YEAR
CIT TR/ 201 HAS	Y OF HASTINGS AVIS TATE EAST STATE STREET STINGS, MI 49058	
Invoice from	August 3, 2024 through August 30, 2024	

1. Preliminary design engineering.

2. Draft GI plan set.

3. Draft GI estimate.

Description		Current Billed
LABOR	×	5,144.71
EXPENSE		55.90
	Total	5,200.61

Invoice total 5,200.61

Aging Summary					1		
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
240184.1-2	08/12/2024	18,387.72	18,387.72				
240184.1-3	09/09/2024	5,200.61	5,200.61				
	Total	23,588.33	23,588.33	0.00	0.00	0.00	0.00

Please Mail remittance to: Moore & Bruggink, Inc., 2020 Monroe Avenue, N.W., Grand Rapids, MI 49505-6298

A service charge of one percent per month will be added to all accounts not paid within 30 days of invoice





FISCAL

24 - 25 -

YEAR

CITY OF HASTINGS TRAVIS TATE 201 EAST STATE STREET HASTINGS, MI 49058 Invoice number Date 230232.1-9 09/09/2024

Project 230232.01 GREEN STREET AND MARKET STREET IMPROVEMENTS

Invoice from August 3, 2024 through August 30, 2024

Base Design

1. Prepare EGLE permit plans for water and sewer permits.

2. Draft engineer's estimate.

3. Draft specifications.

Description							Current Billed
DESIGN LABOR							11,059.31
						Total	11,059.31
							11,059.31
Aging Summary	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
230232.1-8	08/12/2024	8,105.77	8,105.77				
230232.1- 9	09/09/2024	11,059.31	11,059.31				
	Total	19,165.08	19,165.08	0.00	0.00	0.00	0.00

Please Mail remittance to: Moore & Bruggink, Inc., 2020 Monroe Avenue, N.W., Grand Rapids, MI 49505-6298

A service charge of one percent per month will be added to all accounts not paid within 30 days of invoice





FISCAL

24 - 25 -

YEAR

CITY OF HASTINGS TRAVIS TATE 201 EAST STATE STREET HASTINGS, MI 49058 Invoice number Date 230232.1-8 08/12/2024

Project 230232.01 GREEN STREET AND MARKET STREET IMPROVEMENTS

Invoice from July 1, 2024 through August 2, 2024

Base Design

- 1. Cross section design.
- 2. Utility design.
- 3. Grading and road corridor.
- 4. Develop maintenance of traffic plans.
- 5. Draft engineer's estimate.

Description	Currer Bille	nt d
DESIGN LABOR	8,105.7	7
	Total 8,105.7	7

Invoice total 8,105.77

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
230232.1-7	07/11/2024	24,552.63		24,552.63			
230232.1-8	08/12/2024	8,105.77	8,105.77				
	Total	32,658.40	8,105.77	24,552.63	0.00	0.00	0.00

Please Mail remittance to: Moore & Bruggink, Inc., 2020 Monroe Avenue, N.W., Grand Rapids, MI 49505-6298

A service charge of one percent per month will be added to all accounts not paid within 30 days of invoice





Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: St. Rose Annual 5K Fun Run

Meeting Date: October 14, 2024

Recommended Action:

Motion to approve, under direction of staff, St. Rose request to hold the annual 5K Fun Run to be held on May 3, 2025.

Background Information:

St. Rose Church has held the annual 5K Fun Run since 2016. The event is held to encourage community outreach and physical fitness. Staff has reviewed the request and the special event application and has no issues.

Financial Implications:

There are no financial implications for the City.

Attachments:

- St. Rose Request Letter
- Special Event Application



August 23, 2024

The Honorable David Tossava Mayor of Hastings 201 East State Street Hastings, MI 49058

Dear Mayor Tossava,

This letter is respectfully written to ask for the approval from the City of Hastings for the St. Rose annual 5K / Fun Run. The event is scheduled for Saturday, May 3rd, 2025 at 10:00 am.

GOAL FOR COMMUNITY OUTREACH TO HASTINGS AND SURROUNDING AREA

Our mission is community outreach via health and fitness. Our race committee's goal is to continue to make this an annual event as we have since 2016. We hope, through this family event, that the Hastings and neighboring communities will be exposed to the variety of rich resources our town has to offer. We believe the chosen race route will provide a safe experience via our Hastings downtown district. Post-race events will encourage participants to enjoy the downtown restaurants and shopping. Finally, this race will also serve to raise funds for the St. Rose of Lima School programs.

RACE REQUIREMENTS

Arrangements for traditional race amenities include a disc jockey and restroom accessibility. St. Rose requests the use of the Thornapple Plaza and restrooms. St. Rose of Lima will provide their own tables and tents.

Through our marketing efforts, via flyers and social media, we plan to inform race participants of above amenities as well as the free parking options in downtown Hastings.

Our race committee plans to have volunteers available for first aide, race-course guides, traffic control, and a start/finish line. We will ensure during the check in process that participants are aware that the streets are not closed to traffic. In addition, there will be a liability clause in the registration process.

RACE ROUTE AND REQUEST FOR APPROVAL FROM CITY OF HASTINGS

We understand that the Chief of Police requires that participants are made aware that the streets are not closed and must wait for traffic if a volunteer is not present at said intersection. Via our registration process, and a public announcement prior to the start, participants will be informed of this information. With that said, efforts are underway to provide volunteers at the intersections along our race route to ensure traffic control and that participants stay on course.

The proposed race route is mainly on the River Walk Trail except for a small portion: Please see route below.

- Start at Thornapple Plaza
- Go North to M-43
- Make a U-Turn going all the way south to Industrial Park (across from Bliss)
- Turn around and return to Plaza
- Go across Pedestrian Bridge
- Go far enough down Mill and return to Plaza for Finish



Finally, for the one-mile fun run, participants will utilize the same 5K route immediately starting after the start of the 5K race. This will be an out and back race route.

SAFETY PRECAUTIONS

Post-race food will be prepackaged items and bottled water.

In the event of cancellation, refunds and notification will be communicated through our website.

Thank you for your consideration.

Sincerely, ennet Ane

Diane Bennett, Principal 269-945-3164 dbennett@srlsh.org


City of Hastings Special Event Application

The City of Hastings values the unique events and gatherings that make our community special. The City has created this application form to help organizations provide adequate information for their requests to be considered. Please contact the Community Development Department with any questions or concerns about this form.

Section 1: Applicant/Organization Information	
St. Rose School	269-945-3/64
Applicant/Organization Name	Phone
Kelly Maurer 945-3164 Contact Name Phone	<u>kmaurer@srlsh</u> .org
<u>107</u> S. Jefferson St. Hastings Street City State	5 M1 49058 Zip
Kelly Contact person on day of event (if different than above)	616-460-9449 Phone
Section 2: Event Information SI Rose Run for the Rase. Name of Event	S
5K FunRun Description of Event	
Sat. May 3, 2025 10- Event Dates Time (Fro	11:30 am
538:00 Am II: 3 Set up Date(s) and Time(s) Clean U	30 - 12:00 p Date(s) and Time(s)

ornapple Plaza Location(s) of Event

Estimated number of volunteers

Estimated daily attendance (if known)

Section 3: Event Details

Please indicate if any of the following will be a part of your event area:

- Road closure
 - If checked, please provide a proposed detour route.
- Closure of public parking area
- Use of park area
- Firepits/open flame
- Fireworks or pyrotechnics
 - If yes, provide a copy of liability insurance listing the City as an additional insured party.
- Food and/or non-alcoholic beverage service or sales (if yes, contact Barry County Health Department)
 - If yes, provide copy of Health Department Food Service License
- Temporary structures (including tents or pavilions)
- Music
- If yes, what time will music begin and end? 0:30 -11:30If yes, what type of music is proposed? Live - Acoustic Live - Amplification Recorded Loudspeakers or public address system
- Parade
- Race (ex: 5K)
- Vendors/sale of goods
- Carnival rides
 - If yes, provide a copy of liability insurance listing the City as an additional insured party.
- Signs or banners
- Animals/petting zoo
- Portable restroom facilities
- Donation collection/free will offering
- Other
- Alcohol
 - If yes, provide copy of liquor liability insurance with the City listed as an additional insured.
 - If yes, provide a copy of Michigan Liquor Control License.
 - If yes, describe measures to be taken to prohibit the sale of alcohol to minors (use separate pages if necessary).
 - If the alcohol is being served in the Social District, a Council Resolution suspending the district is required.

Please describe how garbage will be managed?

Volunteers will dispose of trash proper

Section 4: Site & Event Plan

Please prepare a site plan that includes the following information:

Location of all temporary structures, food/concessions, booths, portable restrooms, road closures, barricades, music, event signage, garbage cans, and other event locations. Include location of exit pathways.

Encee (Jon Anderson) & Saund System, Music, regestration table plus I tent. Start + Finish line are all staged at the Thornapple Plaza.

Section 5: Acknowledgements and Hold Harmless Agreement

The Applicant understands and agrees to the following:

- 1. This application is subject to review by various city departments and must be approved by the City Council. Failure to submit this application in a timely manner may delay approval or result in the denial of the application. Submission of the application does not guarantee an approval. The City may require conditions on the approval of any application.
- 2. The applicant must comply with all local and applicable state laws and policies. The Applicant acknowledges that approval of the special event does not relieve the applicant from meeting any requirements of law or those of other bodies or agencies applicable to the event.
- 3. The Applicant agrees to clean up and restore the area in the condition it was found prior to the event. The City is not responsible for equipment or personal items left on public property.
- 4. The Applicant acknowledges that they shall not discriminate against any employee or applicant for employment because race, color, religion, sex, national origin, age, disability, or any other applicable status protected by federal, state, or local law. The Applicant further agrees that it will comply with the Civil Rights Act of 1973, as amended, and the Michigan Civil Rights Act of 1976 (78. Stat 252 and 1976 PA 453) and will require the same of any consultant or subcontractor involved in hosting the event.
- 5. Upon approval of the event, the Applicant agrees to fully defend, indemnify and hold harmless the City, its City Council, its officers, employees, agents, volunteers, and contractors from any and all claims, demands, losses, obligations, costs, expenses, verdicts, and settlements (including but not limited to attorney fees and interest) resulting from any act or omission by the applicant, its agents, employees, contractors, and volunteers, and violation of state or federal law, and any other acts of the applicant or attendees causing personal injury or property damages in connection with this event.
- 6. A breach in any of the above may result in the denial of the application or revocation of an approval by the City.

Name of Applicant & Name of Organization

Maurer Signature

8-24-24

Section 6: City Review - For Office Use Only

A. Police Department Review:

Will this event require additional officers and/or equipment? If yes, please describe:

Other Comments:

B. Public Services Director Review

Will this event require the use of any of the following municipal equipment?

____Trash receptacles ____Barricades ____Traffic cones ____Restroom Cleaning

____Fencing ____Water or Electric ____Other

Will this event require additional staff? If yes, please describe:

Other Comments:

C. Fire Chief Review

Comments:

D. Community Development Department Review

Comments:

Date of Meeting for Council Approval ______ Approved? _____ Yes _____ No



Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: Brownfield Plan Amendment Resolution 2024-27

Meeting Date: October 14, 2024

Recommended Action:

Motion to adopt Resolution 2024-27 approving an amendment to the 2008 Brownfield Plan.

Background Information:

City Council adopted Resolution 2024-23 on August 12, 2024 delegating authority to the Brownfield Redevelopment Authority to conduct a public hearing on a Brownfield Plan Amendment proposed by 420 E. Mills, LLC for properties located at 328 E. Mill and 428 E. Mill Street. The Brownfield Redevelopment Authority conducted a public hearing during their September 26, 2024 regular meeting. The Brownfield Redevelopment Authority unanimously adopted Resolution 2024-01 approving the Plan Amendment and recommended the Plan Amendment to City Council.

420 E. Mills LLC is proposing to construct three three-story buildings that will contain approximately 165,640 sf of residential space and one commercial building containing approximately 15,080 sf to house a community food/ arts/childcare center. The residential portion will contain approximately 135 units varying from one-, two-, and three-bedroom units. Surface parking will be available for both the residential and commercial uses.

The developer is seeking to utilize the new Housing TIF program and intends to designate twenty percent (20%) of the units (27 units) for tenants earning 100% area median income or below. The project will facilitate the development of housing projected to be rented to households earning 80% and 100% or less of the area median income. The total capital investment is estimated to be \$32.3 million and the project is expected to create five new full-time jobs. Staff has negotiated with the developer to pass through 20% of the tax capture to the Downtown Development Authority and this is reflected in the proposed plan.



Regular Council Agenda Item Memorandum

Development of the property will generate substantial tax revenue for the taxing jurisdictions, create new job opportunities, stimulate additional investment in the surrounding area, and increase availability of housing in the community. For these reasons, this Plan Amendment constitutes a public purpose and meets all the criteria needed for approval by the City Council, as set forth in the Brownfield Act.

A figure depicting how TIF financing works can be found below.





Regular Council Agenda Item Memorandum

Benefits of the project for your consideration include, but are not limited to, the following:

- Estimated \$ 8.48 million taxable value highest value multifamily housing development ever constructed in the city.
- More residents to support local businesses through spending (residents living in this development are expected to spend \$7.4 million on retail goods and \$857,837 on food and drink services annually according to projections by Place & Main Advisors).
- Additional housing options for employees to be able to live near where they work
- Enhance nearby property values
- Opportunity for some residents to downsize and allow single-family housing stock to turn over
- Increase number of students in school which benefits the school system and decreases the need for future debt millages
- Food hub and daycare center supporting vital local service access
- Developer to provide public easement for pedestrian access through the property connecting the neighborhood to the north of the site to downtown
- Additional water and sewer users to contribute to paying for the infrastructure systems
- Catalyst for riverfront development
- Creation of five full-time jobs

Financial Implications:

2024 aggregate annual property tax collection was \$7,748.45. Upon completion of the project targeted for 2026, the annual passthrough amount to taxing units is projected to be \$39,704 (starting year). Without the project, the aggregate projected tax collection over the next 25 years would be approximately \$200,000. The adoption of the amended plan would result in an aggregate projected tax collection over the next 25 years of \$2,104,443.

Attachments:

- Resolution 2024-27
- Brownfield Redevelopment Authority Resolution 2024-01
- Brownfield Plan Amendment

CITY COUNCIL CITY OF HASTINGS BARRY COUNTY, MICHIGAN

RESOLUTION NO. 2024-27

RESOLUTION TO APPROVE AN AMENDMENT TO THE BROWNFIELD REDEVELOPMENT PLAN

Councilmember _____, supported by Councilmember _____, moved the adoption of the following resolution:

WHEREAS, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), the City of Hastings Council previously created the City of Hastings Brownfield Redevelopment Authority (the "Authority") and established the boundaries of the Authority district.

WHEREAS, Act 381 permits the Brownfield Plan to be amended pursuant to the same procedures necessary for approval of the original Brownfield Plan.

WHEREAS, the proposed amendment would involve the construction of three new threestory buildings that will contain approximately 165,640 sf of residential space and one commercial building, for an approximately 15,080 sf community food and arts center (the "Amendment").

WHEREAS, the Authority has, pursuant to Act 381 and Resolution No. 2024-23, held a public hearing on the Amendment.

WHEREAS, pursuant to Act 381, the City provided timely notice of the public hearing and the Amendment to the taxing jurisdictions that levy taxes subject to capture under Act 381.

WHEREAS, the City Council has, pursuant to Act 381, determined that the Amendment constitutes a public purpose.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. That the Amendment is hereby approved.

2. That a copy of the Amendment be held in the Department of Community Development of the City located at City Hall, 201 E. State Street, Hastings, MI 49058, for public examination and inspection and shall also be available upon calling the City's Department of Community Development at (269) 945-2468.

3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS:	Councilmembers	
NAYS:	Councilmembers	
ABSENT:	Councilmembers	
ABSTAIN:	Councilmembers	
RESOLUTION DECLARED ADOPTED.		

Dated: October 14, 2024

Linda Perin, City Clerk/Treasurer

CERTIFICATION

I, the undersigned duly qualified and acting Clerk of the City of Hastings, Barry County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council at a regular meeting held on October 14, 2024, the original of which is on file in my office, and public notice of said meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: October 14, 2024

Linda Perin, City Clerk/Treasurer

CITY OF HASTINGS BROWNFIELD REDEVELOPMENT AUTHORITY RESOLUTION 2024-01

RESOLUTION APPROVING AND RECOMMENDING AN AMENDMENT TO THE CITY OF HASTINGS BROWNFIELD REDEVELOPMENT AUTHORITY BROWNFIELD PLAN FOR THE 420 E. MILLS, LLC PROJECT

Board member Tolles, supported by Board member Cowan, moved the adoption of the following resolution:

WHEREAS, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), the City of Hastings Council previously created the City of Hastings Brownfield Redevelopment Authority (the "Authority") and established the boundaries of the Authority district.

WHEREAS, Act 381 permits the Brownfield Plan to be amended pursuant to the same procedures necessary for approval of the original Brownfield Plan; and

WHEREAS, pursuant to Act 381 a brownfield plan amendment in the form of Exhibit A attached hereto for the 420 E. Mills, LLC project (the "Project") identified therein (the "Plan Amendment") has been presented at this meeting; and

WHEREAS, the Board of the Authority has received and reviewed the Plan Amendment prepared in accordance with Section 13 of Act 381.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

1. The Plan Amendment complies with the requirements set forth in Section 13 of Act 381.

2. The Project is reasonable and necessary to carry out the purposes of Act 381.

3. The Plan Amendment is hereby approved and recommended to the City Council of the City.

4. All resolutions or parts of resolutions insofar as they conflict with the provisions

of this resolution be and the same are rescinded.

YEAS: Board members Cowan, Davis, Holland, Neil, Schneiderhan, Tolles, Tossava

NAYS: Board members None

ABSTAIN: Board members None

ABSENT: Board members Hatfield

RESOLUTION DECLARED ADOPTED.

Dated: September 26, 2024

Dall

Brad Tolles, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Hastings Brownfield Redevelopment Authority (the "Authority") do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Authority at a meeting held September 26, 2024, and that public notice of the meeting was given pursuant to Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: September 26, 2024

I Sala

Brad Tolles, Secretary

EXHIBIT A

PLAN AMENDMENT

(Attached)

CITY OF HASTINGS BROWNFIELD REDEVELOPMENT AUTHORITY

AMENDMENT TO THE BROWNFIELD PLAN

FOR

420 E. MILLS, LLC

DEVELOPMENT PROJECT

328 & 420 E. MILL ST HASTINGS, MI 49058

Hastings Brownfield Redevelopment Authority Contact: Dan King, Community Development Director / Zoning Administrator Phone (269) 945-2468

Last Revision: August 6, 2024

Prepared with the assistance of:

Warner Norcross and Judd LLP 150 Ottawa Ave N.W., Suite 1500 Grand Rapids, Michigan 49503

Approved by the Brownfield Redevelopment Authority on September 26, 2024

Approved by the City of Hastings City Council on

TABLE OF CONTENTS

I.	Introduction	4
II.	Proposed Redevelopment	4
III.	Basis of Eligibility	4
IV.	Required Elements of Brownfield Plan Amendment	4
a.	. A description of costs intended to be paid for with the tax increment revenues [MCL 125.2663(2)(a)]	
b	A brief summary of the eligible activities that are proposed for each eligible property [MCL 125.2663(2)(b)]	
C.	. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate [MCL 125.2663(2)(c)]	
d	The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City [MCL 125.2663(2)(d)]	
e.	. The maximum amount of the note or bonded indebted indebtedness to be incurred, if any [MCL 125.2663(2)(e)]	
f.	The proposed beginning date and duration of capture of tax increment revenues which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years [MCL 125.2663(2)(f) & MCLA 125.2663b(16)]9	
g	An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan [MCL 125.2663(2)(g)]	
h	A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property [MCL 125.2663(2)(h)]	
i.	An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any [MCL 125.2663(2)(i)]	
j.	A plan for establishing priority for the relocation of persons displaced by	

	implementation of the Plan, if applicable [MCL 125.2663(2)(j)] 10
k.	Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any [MCL 125.2663(2)(k)]
1.	A strategy for compliance with the Michigan Relocation Assistance Act, if applicable [MCL 125.2663(2)(l)]
m.	Other material that the Authority or the City Council considers pertinent [MCL 125.2663(2)(m)]11

Table 1: Table of Eligible Activities	5
Property Location and Site Maps	Exhibit A
Legal Description of Eligible Property	Exhibit B
Documentation of Facility Status	Exhibit C
Potential Rent Loss	Exhibit D
Projected Tax Increment Capture and Effect on Taxing Jurisdictions	Exhibit E

I. Introduction

420 E. Mills, LLC ("*Developer*") intends to develop the vacant property located at 328 & 420 E. Mill Street, Hastings, MI 49058 (the "*Property*").

II. Proposed Development

Developer is proposing to construct three new three-story buildings that will contain approximately 165,640 sf of residential space and one commercial building for an approximately 15,080 sf community food and arts center (the "*Project*"). The residential buildings will contain approximately 135 units, including 36 one-bedroom units, 91 two-bedroom units, and 8 three-bedroom units. The Project will also include a surface parking lot for use by the tenants and guests.

The Property consists of two parcels and sits between Mill Street and the Thornapple River just east of N Michigan Ave. See Property Location and Site Maps attached as <u>Exhibit A</u>.

The Developer is seeking to utilize the new Housing TIF program and intends to designate twenty percent (20%) of the units (27 units) for tenants earning 100% area median income or less. The Project will facilitate the development of housing projected to be rented to households earning 80% and 100% or less of the area median income. The City of Hastings is projecting an increase in housing demand of at least 10% by 2032, as identified in the Barry County Housing Toolkit.¹

Total capital investment is estimated to be approximately \$32.3 million and the Project is expected to generate five (5) new full time jobs. Construction of the Project is expected to begin in the fourth quarter of 2024 and is expected to be completed within twenty-four (24) months.

Development of the Property will generate substantial tax revenue for the taxing jurisdictions, create new job opportunities, stimulate additional investment in the surrounding area, and increase availability of housing in the community. For these reasons, this Plan Amendment constitutes a public purpose and meets all the criteria needed for approval by the City Council, as set forth in the Act.

Vacancy and Net Absorption Trends for the area are outlined below:

¹ Barry County Housing Toolkit (June 2023 – Page 18): <u>https://www.barrycf.org/wp</u>-content/uploads/2024/01/01_BC_Affordable-Housing_Booklet_FULL-compressed.pdf



KENT-ALLEGAN-BARRY COUNTY - VACANCY AND NET ABSORPTION TRENDS

Source: CoStar Group, Inc.

III. Basis of Eligibility

A Phase II Environmental Site Assessment (ESA) for the parcel located at 420 E. Mill Street, dated October 13, 2020, identified contaminants above EGLE Part 201 Generic Cleanup Criteria (GCC) and groundwater surface water interface protection (GSIP) criteria. Specifically, the Property contains Tetrachloroethene (PCE), benzo(a)pyrene, fluoranthene, phenanthrene, arsenic, chromium, copper, lead, mercury, selenium, and zinc in the soil in concentrations exceeding the GCC and GSIP. Naphthalene, PCE, xylenes, 2-methylnaphthalene, phenanthrene, and mercury were also measured in the soil at concentrations exceeding EGLE's residential VIAP screening levels. Additionally, Trichloroethene (TCE), arsenic, copper, lead, and zinc were measured in groundwater (and, with respect to TCE, soil gas) at concentrations the GCC and VIAP screening levels.

Therefore, the 420 E. Mill Street parcel is considered an "eligible property" as defined in Act 381 of 1996, as amended, because the Property is classified as a "facility" under Part 201 of the Natural Resources and Environmental Protection Act, Act 451 P.A. 1994, as amended ("*NREPA*"). A summary of the environmental conditions is attached as <u>Exhibit</u> <u>C</u>. The parcel located at 328 E. Mills Street also contains certain exceedances but is eligible as adjacent or contiguous to the 420 E. Mill Street parcel and the development of

the parcel is estimated to increase the captured taxable value of that parcel.

The Property is also considered "Housing Property" under the Act.

IV. Required Elements of Brownfield Plan Amendment under Section 13(1) of the Act

a. A description of costs intended to be paid for with the tax increment revenues [MCL 125.2663(2)(a)].

Developer will seek tax increment financing ("*TIF*") from available local taxes, school operating taxes, and state education tax millage for eligible activities at the Property, including department specific activities, demolition, site preparation, housing development activities, including infrastructure improvements to support housing property, a 15% contingency, and brownfield and work plan preparation, development and implementation totaling \$9,847,075. Reimbursements will be limited to the lesser of the total eligible activities or 25 years of TIF.

The Act authorizes the Authority to use taxes captured from eligible property to pay for reasonable and actual administrative and operating activities of the Authority or the City on behalf of the Authority. The Developer agrees that the Authority may use taxes captured from the Property to pay for the reasonable and actual costs of administrative and operating activities of the Authority not to exceed 5% of the capture per year.

Table 1 shows the estimated costs of the eligible activities for the Project that qualify for reimbursement from TIF.

Table 1 – Estimated Costs of EGLE Eligible Activities		
Activity	Cost Estimate	
Department Specific Activities		
1. Exempt Activities (Preapproved)		
- Phase I, II and Baseline Environmental Assessments	\$30,000	
Subtotal	\$30,000	
2. Contingency (15%)	\$4,500	
TOTAL EGLE COSTS	\$34,500	

Table 1 – Estimated Costs of MSHDA Eligible Activities		
Activity	Cost Estimate	
1. Demolition (Preapproved)	\$207,000	
2. Site Preparation to Support Housing Development Activities		
 Mass Grading/Land Balancing 	\$150,000	
 Engineered fill 	\$70,000	
 Special Foundations – Aggregate Piers 	\$260,000	
 Temporary construction facilities 	\$10,000	
– Erosion control	\$77,000	
- Site design, geotechnical engineering, permits, and surveying	\$73,000	
3. Housing Development Activities – Potential Rent Loss $(PRL)^2$	\$8,109,900	
4. Infrastructure Improvements to Support Housing Activities and Property		
- Stormwater Management System	\$260,500	
- Water and sewer utilities for community center	\$80,000	
- Sidewalks and pedestrian walkway/emergency access	\$267,000	
Subtotal	\$9,564,400	
5. Contingency (15%) – excludes PRL	\$218,175	
6. Brownfield Plan/Work Plan Preparation, Development and Implementation	\$30,000	
TOTAL MSF COSTS	\$9,812,575	

b. A brief summary of the eligible activities that are proposed for each eligible property [MCL 125.2663(2)(b)].

"Eligible Activities" are defined in Act 381 of 1996, as amended (the "Act") as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Hastings and for projects that include housing property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of "eligible activities": (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities. The cost of eligible activities is estimated in the table above and includes the following:

² See Exhibit D for Potential Rent Loss

Department Specific Activities

- 1. <u>Preapproved Environmental Assessment Activities</u>. Baseline environmental assessment (BEA) activities were conducted on the Property, including a Phase I ESA, Phase II ESA, Due Care Plan, and BEA.
- 2. <u>Contingency</u>. A 15% contingency is included to address unexpected costs encountered during construction.

MSHDA Activities

- 1. <u>Preapproved Demolition</u>. Demolition activities are expected to include demolition of the existing commercial building and demolition of existing site improvements.
- 2. <u>Site Preparation to Support Housing Development Activities.</u> Site preparation activities are expected to include design and engineering associated with the eligible activities, mass grading/land balancing, excavation and backfill of engineered fill, special foundations (i.e. aggregate piers), temporary construction facilities, erosion control, site design, geotechnical engineering, permits, and surveying for eligible activities.
- 3. <u>Housing Development Activities.</u> To support the critical need for attainable housing in the City of Hastings, Developer intends to price 20% of the Project's residential units for income qualified households (i.e., those with an annual household income of not more than 80% and 100% AMI). Reimbursement to offset Developer's potential rent loss and cost associated with the development of those units is an eligible activity, as well as the cost of infrastructure (described below) to support the housing. The housing development activities were calculated using 120% AMI compared to Developers projected rents for Potential Rent Loss (PRL) and Total Housing Subsidy (THS) (see Exhibit D for calculation).
- 4. <u>Infrastructure Improvements to Support Housing Activities and Property.</u> Infrastructure improvements are expected to include the design and construction of a stormwater management system, water and sewer utilities, sidewalks, and pedestrian walkways/access.
- 5. <u>Contingency (excludes PRL)</u>. A 15% contingency is included to address unexpected costs encountered during construction.
- 6. <u>Brownfield Plan Preparation, Development, and Implementation</u>. Costs incurred to prepare and develop this brownfield plan and proposed work plan, as required per Act 381 of 1996, as amended.

- 7. <u>Authority Administrative and Operating Expenses</u>. Administrative and operating costs incurred by the Authority or the City on behalf of the Authority in implementing this Plan Amendment.
- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate [MCL 125.2663(2)(c)].

An estimate of the real property tax capture for tax increment financing is attached as $\underline{\text{Exhibit E}}$. The Plan Amendment intends to capture 80% of the captured taxable value with the remaining 20% passed through.

d. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City [MCL 125.2663(2)(d)].

The cost of the eligible activities included in the Plan Amendment and related to the development will initially be paid for by Developer and it will seek reimbursement through available local and school tax increment revenues during the term of the Plan Amendment.

e. The maximum amount of the note or bonded indebted indebtedness to be incurred, if any [MCL 125.2663(2)(e)].

No bonds or notes will be issued for the Project.

f. The proposed beginning date and duration of capture of tax increment revenues, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. [MCL 125.2663(2)(f) and MCLA 125.2663b(16)].

The duration of the Plan Amendment for the Project is estimated to be 31 years. It is estimated that development of the Property will be completed by 2026 and that it will take up to 25 years to recapture the Eligible Activities through tax increment revenues, plus up to five years of capture for the Local Brownfield Revolving Fund (the "*LBRF*"), if available. Therefore, the first year of tax increment capture will be 2025, to the extent available, and the Brownfield Plan Amendment will remain in place until Developer is fully reimbursed (lesser of full reimbursement or 25 years) and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Plan Amendment intends to capture 80% of the captured taxable value with the remaining 20% passed through.

g. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan [MCLA 125.2663(2)(g)].

An estimate of real property tax capture is attached as <u>Exhibit E</u>. The Plan Amendment intends to capture 80% of the captured taxable value with the remaining 20% passed

through.

- h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property [MCL 125.2663(2)(h)].
 - 1. *Legal Description:* See Exhibit B.
 - 2. *Location and Site Map*: See Exhibit A.
 - 3. *Characteristics of Property:* The Property was formerly used for the following operations:
 - 1884-1949 James L. Wilkins sawmill in eastern portion.
 - 1896 Hastings Table Company west of the sawmill and railroad present. International Seal and Lock Company present on the western portion.
 - 1900 James L. Wilkins box factory replaced the sawmill.
 - 1909 Box factory no longer present and Seal and Lock Company was replaced with Consolidated Press and Tool Company until 1928 when it was again occupied by Seal and Lock Company. A dwelling was present in the northwestern portion and a second was present by 1916.
 - 1949 Table Company in the eastern portion was replaced by Royal Coach, which manufactured auto house trailers by 1949.
 - 2018-2020 Industrial building was no longer present on the western end and the Royal Coach building suffered a catastrophic fire in late 2020. The site has remained vacant since.
 - 4. *Personal property*: All new personal property added to the Property is included as part of the "eligible property" to the extent it is taxable.
- i. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any [MCL 125.2663(2)(i)].

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

j. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable [MCL 125.2663(2)(j)].

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

k. Provision for the costs of relocating persons displaced by implementation of

the Plan, and financial assistance and reimbursement of expenses, if any [MCL 125.2663(2)(k)].

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

I. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable [MCL 125.2663(2)(l)].

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

m. Other material that the Authority or the City Council considers pertinent [MCL 125.2663(2)(m)].

The Project will significantly improve the overall use of the Property by replacing a vacant property with new multistory residential and commercial spaces in the City. The Project will address the existing contamination at the site and bring new jobs and investment to the City. The Project includes total capital investment of approximately \$32.3 million and will increase long term property tax and income tax revenues for the City and State of Michigan.

Exhibit A

Property Location and Site Maps







Exhibit B

Legal Description of the Eligible Property

Property Address: 420 E. Mill St, Hastings, MI 49058

Tax Parcel No.: 55-001-001-04

Legal Description:

Land in the City of Hastings, County of Barry, State of Michigan, described as follows: ALL OF LOTS 322 THRU 328, LOTS 336 THRU 348, PART OF LOTS 329 AND 335, ALL OF THE BLANK LOTS LYING WEST OF LOT 348, SOUTH OF APPLE STREET AND NORTHERLY OF THE THORNAPPLE RIVER, AND PART OF VACATED HANOVER, EAST AND APPLE STREETS, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCING AT THE NORTH 1/4 POST OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN; THENCE S00°15'25"W 1121.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET (SAID POINT LYING 1.39 FEET EAST OF AN IRON PIPE); THENCE S00 °15'25" W, 499.60 FEET ALONG SAID 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BANK OF THE THORNAPPLE RIVER; THENCE S70°55'22"W, 268.20 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N72°46'49"W, 215.56 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N50°12'27"W, 358 .27 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE N34 °44'13"E, 360 . 42 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE S89°46'48"E, 531.53 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER AS LIMITED BY THE SOUTHERLY EXTENSION OF THE SIDELINES. CONTAINING 7.71 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AN UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER. SPLIT FROM 001-001-01 ON 8/28/19

Property Address: 328 E. Mill St, Hastings, MI 49058

Tax Parcel No.: 55-001-001-02

Legal Description:

Land in the City of Hastings, County of Barry, State of Michigan, described as follows: ALL OF LOTS 330, 332, 333, AND 334 AND PART OF LOTS 329, 331, AND 335 AND PART OF VACATED PLATTED HANOVER STREET, AND PART OF VACATED PLATTED BOLTWOOD STREET, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ¹/₄ CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST: THENCE S00°15'23"W, 1121.83 FEET ALONG THE NORTH-SOUTH ¹/₄ LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET; THENCE ALONG SAID SOUTH LINE N89°46'48"W, 534.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE S34°44'13"W, 359.13 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BAND OF THE THORNAPPLE RIVER; THENCE ALONG SAID TRAVERSE LINE N50°51'15"W, 331.34 FEET; THENCE CONTINUING ALONG SAID TRAVERSE LINE N68°47'24"W, 82.56 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE ALONG THE WEST LINE OF VACATED BOLTWOOD STREET N00°19'59"E, 58.15 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE ALONG SAID SOUTH LINE S89°46'48"E, 538.24 FEET TO THE POINT OF BEGINNING. INCLUDING LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER, AS LIMITED BY THE SIDE LINES EXTENDED TO THE WATER EDGE. CONTAINING 1.95 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AS UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER.SPLIT/COMBINED ON 01/13/2017 FROM 55-001-001-00

Exhibit C

Documentation of Facility Status



PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

FORMER HMC ROYAL COACH SITE 420 EAST MILL STREET HASTINGS, MICHIGAN 49058

EGLE Grant Tracking Code: 2019-1380 SME Project Number: 081604.00 October 13, 2020







TABLE OF CONTENTS

2. PROPERTY INFORMATION AND HISTORY 2 3. SUMMARY OF PHASE I ENVIRONMENTAL SITE ASSESSMENT 3 4. PHASE II ENVIRONMENTAL SITE ASSESSMENT 4 4.1 GEOPHYSICAL SURVEY 4 4.2 SAMPLING LOCATIONS AND RATIONALES 4 4.3 SAMPLE COLLECTION PROCEDURES 5 4.4 CHEMICAL ANALYSES 5 4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) 6 5. PHASE II ESA FINDINGS 7 5.1 SURFACE AND SUBSURFACE CONDITIONS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2.1 ANALYSIS RESULTS - SOIL 7 5.2.1 SURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - SOIL 7 5.2.1 SUBSURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - GROUNDWATER 8 5.2.3 ANALYSIS RESULTS - SOIL GAS 9 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11	1. INTRODUCTION	1
3. SUMMARY OF PHASE I ENVIRONMENTAL SITE ASSESSMENT	2. PROPERTY INFORMATION AND HISTORY	2
4. PHASE II ENVIRONMENTAL SITE ASSESSMENT 4 4.1 GEOPHYSICAL SURVEY 4 4.2 SAMPLING LOCATIONS AND RATIONALES 4 4.3 SAMPLE COLLECTION PROCEDURES 5 4.4 CHEMICAL ANALYSES 5 4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) 6 5. PHASE II ESA FINDINGS 7 5.1 SURFACE AND SUBSURFACE CONDITIONS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2.1 ANALYSIS RESULTS - SOIL 7 5.2.1 SUBSURFACE SOIL SAMPLES 8 5.2.1.2 SUBSURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - SOIL 7 5.2.3 ANALYSIS RESULTS - GROUNDWATER 8 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	3. SUMMARY OF PHASE I ENVIRONMENTAL SITE ASSESSMENT	3
4.1 GEOPHYSICAL SURVEY44.2 SAMPLING LOCATIONS AND RATIONALES44.3 SAMPLE COLLECTION PROCEDURES54.4 CHEMICAL ANALYSES54.4 CHEMICAL ANALYSES54.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)65. PHASE II ESA FINDINGS75.1 SURFACE AND SUBSURFACE CONDITIONS75.2 CHEMICAL ANALYSIS RESULTS75.2 CHEMICAL ANALYSIS RESULTS75.2.1 ANALYSIS RESULTS - SOIL75.2.1 SUBSURFACE SOIL SAMPLES85.2.2 ANALYSIS RESULTS - GROUNDWATER85.2.3 ANALYSIS RESULTS - SOIL GAS95.2.4 DATA VERIFICATION/VALIDATION AND USABILITY96. SUMMARY106.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	4. PHASE II ENVIRONMENTAL SITE ASSESSMENT	4
4.2 SAMPLING LOCATIONS AND RATIONALES 4 4.3 SAMPLE COLLECTION PROCEDURES 5 4.4 CHEMICAL ANALYSES 5 4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) 6 5. PHASE II ESA FINDINGS 7 5.1 SURFACE AND SUBSURFACE CONDITIONS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2.1 ANALYSIS RESULTS - SOIL 7 5.2.1.1 SURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - SOIL GAS 8 5.2.3 ANALYSIS RESULTS - SOIL GAS 9 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	4.1 GEOPHYSICAL SURVEY	4
4.3 SAMPLE COLLECTION PROCEDURES 5 4.4 CHEMICAL ANALYSES 5 4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) 6 5. PHASE II ESA FINDINGS 7 5.1 SURFACE AND SUBSURFACE CONDITIONS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2.1 ANALYSIS RESULTS 7 5.2.1 SURFACE SOIL SAMPLES 8 5.2.1 SUBSURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - GROUNDWATER 8 5.2.3 ANALYSIS RESULTS - SOIL GAS 9 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	4.2 SAMPLING LOCATIONS AND RATIONALES	4
4.4 CHEMICAL ANALYSES54.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)65. PHASE II ESA FINDINGS75.1 SURFACE AND SUBSURFACE CONDITIONS75.2 CHEMICAL ANALYSIS RESULTS75.2.1 ANALYSIS RESULTS - SOIL75.2.1 SURFACE SOIL SAMPLES85.2.1.2 SUBSURFACE SOIL SAMPLES85.2.2 ANALYSIS RESULTS - GROUNDWATER85.2.3 ANALYSIS RESULTS - SOIL GAS95.2.4 DATA VERIFICATION/VALIDATION AND USABILITY96. SUMMARY106.1 SOIL CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	4.3 SAMPLE COLLECTION PROCEDURES	5
4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) 6 5. PHASE II ESA FINDINGS 7 5.1 SURFACE AND SUBSURFACE CONDITIONS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2.1 ANALYSIS RESULTS - SOIL 7 5.2.1.1 SURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - GROUNDWATER 8 5.2.3 ANALYSIS RESULTS - SOIL GAS 9 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	4.4 CHEMICAL ANALYSES	5
5. PHASE II ESA FINDINGS 7 5.1 SURFACE AND SUBSURFACE CONDITIONS 7 5.2 CHEMICAL ANALYSIS RESULTS 7 5.2.1 ANALYSIS RESULTS - SOIL 7 5.2.1 SURFACE SOIL SAMPLES 8 5.2.1.1 SURFACE SOIL SAMPLES 8 5.2.2 ANALYSIS RESULTS - GROUNDWATER 8 5.2.3 ANALYSIS RESULTS - GROUNDWATER 8 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)	6
5.1 SURFACE AND SUBSURFACE CONDITIONS .7 5.2 CHEMICAL ANALYSIS RESULTS .7 5.2.1 ANALYSIS RESULTS - SOIL .7 5.2.1 SURFACE SOIL SAMPLES .8 5.2.1.1 SURFACE SOIL SAMPLES .8 5.2.2 ANALYSIS RESULTS - GROUNDWATER .8 5.2.3 ANALYSIS RESULTS - GROUNDWATER .8 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY .9 6. SUMMARY .10 6.1 SOIL CONDITIONS .10 6.2 GROUNDWATER CONDITIONS .10 6.3 SOIL GAS CONDITIONS .10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS .11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE .11 7. GENERAL NOTES .12 8. REFERENCES .13	5. PHASE II ESA FINDINGS	7
5.2 CHEMICAL ANALYSIS RESULTS75.2.1 ANALYSIS RESULTS - SOIL75.2.1.1 SURFACE SOIL SAMPLES85.2.1.2 SUBSURFACE SOIL SAMPLES85.2.2 ANALYSIS RESULTS - GROUNDWATER85.2.3 ANALYSIS RESULTS - SOIL GAS95.2.4 DATA VERIFICATION/VALIDATION AND USABILITY96. SUMMARY106.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	5.1 SURFACE AND SUBSURFACE CONDITIONS	7
5.2.1 ANALYSIS RESULTS - SOIL75.2.1.1 SURFACE SOIL SAMPLES85.2.1.2 SUBSURFACE SOIL SAMPLES85.2.2 ANALYSIS RESULTS - GROUNDWATER85.2.3 ANALYSIS RESULTS - SOIL GAS95.2.4 DATA VERIFICATION/VALIDATION AND USABILITY96. SUMMARY106.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	5.2 CHEMICAL ANALYSIS RESULTS	7
5.2.1.1 SURFACE SOIL SAMPLES85.2.1.2 SUBSURFACE SOIL SAMPLES85.2.2 ANALYSIS RESULTS - GROUNDWATER85.2.3 ANALYSIS RESULTS - SOIL GAS95.2.4 DATA VERIFICATION/VALIDATION AND USABILITY96. SUMMARY106.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	5.2.1 ANALYSIS RESULTS – SOIL	7
5.2.1.2 SUBSURFACE SOIL SAMPLES85.2.2 ANALYSIS RESULTS - GROUNDWATER85.2.3 ANALYSIS RESULTS - SOIL GAS95.2.4 DATA VERIFICATION/VALIDATION AND USABILITY96. SUMMARY106.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	5.2.1.1 SURFACE SOIL SAMPLES	8
5.2.2 ANALYSIS RESULTS - GROUNDWATER 8 5.2.3 ANALYSIS RESULTS - SOIL GAS 9 5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	5.2.1.2 SUBSURFACE SOIL SAMPLES	8
5.2.3 ANALYSIS RESULTS - SOIL GAS	5.2.2 ANALYSIS RESULTS – GROUNDWATER	8
5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY 9 6. SUMMARY 10 6.1 SOIL CONDITIONS 10 6.2 GROUNDWATER CONDITIONS 10 6.3 SOIL GAS CONDITIONS 10 6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS 11 6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE 11 7. GENERAL NOTES 12 8. REFERENCES 13	5.2.3 ANALYSIS RESULTS – SOIL GAS	9
6. SUMMARY106.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY	9
6.1 SOIL CONDITIONS106.2 GROUNDWATER CONDITIONS106.3 SOIL GAS CONDITIONS106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	6. SUMMARY	. 10
6.2 GROUNDWATER CONDITIONS.106.3 SOIL GAS CONDITIONS.106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE.117. GENERAL NOTES128. REFERENCES13	6.1 SOIL CONDITIONS	10
6.3 SOIL GAS CONDITIONS.106.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE.117. GENERAL NOTES128. REFERENCES13	6.2 GROUNDWATER CONDITIONS	10
6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS116.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE117. GENERAL NOTES128. REFERENCES13	6.3 SOIL GAS CONDITIONS	10
6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE	6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS	11
7. GENERAL NOTES	6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE	11
8. REFERENCES	7. GENERAL NOTES	. 12
	8. REFERENCES	. 13

FIGURES

FIGURE 1:	PROPERTY LOCATION MAP	
FIGURE 2:	PROPERTY FEATURES DIAGRAM	
FIGURE 3:	SOIL BORING LOCATIONS AND SOIL CONDITIONS SUM	MARY
FIGURE 4:	SUMMARY OF SURFACE SOIL CONDITIONS	
FIGURE 5:	SUMMARY OF GROUNDWATER CONDITIONS	
FIGURE 6:	SUMMARY OF SOIL GAS CONDITIONS	

TABLES

TABLE 1: 2020 GROUNDWATER ELEVATION SUMMARYTABLE 2: SUMMARY OF ANALYSIS RESULTS - SOILTABLE 3: SUMMARY OF ANALYSIS RESULTS - GROUNDWATERTABLE 4: SUMMARY OF ANALYSIS RESULTS - SOIL GAS

APPENDIX A

GEOPHYSICAL SURVEY REPORT – MAY 17, 2020

APPENDIX B

SAMPLING PROCEDURES SUMMARY

APPENDIX C LABORATORY REPORTS

APPENDIX D SOIL BORING LOGS

APPENDIX E QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

081604.00+101320+PIIESA

1. INTRODUCTION

SME's environmental team prepared this report to document the results of a Phase II Environmental Site Assessment (ESA) of the Former Hastings Manufacturing Company (HMC) Royal Coach site, located at 420 East Mill Street (formerly a portion of the parcel known as 325 North Hanover Street), in Hastings, Barry County, Michigan, and is herein referred to as "the Property". Figure 1 is a scaled area map showing the location of the Property and surrounding areas.

The purpose of this Phase II ESA was to evaluate the recognized environmental conditions (RECs) identified in a recent Phase I ESA report completed by PM Environmental, Inc. (PME) and dated September 13, 2019. The Phase II ESA was intended assist the City of Hastings and a prospective purchaser with better understanding the current environmental conditions of the site. This will aid in determining the potential redevelopment restrictions/limitations and the necessary cleanup/response activities to facilitate a future site redevelopment.

We were retained by the City of Hastings to conduct this Phase II ESA as part of their Michigan Department of Environment, Great Lakes, and Energy (EGLE; formerly MDEQ) Brownfield Site Assessment Grant (Grant Tracking Code: 2019-1380, Location Code: 8G01). The assessment services were conducted in accordance with SME's Work Plan #1 (Rev 1.0), dated March 20, 2020, which was approved by EGLE on March 30, 2020.

2. PROPERTY INFORMATION AND HISTORY

At the time of PME's 2019 Phase I ESA, the Property was comprised of a 9.2-acre portion of a larger parcel of land developed with two vacant buildings: a three-story, approximately 116,100 square foot building (Royal Coach building; western building), and a two-story, approximately 17,500 square foot building (Warehouse #3; eastern building). The buildings on the Property were known by the common addresses of 420 and 498 East Mill Street. Other portions of the Property included paved and gravel drives and parking areas, open grass fields, and wooded areas. Property features are shown on Figure 2. The parent parcel has recently been divided and the Property is now known by the formal address of 420 East Mill Street (tax parcel ID# 55-001-001-04).

According to the 2019 PME Phase I ESA, the Property was developed prior to 1900 with portions of the current Royal Coach building. Various additions and demolitions to portions of the building occurred between 1900 and 1967. The central portion of the building was utilized for paint storage and as a paint booth in at least 1948, and potentially from at least 1929. Available records do not document when the paint booth and paint storage areas were removed. An outbuilding was present in the central portion from at least 1949 until between March 2018 and August 2019. The building was historically utilized as a paint and oil storage warehouse. A second outbuilding was present southeast of the Royal Coach building from at least 1900 until between 2018 and 2019, and was utilized as an oil warehouse. Former tramways were present on the central and southern portions of the property from at least 1900 until at least 1948. The Property was historically occupied by various manufacturing tenants (wooden box manufacturers, wooden table manufacturers, motorhome manufacturers, and a piston ring manufacturing company). After manufacturing operations ceased, HMC used the buildings for storage.

HMC operated industrial landfills on the southern and northeastern portions of the Property from at least 1955 through 1982, and reportedly placed foundry sand, metal debris, and concrete in the landfills during their operation. The landfills were closed and reportedly capped and covered with grass in 1982. Much of the existing historical environmental data for the site is well over years old, the data is sparse, and the impact was not well understood. Interested developers have expressed concern that the lack of data control and unknown conditions of the landfill are limiting factors in determining redevelopment costs. Additionally, EGLE had concerns that per- and polyfluouroalkyl substances (PFAS) may be migrating onto the Property, and to the Thornapple River, from the north-adjoining HMC manufacturing facility, and that methane could be present in soil gas from historical disposal in the landfill areas.

Subsequent to completion of SME's Phase II ESA, the Royal Coach building was destroyed by a fire on October 7, 2020. The majority of the structure is no longer present on the Property; however, building debris and the foundations and concrete floors remain.

3. SUMMARY OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

PME conducted a Phase I Environmental Site Assessment (ESA) of the Property and prepared a Phase I ESA report dated September 13, 2019. The Phase I ESA was conducted according to the ASTM International (ASTM) Practice E 1527-13 and Michigan State Housing Development Authority (MSHDA) 2019 Environmental Review Requirements.

PME identified the following recognized environmental conditions (RECs) in connection with the Property:

- The documented presence of impacted soil and groundwater on the Property, and the potential for impacted soil gas (vapor encroachment) from the known impact. Subsurface investigations in 1989, 2005, and 2013 indicated the presence of volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals in the soil and groundwater.
- The potential for other impact in soil, groundwater, or soil gas (vapor encroachment) on the Property from unreported and/or undetected releases of hazardous substances and/or petroleum products associated with the following on-site sources:
 - Historical manufacturing operations throughout the Property, including a painting area in Warehouse #3.
 - The potential for placement of contaminated materials in the landfills. The northeastern and southern portions of the subject property were utilized for landfill operations from at least the 1950s to 1980s.
 - The potential for unidentified USTs associated with the shed building located southeast of the Warehouse #3 building.
 - The potential for releases of hazardous substances and/or petroleum products from historical fueling (see fuel dispenser building) and from paint and oil storage (see former oil warehouse/paint shed).
 - The potential for releases of hazardous substances and/or petroleum products to the subsurface from the historical use of drains in Warehouse #3 that may have not been connected to the sewer system.
 - The potential for environmental impact from releases of hydraulic oil that may contain PCBs from the hydraulic elevators in the northeast and southeast portions of the Warehouse #3 building.
 - The potential for a release of transformer oils that may contain PCBs from the leaking electrical transformer on the second floor of the Warehouse #3 building.
- The potential for migration of impacted groundwater and/or soil gas (vapor encroachment) onto the Property from reported, unreported and/or undetected releases of hazardous substances associated with the historical and current use of the north-adjoining site for automotive parts manufacturing, machining, and other heavy industrial manufacturing uses by Hastings Manufacturing Company, Viking/Tyden Corporation, International Lock and Seal, and Casite Corporation since the early-1900s.

4. PHASE II ENVIRONMENTAL SITE ASSESSMENT

The Phase II ESA was designed and conducted to further evaluate the RECs identified in PME's 2019 Phase I ESA summarized in Section 3, and to evaluate potential due care issues associated with redevelopment. The assessment included a geophysical survey to evaluate for potential USTs or other buried structures that could affect redevelopment, as well as collection of soil, groundwater, and soil gas samples to evaluate for potential contamination. This section includes a discussion of the geophysical survey, sampling locations and rationales, sample collection procedures, quality assurance/quality control (QA/QC), and chemical analyses.

4.1 GEOPHYSICAL SURVEY

WorkSmart, Inc. of Paw Paw, Michigan conducted a geophysical survey of the Property to evaluate for potential USTs or other anomalies that could affect redevelopment of the site. Their survey results are documented in their *Subsurface Imaging Report*, dated May 17, 2020, which is attached in Appendix A. WorkSmart identified several anomalies consistent with site utilities and identified two anomalies that were inconsistent with utilities. WorkSmart was unable to determine the nature of the two non-utility anomalies, but opined that the anomalies were also not consistent with underground storage tanks (USTs), citing the depths and lack of heavy metallic reflections. The unknown subsurface anomalies are shown on Figure 3.

4.2 SAMPLING LOCATIONS AND RATIONALES

On May 18 through 20, 2020, we advanced soil borings at 19 sampling locations (SB1 through SB19; Figure 3). Soil borings SB1 through SB17 were advanced from depths ranging from 8 feet below ground surface (bgs) to 19 feet bgs using truck-mounted, hydraulically-driven, direct-push sampling equipment. Soil borings SB18 and SB19 were advanced using a hand auger to depths of 1.5 feet bgs and 2.5 feet bgs, respectively.

On May 20 and June 2, 2020, we sampled surface soil (upper 6 inches to 1 foot) at 25 locations (SS1 through SS25; Figure 4). The surface soil samples were collected manually from the upper six-inches of soil using a decontaminated hand shovel because the locations were inaccessible to the direct-push sampling equipment.

We installed temporary groundwater monitoring wells at soil boring locations SB1, SB2, SB6, SB8, SB15, and SB17 (see Figure 5). The well screens were installed such that the screen intersected the depth where groundwater was encountered during drilling. On May 18 and 19, 2020, groundwater samples for chemical analysis were collected from each temporary monitoring well. On May 20, 2020, we also collected groundwater samples for chemical analysis from four pre-existing groundwater monitoring wells (MW10D, MW17 through MW19; see Figure 5). SME was unable to locate MW10S in the field; therefore, this existing well was not sampled.

On May 19, 2020, we installed Vapor Pins[™] at nine locations in the building (SG1 through SG11; Figure 6). We also installed three deep soil gas monitoring probes on May 20, 2020 (SG12 through SG14; Figure 6). We subsequently collected soil gas samples for chemical analysis from both the sub-slab Vapor Pins[™] and deep soil gas monitoring probes on June 1, 2020.

A summary of the rationale for each sampling location is provided in the table below.
SAMPLE ID	SAMPLE TARGET / RATIONALE
SB1	Evaluated soil and groundwater conditions in the area of the unidentified subsurface anomaly.
SB2, SB3, SB9 through SB12, SB16 through 19, MW17	Evaluated soil and/or groundwater conditions in the vicinity of the Royal Coach building.
SB4, SB13 through SB15, MW10D	Evaluated soil and/or groundwater conditions in the vicinity of Warehouse #3.
SB5, SB6, MW18	Evaluated soil and/or groundwater conditions in the vicinity of the former southern landfill area.
SB7, SB8, MW19	Evaluated soil and/or groundwater conditions in the vicinity of the former northern landfill area.
SS1 through SS25	Evaluated surface soil conditions on the Property for manufacturing debris (i.e., slag) potentially exposed at the surface.
SG1 through SG11	Evaluated soil vapors beneath the Royal Coach building slab to assess the potential for vapor intrusion into the current building and future buildings that may be constructed at the Property.
SG12 through SG14	Evaluated soil vapors within the subsurface to assess the potential for vapor intrusion into future buildings that may be constructed at the Property.

4.3 SAMPLE COLLECTION PROCEDURES

Detailed descriptions of our soil, groundwater, and soil gas sampling procedures are provided in Appendix B. We collected soil samples from each soil boring for classification, field screening, and/or laboratory analyses. We visually classified the soil samples in accordance with ASTM D2488, *Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)* and field screened the soil samples for the presence of ionizable VOCs using a calibrated 10.6 eV PID. At locations inaccessible to the direct-push equipment, we collected hand auger samples or surface soil samples for chemical analysis using a decontaminated hand auger or shovel. We measured depth to groundwater (Table 1) and collected groundwater samples from both existing monitoring wells and pre-packed, temporary monitoring wells installed at selected soil boring locations. After installation of soil vapor implants and Vapor Pins[™], we also collected soil gas samples for VOCs using laboratory provided Bottle-Vac[™] sample containers.

4.4 CHEMICAL ANALYSES

We submitted 43 soil samples, 10 groundwater samples, 14 soil gas samples, and 7 QC samples to Fibertec Environmental Services (Fibertec) of Holt, Michigan, for chemical analyses of one or more of the following: VOCs, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), arsenic, barium, cadmium, chromium, hexavalent chromium, copper, lead (including total and fine and coarse soil fractions), mercury, selenium, silver, and/or zinc. We also submitted four groundwater samples from existing wells, and three associated QC samples, to Eurofins TestAmerica, Sacramento (TestAmerica) of West Sacramento, California, for chemical analysis of per- and polyfluoroalkyl substances (PFAS).

The specific analytes for each sample are presented in Table 2 (soil), Table 3 (groundwater), and Table 4 (soil gas). We selected the target analytes to be representative of, or indicator parameters for, the contaminants reasonably expected to be associated with the identified historical on-site and off-site

081604.00+101320+PIIESA 5

operations, and contaminants commonly present in urban fill material. The samples were analyzed using the reference methods listed below:

- VOCs USEPA Method 8260 (soil and groundwater) and TO-15 (soil gas)
- PAHs USEPA Method 827 (soil and groundwater)
- PCBs USEPA Method 8082 (soil)
- Mercury USEPA Methods 7471 (soil) and 7470 (groundwater)
- Hexavalent chromium USEPA Method 7196A (soil and groundwater)
- Other metals USEPA Method 6020 (soil and groundwater)
- PFAS USEPA Method 537 modified (groundwater existing monitoring wells only)

The laboratory analysis reports, complete list of specific analytical reference methods, reporting limits, and chain of custody documentation are included in Appendix C.

4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)

We collected and analyzed three duplicate soil samples, two duplicate groundwater samples, one trip blank water sample, one field blank water sample, one equipment blank water sample, one duplicate soil gas sample, and one equipment blank soil gas sample to assist in evaluating the representativeness of our sampling. The analytical laboratories supplied properly preserved, pre-cleaned, containers for sample collection. After sample collections, the containerized samples were kept cool, i.e., kept on ice or refrigerated, (soil and groundwater samples) or were kept at ambient air temperature (soil gas samples) until delivery to the analytical laboratories. Our field staff followed chain-of-custody procedures to document the sample handling sequence. Field instrument calibration, sample handling and custody requirements, and QA procedures were in general accordance with our standard operating procedures.

Our field team members wore a new pair of disposable nitrile sampling gloves during collection of each soil, groundwater, and soil gas sample to minimize cross-contamination. Direct-push sampling equipment was decontaminated before each use with a high-pressure, hot water pressure washer. We decontaminated other soil sampling equipment before each use with a laboratory-grade detergent/distilled water solution wash followed by a distilled water rinse. We used pre-packed, new materials for temporary groundwater well construction and new polyethylene and silicone tubing for the groundwater purging and sampling. We used new Vapor Pins[™]; new 6-inch stainless steel implants; laboratory-provided, precleaned flow regulators and Bottle Vac[™] samplers; and new tubing for collection of each soil gas sample.

5. PHASE II ESA FINDINGS

We compiled and evaluated the results from our Phase II ESA to evaluate surface and subsurface conditions and identify environmental impact at concentrations greater than Part 201 generic residential cleanup criteria (Part 201 criteria).

5.1 SURFACE AND SUBSURFACE CONDITIONS

Descriptions of the soil conditions encountered at each of our sampling locations (SB1 through SB19 and SS1 through SS25) are documented on the soil boring logs (Appendix D). In general, the surface material in the developed portion of the Property consisted of asphalt, concrete, gravel, or grass. The surface material in the southern and eastern, undeveloped portions of the Property primarily consisted of topsoil with vegetation, topsoil without vegetation, foundry sand, or sand/silty sand. Sand fill, which at various locations contained foundry sand, slag, coal, cinders, ash, and other debris (metal, brick, plastic, glass, etc.), was generally present throughout the site and ranged from about 3.5 to over 16 feet thick. Fill thicknesses were greatest in the soil borings (SB5 through SB8) in the former industrial landfill areas shown on the site diagrams. Fine to coarse sand was generally present below the fill and extended to the maximum explored depths. Staining was observed from 2 to 3.5 feet bgs at soil boring SB14. No other odors, staining, or elevated (>1 part per million) PID measurements were noted when soil samples were field screened, and no elevated methane measurements were detected when the open boreholes were field screened for methane.

Groundwater measurements are shown on Table 1, and was measured between approximately 5 and 16 feet bgs in temporary and existing wells throughout the Property. The known regional groundwater flow in the area of the Property is to the south toward the Thornapple River. The on-site groundwater elevations suggest a general southerly groundwater flow direction; however, several of the measured elevations were anomalous and may be influenced by the historical on-site placement of fill in the landfills and other areas of the Property. No odors or sheens were present in purged groundwater during groundwater sample collection.

5.2 CHEMICAL ANALYSIS RESULTS

Results from the chemical analyses performed on soil, groundwater, and soil gas samples collected during our assessment are summarized in the following paragraphs and tabulated in Tables 2 through 4. Laboratory analysis reports and chain of custody documentation are included in Appendix C.

Although the Property was most recently occupied by nonresidential structures (prior to the October 2020 fire; Warehouse #3 remains), the proposed redevelopment plan includes the construction of residential structures. Therefore, as a conservative measure, we compared the results from chemical analyses of soil and groundwater samples to the Part 201 generic residential and nonresidential cleanup criteria (Part 201 criteria). Additionally, analytical results from chemical analyses of soil, groundwater, and soil gas samples were also compared to EGLE's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels to evaluate the potential for vapor intrusion into future residential structures.

5.2.1 ANALYSIS RESULTS – SOIL

Summaries of the CAS numbers, analytes, measured concentrations, soil sample locations, and Part 201 criteria and EGLE VIAP screening levels exceeded are provided in Table 2. Additional discussion is included in the Sections below.

081604.00+101320+PIIESA 7

5.2.1.1 SURFACE SOIL SAMPLES

Surface soil samples were analyzed for PAHs, arsenic, lead, and/or PCBs to evaluate near surface soil conditions and potential human direct contact exposure concerns. Arsenic and/or lead (total, as well as fine and/or coarse fractions) were measured at concentrations exceeding the Part 201 criteria in the surface soil samples collected from SS1 through SS3, SS5 through SS7, SS11, and SS18. The concentrations of these metals reported exceeded the residential and nonresidential Part 201 direct contact criteria, residential and nonresidential drinking water protection criteria, and/or groundwater surface water interface protection (GSIP) criteria. PAHs were measured at concentrations above the laboratory reporting limits (RLs), but below the Part 201 criteria and VI Screening Levels in several soil samples. No PCBs were measured at concentrations above laboratory RLs in any surface soil samples. Arsenic and lead concentrations present in surface soil samples at concentrations greater than the Part 201 residential direct contact criteria are depicted on Figure 4.

5.2.1.2 SUBSURFACE SOIL SAMPLES

Subsurface soil samples collected from borings were analyzed for VOCs, PAHs, PCBs, and/or various metals to evaluate soil conditions and potential human direct contact exposure concerns. Tetrachloroethene (PCE), benzo(a)pyrene, fluoranthene, phenanthrene, arsenic, chromium (total), copper, lead, mercury, selenium, and/or zinc were measured at concentrations exceeding the Part 201 criteria in the subsurface soil samples collected from SB2, SB4, SB7, SB8, SB10, SB12, SB13, SB15, and/or SB16. Additionally, naphthalene, PCE, xylenes, 2-methylnaphthalene, phenanthrene, and mercury were measured at concentrations exceeding EGLE's residential VIAP screening levels in the subsurface soil samples collected from SB2, SB4, SB7, and/or SB16. No PCBs were measured at concentrations above the laboratory RLs in the subsurface soil samples analyzed. The concentrations of benzo(a)pyrene, arsenic, and lead reported exceeded the Part 201 residential direct contact criteria and are shown on Figure 3.

5.2.2 ANALYSIS RESULTS – GROUNDWATER

Groundwater samples collected from temporary and existing wells were analyzed for VOCs, PAHs, and various metals to evaluate groundwater conditions. Groundwater samples from existing wells were also analyzed for PFAS to evaluate potential migration of PFAS in groundwater from the north-adjoining Hastings Manufacturing Company facility site. Summaries of the CAS numbers, analytes, measured concentrations, groundwater sample locations, and Part 201 criteria and VIAP screening levels exceeded are provided in Table 3.

Trichloroethene (TCE), total arsenic, total copper, total lead, and/or zinc were measured in groundwater at concentrations above Part 201 criteria in SB6, SB8, SB15, MW10D, MW18, and MW19. Additionally, TCE was measured at concentrations exceeding EGLE's VIAP screening levels in the groundwater sample collected from MW18. The metals found in groundwater may be a result of sediment within the samples because metals were not measured above the laboratory RLs where filtered samples were also analyzed. No PAHs were measured above laboratory reporting limits in the groundwater samples analyzed as part of this assessment. Target analytes present in groundwater at concentrations greater than the Part 201 drinking water criteria are depicted on Figure 5; exceedances of the GSI criteria for metals are not shown on the drawing because they may not be representative of groundwater conditions.

Perfluorooctanesulfonamide (FOSA) was detected above laboratory RLs in the groundwater sample collected from monitoring well MW10D, and perfluorooctanesulfonic acid (PFOS) and perfluorobutanoic acid (PFBA) were both detected above laboratory RLs in the groundwater sample collected from preexisting monitoring well MW18. No other PFAS compounds were measured above the laboratory reporting limits in the groundwater samples analyzed. No exceedances of the Part 201 criteria for PFAS compounds were noted in the groundwater samples analyzed.

081604.00+101320+PIIESA 8

5.2.3 ANALYSIS RESULTS – SOIL GAS

Summaries of the CAS numbers, analytes, measured concentrations, and soil gas sample locations are provided in Table 4. Target analytes present in soil gas at concentrations greater than the EGLE VIAP residential soil gas screening levels are depicted on Figure 6.

TCE was measured at concentrations exceeding the VIAP screening level in the soil gas samples collected from SG11 and SG12. TCE was also measured at concentrations below the EGLE residential VIAP screening level in the soil gas samples collected from SG1 through SG10. Several other VOCs were measured at concentrations above laboratory RLs (chloroform at SG11, dichlorodifluoromethane at SG6, PCE at SG14, and 1,1,1-trichloroethane at SG12), but below the VIAP screening levels.

5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY

We evaluated the representativeness of the data collected during our subsurface assessment to determine if the data set was valid and of usable quality. The laboratory QC results are detailed in the laboratory analytical reports and case narratives included in Appendix C. In our opinion, the data set generated is of usable quality and meets the project-specific objective of determining the current environmental conditions of the Property and evaluating potential Due Care concerns for a future residential redevelopment of the Property.

6. SUMMARY

SME conducted the Phase II ESA described herein to evaluate the current environmental conditions of the Property and to evaluate potential Due Care issues associated with a planned residential redevelopment of the Site. The results of our Phase II ESA demonstrate the presence of multiple contaminants at concentrations exceeding the Part 201 generic residential cleanup criteria (Part 201 criteria) and/or EGLE's Volatilization to Indoor Air Pathway (VIAP) screening levels. A summary of our significant findings is below:

6.1 SOIL CONDITIONS

- The site is underlain by 3.5 feet to over 16 feet of sand fill. The sandy fill material was at least 15 feet in thickness and contained significant amounts of debris (foundry sand, slag, coal, cinders, ash, metal, brick, concrete, plastic) in the borings advanced in the two former industrial landfill areas located west and east of Butler Creek. Fill in other areas of the Property ranged in thickness from about 3.5 feet to around 10 feet of sandy fill material containing varying amounts of foundry sand, brick, coal, cinders, slag, and ash.
- Two unidentified subsurface geophysical anomalies are located east and south of the former Royal Coach building and should be further evaluated.
- Soil is impacted with PCE, PAHs, and various metals at concentrations exceeding the Part 201 criteria.
 - The concentrations of naphthalene, PCE, xylenes, 2-methylnaphthalene, phenanthrene, and mercury exceeded the VIAP residential screening levels in soil at various locations on the Property.
 - The concentrations of arsenic, lead, and benzo(a)pyrene exceeded the Part 201 residential direct contact criteria in several locations on the Property.

6.2 GROUNDWATER CONDITIONS

- Groundwater is impacted with TCE and various metals; however, the reported metals concentrations may be indicative of suspended sediment in the groundwater.
- The concentration of TCE in groundwater near MW18 exceeded the VIAP residential screening levels.
- No PFAS or PAH compounds were measured above the Part 201 criteria in the groundwater samples analyzed.

6.3 SOIL GAS CONDITIONS

 TCE was measured at concentrations above the laboratory RL in 12 of the 14 soil gas sample locations and a concentrations exceeding the VAIP residential screening levels in soil gas SG11 in the basement of the former Royal Coach building, and in SG12 in the proposed footprint of a new building. Several other VOCs were measured above the reporting limits, but below the VIAP screening levels. Mercury and PAHs were not analyzed in soil gas as part of this assessment, though exceedances of the VIAP screening levels for soil were noted for mercury and PAHs at several locations.

081604.00+101320+PIIESA 10

6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS

- We understand the Warehouse #3 building and the remaining portion of the former Royal Coach building are planned for removal. The vapor intrusion (VI) pathway for VOCs, PAHs, and mercury should be further evaluated prior to constructing new buildings on the Property or VI mitigation systems should be planned for new buildings in lieu of further evaluation.
- Near surface soil with exceedances of the direct contact criteria for benzo(a)pyrene, arsenic, and lead is predominantly located along the exposed soil bank of the Thornapple River and Butler Creek. Future redevelopment activities will need to consider placement of a hard (e.g., pavements) or soft (e.g., clean soil or landscape materials) cap on soils along the river and creek banks, and likely in other areas upon redevelopment.
- The geophysical anomalies south and east of the former Royal Coach building should be further evaluated to better understand the nature of those anomalies.
- Some of the Property is fenced; however, the site fencing should be completed around the Property during the period prior to, and during, redevelopment to mitigate potential direct contact exposures with soil or physical hazards (e.g., metal exposed at the surface, unsafe buildings) on the Property.
- The October 2020 fire that destroyed the Royal Coach building may have affected the concentrations of contaminants in soil, groundwater, and soil gas in the area of the Property near, and hydraulically downgradient of, the former building. The impact of the fire on subsurface conditions should be further evaluated prior to redevelopment.

6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE

For purposes of estimating possible remediation costs during redevelopment, as required by the EGLE Site Assessment Grant, SME utilized a redevelopment scenario provided by a potential developer in 2020. The buildings included in the development plan are shown on Figure 2 and include three new, residential apartment/townhome structures with 8,000 square foot footprints, and reuse of a portion of the former Royal Coach building for apartments. Since the Royal Coach building was destroyed in a recent fire, we have assumed a residential apartment building of similar planned 15,000 square foot footprint to what the developed had planned to keep may be constructed in its place in the future.

The remediation needed to reuse the Property for residential purposes includes measures to mitigate the direct contact pathway and the VI pathway. The Property and new buildings will be connected to municipal water; therefore, exposure to groundwater is not a concern and no new wells or other uses of groundwater on the site will be allowed. To mitigate potential direct contact exposures and the potential for VI in new residential buildings, pavements or planned buildings will be used as a hard cap in some areas, and unpaved areas or areas without buildings will be covered with a soft cap. Vapor mitigation systems will also be assumed for all new buildings.

The conceptual, anticipated remediation/mitigation costs related to redevelopment include:

- Vapor mitigation systems for 40,000 square feet of building footprints at an average of \$5 per square foot for design (\$200,000).
- Fencing the area east of Butler Creek to prevent unauthorized access. 1,700 linear feet of chain link fencing at an average cost of \$10-\$15 per linear foot (\$17,000 \$25,500).
- Installation of geotextile fabric, six inches of topsoil, and seed on about 2.5 acres of the Property west of Butler Creek, and along the west bank of Butler Creek and the north bank of the Thornapple River, where buildings and pavements will not be present. Placement of 109,000 square feet (2.5 acres) of demarcation barrier and six inches of topsoil (~2,000 cubic yards), and seed (109,000 square feet).

- o ~\$35,000 for demarcation barrier fabric and placement
- ~\$15/cubic yard for topsoil and placement (\$30,000)
- o ~\$15,000 for seeding

The estimate noted above is provided for conceptual planning purposes. Actual costs should be vetted prior to plan implementation in accordance with the redevelopment plans.

7. GENERAL NOTES

In the process of obtaining information for preparation of this Phase II ESA report, we followed procedures that represent current reasonable and accepted environmental practices and principles, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession. The goal of this Phase II ESA was to evaluate the current environmental conditions of the Property with respect to Part 201. We conducted the Phase II ESA activities upon which this report is based, and cannot guarantee all potential contaminants have been identified. Undetected contamination resulting from historical activities, off-site sources, or the October 2020 fire on the Property may be present on the Property.

The environmental professionals responsible for the conduct of this Phase II ESA are listed below. Their resumes are included in Appendix E.

G & S.H

Casey E. Smith, CPG

Senior Project Geologist

Report prepared by:

Mitchell D. Cline, LPG Senior Staff Geologist

Report reviewed by:

Mark J. Quimby Senior Consultant

8. REFERENCES

- 1. Part 201, "Environmental Remediation", of 1994 PA 451, as amended, the Natural Resources and Environmental Protection Act.
- 2. Part 201 Generic Residential Cleanup Criteria and Screening Levels Promulgated Cleanup Criteria, R 299.44, R 299.46, and R 299.49, December 30, 2013 (GSI Criteria Updated June 25, 2018).
- 3. EGLE's Draft Volatilization to Indoor Air Pathway Screening Levels, May 14, 2020.
- 4. PM Environmental, Inc., Phase I Environmental Site Assessment, 420 and 490 East Mill Street, Hastings, Michigan, September 13, 2019.
- 5. SME, Phase I Environmental Site Assessment, Hastings Manufacturing Company Royal Coach Site Portion of 325 North Hanover Street, Hastings, Michigan, June 26, 2018.
- 6. SME, EGLE Grant Work Plan #1 Revision 1.0 Former HMC Royal Coach Site, dated March 20, 2020.

FIGURES

- FIGURE 1: PROPERTY LOCATION MAP
- FIGURE 2: PROPERTY FEATURES DIAGRAM
- FIGURE 3: SOIL BORING LOCATIONS AND SOIL CONDITIONS SUMMARY
- FIGURE 4: SUMMARY OF SURFACE SOIL CONDITIONS
- FIGURE 5: SUMMARY OF GROUNDWATER CONDITIONS
- FIGURE 6: SUMMARY OF SOIL GAS CONDITIONS





PLOT DATE: Oct 13, 2020 - 9:55am - julie.blake





pwb.slqms22-NA-f00.00.408f80/4vs1/f00.00.408f80/vn3/26WQ/QA2/00.408f80/qIW/sq/sii-sm2//

PLOT DATE: Oct 13, 2020 - 9:51am - julie.blake



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PLOT DATE: Oct 13, 2020 - 10:01am - julie. blake



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PLOT DATE: Oct 13, 2020 - 9:56am - julie.blake

TABLES

- TABLE 1: 2020 GROUNDWATER ELEVATION SUMMARY
- TABLE 2: SUMMARY OF ANALYSIS RESULTS SOIL
- TABLE 3: SUMMARY OF ANALYSIS RESULTS GROUNDWATER
- TABLE 4: SUMMARY OF ANALYSIS RESULTS SOIL GAS



2020 GROUNDWATER ELEVATION SUMMARY FORMER HMC ROYAL COACH SME Project No. 081604.00.001 Page 1 of 1 HASTINGS, MICHIGAN **TABLE 1**

Well ID	Screened Interval (ft. below ground)	Ground Surface Elevation (elev. ft.)	Top of Casing Elevation (elev. ft.)	Depth to Groundwater (ft.) June 2, 2020	Groundwater Elevation (ft.) June 2, 2020
MW10D	28 - 33	787.4	787.22	11.40	775.82
MW17	9 - 14	781.1	781.58	13.06	768.52
MW18	12 - 17	788.3	788.30	5.22	783.08
MW19	14 - 19	792.6	792.14	15.90	776.24
SB1	2.5 - 7.5	781.8	784.00	9.72	774.28
SB2	8 - 13	788.8	790.88	14.78	776.10
SB6	10 - 15	788.1	788.37	13.11	775.26
SB8	11 - 16	791.5	792.55	16.06	776.49
SB15	5 - 10	787.7	788.40	10.00	778.40
SB17	6 - 11	787.8	789.31	15.00	774.31
Notes:	1. Top of Casing elevation w	vere measured using a	Leica GPS.		

I op of Casing elevation were measured using a Leica GPS.

2. MW10D, MW17 through MW19 were installed by Stantec in 2013.

3. Temporary wells SB1, SB2, SB6, SB8, SB15 and SB17 were installed by SME in 2020.



SUMMARY OF ANALYSIS RESULTS - SOIL HASTINGS, MICHIGAN SME Project No. 081604.00.001 FORMER HMC ROYAL COACH PAGE 1 OF 6 TABLE 2

	CHEMICAL	STATEWIDE		Part 20	01 Generic Cleanup Cr	iteria		to Indoor Air Pathway (VIAP)			Sa	mple Identificatio Depth (feet) Date Collected	ų		
CONSTITUENT	SERVICE	BACKGROUND	Docidomi al Drinking	Noncocidontial	Groundwater				SB1	SB2	SB3	SB4	SB5	SB6	SB7
	NUMBER	LEVELS	Water Protection	Drinking Water	Surface Water Interface Protection	Residential Direct Contact Criteria	Nonresidential Direct Contact Criteria	Residential Soil	2'-3.5'	2'-3.5'	2'-3'	1' - 2'	1' - 2.5'	1.5' - 3'	4' - 5.5'
					Criteria				5/19/2020	5/19/2020	5/19/2020	05/18/20	05/18/20	05/18/20	5/19/2020
OCs															
lapht halene	91-20-3	NA	35,000	100,000	730	16,000,000	52,000,000	67	<330	<330	<330	<330	<330	<330	<330
etrachloroethylene	127-18-4	NA	100	100	1,200	200,000	930,000	6.2 3 700	<61	<67	<54	<67 782	<59	<60	130 -61
Videnes	1330-20-7	AN AN	5 600	5 600	004/0	410,000,000	1 000 000 000	280	150	500	150	<01 < 150	<150	<150 < 150	150
When A and and V/OCe	1.07-000	VIN	2001	000	200			007	200	8	2	3	201	3	3
VOCs, PAHs	20	-	3	3	3	3	8	3						SINE	ANE
cenaphthene	83-32-9	NA	300,000	880,000	8,700	41,000,000	130,000,000	250,000	<330	640	<330	<330	<330	<330	<330
cenaphthylene	208-96-8	NA	5,900	17,000	₽	1,600,000	5,200,000	₽	<330	<330	<330	<330	<330	<330	<330
inthracene	120-12-7	NA	41,000	41,000	Q	230,000,000	730,000,000	13,000,000	<330	1,800	<330	640	<330	<330	<330
senzo(a)anthracene	56-55-3	AA	NLL	NLL	NLL	20,000	80,000	160,000	340	2,900	<330	2,000	<330	<330	<330
enzo(a)pyrene	50-32-8	NA	NLL	NLL	NLL	2,000	8,000	NA	<330	2,700	<330	1,500	<330	<330	<330
senzo(b)fluoranthene	205-99-2	NA	NLL	NLL	NLL	20,000	80,000	NA	500	3,600	<330	2,800	<330	<330	<330
senzo(g,h,i)perylene	191-24-2	NA	NLL	NLL	NLL	2,500,000	7,000,000	NA	<330	1,700	<330	450	<330	<330	<330
senzo(k)fluoranthene	207-08-9	NA	NLL	NLL	NLL	200,000	800,000	NA	<330	1,500	<330	920	<330	<330	<330
hrysene	218-01-9	AA	NLL	NLL	NLL	2,000,000	8,000,000	NA	<330	3,100	<330	2,400	<330	<330	<330
libenzo(a,h)anthracene	53-70-3	NA	NLL	NLL	NLL	2,000	8,000	NA	<330	360	<330	<330	<330	<330	<330
luoranthene	206-44-0	NA	730,000	730,000	5,500	46,000,000	130,000,000	NA	540	7,400	<330	5,000	<330	<330	<330
luorene	86-73-7	AN S	390,000	890,000	5,300	27,000,000	87,000,000	470,000	<330	660	<330	<330	<330	<330	<330
ndeno(1,2,3-cd)pyrene	193-39-5	AN .		NLL	NLL NLL	20,000	80,000	NA 1	<330	1,600	<330	670	<330	<330	<330
:-Methylnaphthalene	91-5/-6	AN	000' / G	1/0/000	4,200	8,100,000	26,000,000	1,/00	<330	410	<330	380	<330	<330	<330
nenanmrene	8-10-00	AN N	000'00	160,000	2100	0000000	000'002'G	00/1	3/0	0 ⁰ 800	<330	3,/00	<330	<330	633U
yelle ICBe	0-00-671	NA.	460,000	460,000	2	000'000'87	04,000,000	20,000,000	0/7	0,900	0002	4,100	2000	<330	2000
CB. Aroclor 1254	11097-69-1	AN	NA	NA	NA	AN	NA	⋳	ШN	ΒR	μE	<110	<100	660	<360
otal PCBs	1336-36-3	AN	NLL	NLL	NLL	4,000	16,000	₽	ыN	NE	PE	<110	<100	660	<360
letals															
rsenic	7440-38-2	5,800	5,800	5,800	5,800	7,600	37,000	NA	1,700	4,400	1,400	4,500	940	770	3,000
Rarium	7440-39-3	75,000	1,300,000	1,300,000	440,000 *	37,000,000	130,000,000	NA	81,000	94,000	5,300	65,000	50,000	17,000	15,000
admum	7440-43-9	1,200	6,000	6,000	3,600 *	550,000	2,100,000	NA NA	190	1,100	<50	480	00000	092 2 800	66
hromium VI	18540-29-9		30,000	30,000	3300	2 500,000	0,000,000 0	AN	UPE's	NF NF	B LIN	<2 300	<440	<430	<440
opper	7440-50-8	32.000	5.800.000	5.800.000	75,000 *	20.000.000	73.000.000	NA	57,000	83.000	4.000	39.000	6.300	4,400	8,500
ead, Total	7439-92-1	21,000	200,000	700,000	5,100,000 *	400,000	000'006	AN	16,000	350,000	1,700	86,000	2,500	7,200	21,000
ead, Coarse Fraction	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	NA	ЫR	148,000	NE	90,000	NE	NE	ЫR
ead, Fine Fraction	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	NA	ШN	471,000	R	346,000	ВN	BR	ШN
ead, Total (Calculated)	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	NA	ШZ	155,000	¥	102,000	ШZ	Щ	ШN
Aercury	7439-97-6	130	1,700	1,700	130	160,000	580,000	22	<50	57	<50	130	<50	<50	<50
lickel	7440-02-0	20,000	100,000	100,000	76,000 *	40,000,000	150,000,000	NA	3,600	9,300	4,800	7,600	5,000	2,200	4,700
selenium	7782-49-2	410	4,000	4,000	410	2,600,000	9,600,000	NA	<200	300	<200	500	<200	<200	<200
silver	7440-22-4	1,000	4,500	13,000	1,000	2,500,000	9,000,000	AN	<100	<100	<100	<100	<100	<100	<100 4
uc	7440-66-6	47,000	2,400,000	5,000,000	170,000	170,000,000	630,000,000	NA	77,000	220,000	8,400	100,000	10,000	8,20U	18,000

Note:
Note:
Concentrations reprint in more and or more and series of log on the set of series of se



SUMMARY OF ANALYSIS RESULTS - SOIL HASTINGS, MICHIGAN SME Project No. 081604.00.001 FORMER HMC ROYAL COACH PAGE 2 OF 6 TABLE 2

					_	_	_	_	_		_	_	_	_	_				_		_		_	_		_	_		_					_	_	_	_	_				
	SB13	1' - 2.5'	05/18/20		<330	<68	<68	<150	<rl< th=""><th>1.300</th><th>1,100</th><th>3,700</th><th>7,200</th><th>7,000</th><th>10,000</th><th>2,700</th><th>3,000</th><th>7,100</th><th>680</th><th>18,000</th><th>1,900</th><th>3,300</th><th>17 000</th><th>17 000</th><th>000,11</th><th><100</th><th><100</th><th></th><th>52,000</th><th>46,000</th><th>000 00</th><th><2.400</th><th>16,000</th><th>230,000</th><th>840,000</th><th>356,000</th><th>819,000</th><th>190</th><th>7,500</th><th><100</th><th>210.000</th><th></th></rl<>	1.300	1,100	3,700	7,200	7,000	10,000	2,700	3,000	7,100	680	18,000	1,900	3,300	17 000	17 000	000,11	<100	<100		52,000	46,000	000 00	<2.400	16,000	230,000	840,000	356,000	819,000	190	7,500	<100	210.000	
	SB12	5' - 6'	05/18/20		<330	<79	190	290	<rl< td=""><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td>430</td><td>1200</td><td>0002</td><td>NE</td><td>NE</td><td></td><td>16,000</td><td>180,000</td><td>11 000</td><td>NE</td><td>75,000</td><td>130,000</td><td>515,000</td><td>853,000</td><td>531,000</td><td><50</td><td>27,000</td><td>120</td><td>190,000</td><td></td></rl<>	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	430	1200	0002	NE	NE		16,000	180,000	11 000	NE	75,000	130,000	515,000	853,000	531,000	<50	27,000	120	190,000	
Б	SB11	1'-2'	05/18/20		<330	<60	<60	<150	<rl< th=""><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th>330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th>1930</th><th>0002</th><th>NE</th><th>ШN</th><th></th><th>3,/00</th><th>38,000</th><th>8 000</th><th>UE NE</th><th>15,000</th><th>18,000</th><th>шN</th><th>ВR</th><th>ШN</th><th>56</th><th>7,000</th><th><100</th><th>140.000</th><th></th></rl<>	<330	<330	<330	<330	<330	330	<330	<330	<330	<330	<330	<330	<330	<330	1930	0002	NE	ШN		3,/00	38,000	8 000	UE NE	15,000	18,000	шN	ВR	ШN	56	7,000	<100	140.000	
mple Identificati Depth (feet) Date Collected	SB10	1' - 2'	05/18/20		<330	<71	<71	<150	<rl< th=""><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th>1930</th><th><330</th><th><100</th><th><100</th><th></th><th>2,600</th><th>20,000</th><th>27 000</th><th><2.300</th><th>44,000</th><th>250,000</th><th>133,000</th><th>247,000</th><th>134,000</th><th><50</th><th>10,000</th><th>330 <100</th><th>290,000</th><th></th></rl<>	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	1930	<330	<100	<100		2,600	20,000	27 000	<2.300	44,000	250,000	133,000	247,000	134,000	<50	10,000	330 <100	290,000	
õ	SB9	1' - 2'	5/19/2020		<330	<67	<67	<150	<rl< th=""><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th><330</th><th>1330</th><th><330</th><th><100</th><th><100</th><th></th><th>IJ.</th><th>U U</th><th>J U</th><th>ž</th><th>¥</th><th>16,000</th><th>ВN</th><th>NE</th><th>Щ</th><th>W.</th><th>U L</th><th>U U</th><th>2 Z</th><th></th></rl<>	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	1330	<330	<100	<100		IJ.	U U	J U	ž	¥	16,000	ВN	NE	Щ	W.	U L	U U	2 Z	
	Duplicate Soil	SB8 (1'-3')	5/19/2020		<330	<63	<63	<150	<rl< th=""><th><330</th><th><330</th><th><330</th><th>670</th><th>1,000</th><th>1,700</th><th>1,300</th><th>580</th><th>650</th><th><330</th><th>620</th><th><330</th><th>1,200</th><th>230</th><th>000</th><th>070</th><th><100</th><th><100</th><th></th><th>4,500</th><th>26,000</th><th>7 200</th><th><440</th><th>1,900,000</th><th>260,000</th><th>69,300</th><th>56,000</th><th>69,000</th><th><50</th><th>22,000</th><th>510</th><th>260,000</th><th></th></rl<>	<330	<330	<330	670	1,000	1,700	1,300	580	650	<330	620	<330	1,200	230	000	070	<100	<100		4,500	26,000	7 200	<440	1,900,000	260,000	69,300	56,000	69,000	<50	22,000	510	260,000	
	SB8	1 3.	5/19/2020		<330	09>	<60	<150	<rl< th=""><th><330</th><th><330</th><th><330</th><th>690</th><th>1,100</th><th>1,800</th><th>1,400</th><th>530</th><th>710</th><th><330</th><th>650</th><th><330</th><th>1,200</th><th>< 330</th><th>600</th><th>060</th><th><100</th><th><100</th><th></th><th>000'9</th><th>28,000</th><th>0.500</th><th><450</th><th>1,600,000</th><th>210,000</th><th>823,000</th><th>655,000</th><th>808,000</th><th><50</th><th>21,000</th><th>470</th><th>620,000</th><th></th></rl<>	<330	<330	<330	690	1,100	1,800	1,400	530	710	<330	650	<330	1,200	< 330	600	060	<100	<100		000'9	28,000	0.500	<450	1,600,000	210,000	823,000	655,000	808,000	<50	21,000	470	620,000	
FOLE VOIAUNIZATION to Indoor Air Pathway (VIAP)		Residential Soil			67	6.2	3,700	280	CS	250.000	D	13,000,000	160,000	NA	NA	NA	NA	NA	NA	AN 1	470,000	NA 700	1,700	25,000,000	20,000,000	D	Q		NA	NA	AN NA	AN N	NA	NA	NA	NA	NA	22	NA	NA	NA	
		Nonresidential Direct Contact Criteria			52,000,000	930,000	160,000,000	1,000,000,000	cs	130.000.000	5,200,000	730,000,000	80,000	8,000	80,000	7,000,000	800,000	8,000,000	8,000	130,000,000	87,000,000	80,000	5 200 000	000 000 B	04,000,000	NA	16,000		37,000	130,000,000	0,000,000	9.200.000	73,000,000	900'006	900'006	900'000	900,000	580,000	150,000,000	9,000,000	630.000.000	
iteria		Residential Direct Contact Criteria			16,000,000	200,000	50,000,000	410,000,000	cs	41.000.000	1,600,000	230,000,000	20,000	2,000	20,000	2,500,000	200,000	2,000,000	2,000	46,000,000	27,000,000	20,000	6,100,000	000,000,000	28,000,000	NA	4,000		/'600	3/,000,000	2 500 000	2.500.000	20,000,000	400,000	400,000	400,000	400,000	160,000	40,000,000	2.500,000	170.000.000	
01 Generic Cleanup Cr	Groundwater	Surface Water Interface Protection	Criteria		730	1,200	5,400	086	cs	8.700	D	Q	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	5,300	NLL NLL	4,200 2 100		₽	NA	NLL		5,800	- 100,000 -	180.000	3.300	75,000 *	5,100,000 *	5,100,000 *	5,100,000 *	5,100,000 *	130	/6,000 *	1 000	170.000	anala II
Part 20	Montocidontial	Drinking Water			100,000	100	16,000	5,600	CS	880.000	17,000	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	730,000	890,000	NLL	160,000	100,001	400,000	NA	NLL		008,6	1,300,000	0,000	30.000	5,800,000	700,000	700,000	700,000	700,000	1,700	100,000	4,000	5.000.000	222122
	Docidontial Drinking	Water Protection	Outeria		35,000	100	16,000	5,600	CS	300.000	5,900	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	730,000	390,000	NLL NLL	56,000	480,000	400,000	NA	NLL		2,800	1,300,000	0000	30.000	5,800,000	700,000	700,000	700,000	700,000	1,700	100,000	4,500	2.400.000	22222
STATEWIDE	BACKGROUND	LEVELS			AA	NA	NA	NA	NA	AN	NA	NA	NA	NA	AA	AA	NA	NA	AN	AN .	NA	AN	AN AN	VN	-	NA	NA		008'9	1 200	18 000 (total)	NA	32,000	21,000	21,000	21,000	21,000	130	20,000	1 000	47.000	2221
CHEMICAL	SERVICE	NUMBER			91-20-3	127-18-4	108-88-3	1330-20-7	cs	83-32-9	208-96-8	120-12-7	56-55-3	50-32-8	205-99-2	191-24-2	207-08-9	218-01-9	53-70-3	206-44-0	86-73-7	193-39-5	85-01-0 85-01-8	1.20-00-0	0-00-67	11 097 -69 -1	1336-36-3		/ 440-38-2	7440-39-3	2-74-0-42-3	18540-29-9	7440-50-8	7439-92-1	7439-92-1	7439-92-1	7439-92-1	7439-97-6	7440-02-0	7440-22-4	7440-66-6	0000-1
	CONSTITUENT			/ocs	Vaphthalene	etrachloroethylene	Toluene	<pre></pre>	Other Aanlyzed VOCs	Acenaphthene	Acenaphthylene	Anthracene	3enzo(a)anthracene	3enzo(a)pyrene	3en zo(b)fluoranthene	3enzo(g,h,i)perylene	3enzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	luoranthene	-luorene	ndeno(1,2,3-cd)pyrene	2-Weurymaphualene Dhananthrana	Directo	orCBs	² CB, Aroclor 1254	Fotal PCBs	Metals	Arsenic	Sarium	browing Total*	Chromium VI	Copper	ead, Total	ead, Coarse Fraction	-ead, Fine Fraction	ead, Total (Calculated)	Mercury	Nickel	Silver	Zine	211

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SUMMARY OF ANALYSIS RESULTS - SOIL FORMER HMC ROYAL COACH SME Project No. 081604.00.001 HASTINGS, MICHIGAN PAGE 3 OF 6 TABLE 2

																																									_	
	SS2	0' - 0.5'	06/02/20		NE	NE	NE	NE	NE	000	< 330	<330	500	830	1.300	620	360	530	<330	1,100	<330	600	<330	340	970	ШN	ШZ		12,000	ШШ	ШZ	Ц Z	U U	39.000	ШN	ЫR	NE	NE	ШN	U N	U U Z Z	
	SS1	0' - 0.5'	06/02/20		NE	NE	NE	NE	NE	000	< 330	< 330	<500	500	1.000	340	<330	600	<330	1,500	<330	370	<330	740	1,100	NE	ΒN		8,400	NE	NE	E R	NE	59.000	NE	NE	NE	NE	NE	NE	U U	
ation	SB19	1.5'-2.5'	05/20/20		<330	<53	<53	<150	<rl< td=""><td>000</td><td>200</td><td><330</td><td>000</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><100</td><td><100</td><td></td><td>NE</td><td>ШN</td><td>ШZ</td><td>Ш I</td><td>u u</td><td>ž</td><td>ШN</td><td>ШN</td><td>NE</td><td>ЫR</td><td>ШN</td><td>U Z</td><td>U U</td><td></td></rl<>	000	200	<330	000	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<100	<100		NE	ШN	ШZ	Ш I	u u	ž	ШN	ШN	NE	ЫR	ШN	U Z	U U	
Sample Identific Depth (feet) Date Collecte	SB18	0.5'-1.5'	05/20/20		<330	<52	<52	<150	<rl< td=""><td>000</td><td>< 330</td><td><330</td><td>2000</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td>NE</td><td>ШN</td><td></td><td>3,900</td><td>31,000</td><td>76</td><td>6,400</td><td>20 000</td><td>15.000</td><td>ЧZ</td><td>NE</td><td>NE</td><td><50</td><td>12,000</td><td><200</td><td>17.000</td><td>~~~~</td></rl<>	000	< 330	<330	2000	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	NE	ШN		3,900	31,000	76	6,400	20 000	15.000	ЧZ	NE	NE	<50	12,000	<200	17.000	~~~~
	SB16	2'-3.5'	5/19/2020		<330	<62	83	<150	<rl< td=""><td>000</td><td>< 330</td><td>850</td><td>007'1</td><td>5,500</td><td>7.900</td><td>5,300</td><td>2,800</td><td>5,500</td><td>1,200</td><td>11,000</td><td>500</td><td>4,800</td><td><330</td><td>4,500</td><td>9,600</td><td><100</td><td><100</td><td></td><td>NE</td><td>Щ</td><td>ΞZ</td><td>HZ I</td><td>U U</td><td>ž</td><td>¥</td><td>Ψ</td><td>NE</td><td>NE</td><td>Ψ</td><td>U L</td><td>U U</td><td></td></rl<>	000	< 330	850	007'1	5,500	7.900	5,300	2,800	5,500	1,200	11,000	500	4,800	<330	4,500	9,600	<100	<100		NE	Щ	ΞZ	HZ I	U U	ž	¥	Ψ	NE	NE	Ψ	U L	U U	
	SB15	2.5' - 4'	05/18/20		<330	<75	<75	<150	<rl< td=""><td>100</td><td>400</td><td>< 330</td><td>000'1</td><td>3,400</td><td>5,100</td><td>1,800</td><td>2,000</td><td>3,800</td><td>480</td><td>10,000</td><td>540</td><td>2,100</td><td><330</td><td>7,000</td><td>7,800</td><td>ШZ</td><td>шZ</td><td></td><td>7,200</td><td>46,000</td><td>640</td><td>12,000</td><td>18 000</td><td>120.000</td><td>10,100</td><td>151,000</td><td>11,400</td><td><50</td><td>12,000</td><td>310</td><td>120.000</td><td>1 20.021</td></rl<>	100	400	< 330	000'1	3,400	5,100	1,800	2,000	3,800	480	10,000	540	2,100	<330	7,000	7,800	ШZ	шZ		7,200	46,000	640	12,000	18 000	120.000	10,100	151,000	11,400	<50	12,000	310	120.000	1 20.021
	SB14	2' - 3.5'	05/18/20		490	<60	64	210	<rl< td=""><td>000</td><td>< 330</td><td><330</td><td>0002</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><330</td><td><100</td><td><100</td><td></td><td>3,300</td><td>17,000</td><td>56</td><td>8,500</td><td>B 500</td><td>4.200</td><td>Z</td><td>Ч</td><td>NE</td><td><50</td><td>6,700</td><td><200</td><td>17,000</td><td></td></rl<>	000	< 330	<330	0002	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<100	<100		3,300	17,000	56	8,500	B 500	4.200	Z	Ч	NE	<50	6,700	<200	17,000	
EGLE Volatilization to Indoor Air Pathway (VIAP)		Residential Soil			67	6.2	3,700	280	cs	010 000	000'067	19 000 000	15,000,000	NA NA	NA	NA	NA	NA	NA	NA	470,000	NA	1,700	1,700	25,000,000	•	₽		NA	NA	NA	AN .	NA	AN	NA	NA	NA	22	NA	NA	NA	-
		Nonresidential Direct Contact Criteria			52,000,000	930,000	160,000,000	1,000,000,000	S		000'000'00	220,000,000	000'000'	8 000	80.000	7,000,000	800,000	8,000,000	8,000	130,000,000	87,000,000	80,000	26,000,000	5,200,000	84,000,000	NA	16.000		37,000	130,000,000	2,100,000	9,200,000	3,200,000	000.000	000'006	000'006	000'006	580,000	150,000,000	9,600,000	8,000,000 530,000,000	
iteria		Residential Direct Contact Criteria			16,000,000	200,000	50,000,000	410,000,000	cs	11 000 000	4 1,000,000	1,600,000	200,000	20,000	20,000	2,500,000	200,000	2,000,000	2,000	46,000,000	27,000,000	20,000	8,100,000	1,600,000	29,000,000	NA	4.000		7,600	37,000,000	550,000	2,500,000	000'000'7	400.000	400,000	400,000	400,000	160,000	40,000,000	2,600,000	170,000,000	//////////////////////////////////////
01 Generic Cleanup Cl	Groundwater	Surface Water Interface Protection	Criteria		730	1,200	5,400	980	cs	001 0	0,700	⊇ ⊆	2	NI	NLL	NLL	NLL	NLL	NLL	5,500	5,300	NLL	4,200	2,100	Q	NA	NLL		5,800	440,000 *	3,600 *	180,000	3,300	5.100.000 *	5,100,000 *	5,100,000 *	5,100,000 *	130	76,000 *	410	1,000	////////
Part 2	N owned islowed	Drinking Water			100,000	100	16,000	5,600	cs	000 000	000,000	11,000	41,000	NI	NLL	NLL	NLL	NLL	NLL	730,000	890,000	NLL	170,000	160,000	480,000	AA	NLL		5,800	1,300,000	6,000	30,000	30,000	200,000	700,000	700,000	700,000	1,700	100,000	4,000	13,000	D.M.M.M.M.
	Bool dontiol Dein biner	Water Protection			35,000	100	16,000	5,600	cs	000 000	200,000	0,900	41,000	NI	NLL	NLL	NLL	NLL	NLL	730,000	390,000	NLL	57,000	56,000	480,000	NA	NLL		5,800	1,300,000	6,000	30,000	30,000	200,000	700,000	200,000	700,000	1,700	100,000	4,000	2 ADD DDD	2.4411.4AA
STATEWIDE	DEFAULI BACKGROUND	LEVELS			NA	NA	NA	NA	NA		AN .	NA NA		AN AN	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	AA	AN		5,800	75,000	1,200	18,000 (total)	32,000	21.000	21,000	21,000	21,000	130	20,000	4 000	1,000	4 / JAAA
CHEMICAL	SERVICE	NUMBER			91-20-3	127-18-4	108-88-3	1330-20-7	cs	0 00 00	8-70-00	208-90-8	1-71-071	50-32-8	205-99-2	191-24-2	207-08-9	218-01-9	53-70-3	206-44-0	86-73-7	193-39-5	91-57-6	85-01-8	129-00-0	11097-69-1	1336-36-3		7440-38-2	7440-39-3	7440-43-9	7440-47-3	7440-50-8	7439-92-1	7439-92-1	7439-92-1	7439-92-1	7439-97-6	7440-02-0	7782-49-2	7440-22-4	(1-CH)-(177)/
	CONSTITUENT			vocs	Naphthalene	Tetrachloroethylene	Toluene	Xylenes	Other Aanlyzed VOCs	SVOCs, PAHs	Aceliabilitelle	Acenaphtrylene	Alluliacelle Dearo/e/eath.coore	Benzo(a)arunacene Benzo(a)byrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	2-Methylnaphthalene	Phenanthrene	Pyrene	PCB. Araclar 1254	Total PCBs	Metals	Arsenic	Barium	Cadmium	Chromium, Iotal		Copper Lead. Total	Lead, Coarse Fraction	Lead, Fine Fraction	Lead, Total (Calculated)	Mercury	Nickel	Selenium	SIVE	

Notes:

Concentrations reported in micrograms per kilogram (gpAg)
 Concentrations reported in micrograms per kilogram (gpAg)
 Analytical restancement of the December 30, 2013 Biointragisted Cleany Criteria, Residential and/or Nonsekidential Part 201 Generic Cleany Criteria and Screening Levels (GSI Protection Criteria Updated June 25, 2018); and EGLE's May 14, 2020, Draft Residential Volatifization to Indoor Air Pathway (VAP) Screening Levels.
 Analytical restancements of an one part 201 criteria are staded clampy.
 Criterion as anytain point one for the full solitable.
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SUMMARY OF ANALYSIS RESULTS - SOIL HASTINGS, MICHIGAN SME Project No. 081604.00.001 FORMER HMC ROYAL COACH **PAGE 4 OF 6** TABLE 2

	_		_						_	_		_		-	_					-					-		_	-	_	_		_					_	_			_	_	_	-
	SS10	0' - 0.5'	05/20/20		NE	PE	NE	NE	NE		<330	<330	<330	1,200	840	1,500	590	500	1,100	<330	2,600	<330	640	<330	1,300	2,100		160	160	001 1	1,100	NE	P	NE	NE	25,000	NE	NE	NE	NE	NE	ΞZ	UL L	JZ
	6SS	0' - 0.5'	05/20/20		R	ų	Ш	ШN	ВN		<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330		110	110	0 400	2,100	Z	۳	ШN	ШN	24,000	ВN	Ш	NE	NE	JU	W.	JU L	Ę
	SS8	0' - 0.5'	06/02/20		NE	Ш	NE	ΒN	NE		<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330		NE	ЫR	1400		2 N	۳	PR	ВN	4,100	NE	NE	NE	NE	NE	W.	JU S	¥
lentification h (feet) collected	2S7	0' - 0.5'	06/02/20		RE	Ш	ШШ	ШN	ШN		<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330		RE	ЫR	0000	006	J JZ	ШZ	ШN	ВN	006'6	ШN	ШN	NE	NE	NE	ШZ	ш I	L
Sample I Depi Date (SS6	0' - 0.5'	06/02/20		RE	PE	BE	ВN	NE		<330	<330	<330	570	500	950	<330	<330	580	<330	1,200	<330	330	<330	470	006		BE	Ш	11,000		U U	IJ	ВR	PE	11,000	NE	ЯE	NE	NE	NE	E S	U L	ž
	SS5	0 0.5'	06/02/20		NE	Ψ	Ш	ШN	NE		<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330		RE	IJ	10,000	NIC NIC	ž	Z	Ψ	PR	3,700,000	4,510,000	1,590,000	4,490,000	NE	NE	E S	Ψ	Ľ
	SS4	0' - 0.5'	05/20/20		RE	ШN	ШN	ВN	NE		<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330		NE	Ч	000	000	J JN	IJZ	ШN	ВN	4,300	NE	NE	NE	NE	NE	UZ :	ШL Z	ЧZ
	SS3	0' - 0.5'	06/02/20		NE	NE	NE	ВN	ЫR		<330	<330	<330	<350	<330	460	<330	<330	<330	<330	<330	<330	<330	<330	<330	<330			<100	000		U U	ШZ	лп	ВN	46,000	ЫR	ШR	NE	NE	NE	UZ I	ШL Z	Z
EGLE Volatilization to Indoor Air Pathway (VIAP)		Residential Soil			67	6.2	3,700	280	cs		250,000	۵	13,000,000	160,000	NA	NA	AA	NA	NA	NA	NA	470,000	NA	1,700	1,700	25,000,000		0	٩		VN VN	NA	NA	NA	NA	NA	NA	NA	NA	22	NA	NA	AN	AA
	Monroeidoniial	Direct Contact	CIETA		52,000,000	930,000	160,000,000	1,000,000,000	cs		130,000,000	5,200,000	730,000,000	80,000	8,000	80,000	7,000,000	800,000	8,000,000	8,000	130,000,000	87,000,000	80,000	26,000,000	5,200,000	84,000,000		AA	16,000	000 10	120.000.000	2.100.000	9,200,000	9,200,000	73,000,000	000'006	900'006	900'000	900'006	580,000	150,000,000	9,600,000	9,000,000	630,000,000
iteria		Residential Direct Contact Criteria			16,000,000	200,000	50,000,000	410,000,000	cs		41,000,000	1,600,000	230,000,000	20,000	2,000	20,000	2,500,000	200,000	2,000,000	2,000	46,000,000	27,000,000	20,000	8,100,000	1,600,000	29,000,000		AA	4,000	000 5	000 000 26	550.000	2,500,000	2,500,000	20,000,000	400,000	400,000	400,000	400,000	160,000	40,000,000	2,600,000	2,500,000	170,000,000
01 Generic Cleanup Cr	Groundwater	Surface Water Interface Protection	Criteria		/30	1,200	5,400	980	cs		8,700	Q	_	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	5,300	NLL	4,200	2,100	Q		NA	NLL	r 000	3,000	3.600 *	180,000	3,300	75,000 *	5,100,000 *	5,100,000 *	5,100,000 *	5,100,000 *	130	76,000 *	410	1,000	170,000
Part 2	Nonzo idonejal	Drinking Water			100,000	100	16,000	5,600	cs		880,000	17,000	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	730,000	890,000	NLL	170,000	160,000	480,000		NA	NLL	r 000	0,000	6.000	30,000	30,000	5,800,000	700,000	700,000	700,000	700,000	1,700	1 00,000	4,000	13,000	5,000,000
	Bocidential Drinking	Water Protection	CITERIA		35,000	100	16,000	5,600	cs		300,000	5,900	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	730,000	390,000	NLL	57,000	56,000	480,000		NA	NLL	e 000	0,000	6.000	30,000	30,000	5,800,000	700,000	700,000	700,000	700,000	1,700	100,000	4,000	4,500	2,400,000
STATEWIDE	BACKGROUND	LEVELS			NA	NA	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		NA	NA	r 000	3,000	1.200	18,000 (total)	NA	32,000	21,000	21,000	21,000	21,000	130	20,000	410	1,000	47,000
CHEMICAL	SERVICE	NUMBER			91-20-3	127-18-4	108-88-3	1330-20-7	cs		83-32-9	208-96-8	120-12-7	56-55-3	50-32-8	205-99-2	191-24-2	207-08-9	218-01-9	53-70-3	206-44-0	86-73-7	193-39-5	91-57-6	85-01-8	129-00-0		11097-69-1	1336-36-3	2440.00.0	2440.30.2	7440-43-9	7440-47-3	18540-29-9	7440-50-8	7439-92-1	7439-92-1	7439-92-1	7439-92-1	7439-97-6	7440-02-0	7782-49-2	7440-22-4	7440-66-6
	CONSTITUENT			VOCS	Vaphthalene	Tetrachloroethylene	Toluene	Xylenes	Other Aanlyzed VOCs	SVOCs, PAHs	Acenaphthene	Acenaphthylene	Anthracene	3enzo(a)anthracene	3enzo(a)pyrene	3enzo(b)fluoranthene	3enzo(g,h,i)perylene	3enzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	indeno(1,2,3-cd)pyrene	2-Methylnaphthalene	Phenanthrene	Pyrene	PCBs	PCB, Aroclor 1254	Total PCBs	Metals	Alseille Dodim	Cadmium	Chromium, Total**	Chromium VI	Copper	-ead, Total	Lead, Coarse Fraction	Lead, Fine Fraction	Lead, Total (Calculated)	Mercury	Nickel	Selenium	Silver	Zinc

News
Concernations specific micrograms per kingram (upfid)
Concernations concernation concernations are the online accessed.
Results compared to the Concernation concerna



SUMMARY OF ANALYSIS RESULTS - SOIL FORMER HMC ROYAL COACH SME Project No. 081604.00.001 HASTINGS, MICHIGAN PAGE 5 OF 6 TABLE 2

	CHEMICAL	STATEWIDE		Part 20	01 Generic Cleanup Cr	riteria		EGLE Volatilization to Indoor Air Pathway (VIAP)			CHEM	ICAL ANALYSI Sample Identific Depth (feet Date Collect	IS RESULTS ication t) ted			
CONSTITUENT	SERVICE	BACKGROUND	Bosidontial Drinking	Nonroeidontial	Groundwater				SS11	SS12	SS13	SS14	SS15	SS16	SS17	SS18
	NUMBER	LEVELS	Water Protection	Drinking Water	Surface Water Interface Protection	Residential Direct Contact Criteria	Nonresidential Direct Contact Criteria	Residential Soil	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'
			CITERIA		Criteria				06/02/20	05/20/20	05/20/20	05/20/20	06/02/20	06/02/20	05/20/20	06/02/20
VOCs																
Naphthalene	91-20-3	AN	35,000	100,000	730	16,000,000	52,000,000	67	Ч	Ш	Ψ	Ч	ШN	шZ	Ш	ų
Tetrachloroethylene	127-18-4	NA	100	100	1,200	200,000	930,000	6.2	NE	ШZ	Ш	ШZ	NE	ШN	RE	ШZ
Toluene	108-88-3	NA	16,000	16,000	5,400	50,000,000	160,000,000	3,700	PE	ШN	Ψ	Ш	ШN	ШN	Щ	ЩN
Xylenes	1330-20-7	NA	5,600	5,600	980	410,000,000	1,000,000,000	280	۳	Ш	۳	ЩĽ.	Щ.	Ш	۳	۳
Other Aanlyzed VOCs	S	AN	3	S	S	cs	S	cs	ž	ž	ž	Ę	ШZ	ШZ	J	Ę
SVOCS, PAHS	0 00 00		000 000	000 000	0.00	11 000 000	100,000,000	010 000	000	000	000	000	000	000	000	000
Acenaphinene	83-32-9	AN	300,000	880,000	8,700	4.1,000,000	130,000,000	000'067	<330	<330	<330	<330	<330	<330	<330	<330
Acenaphthylene	208-96-8	NA NA	5,900	17,000	2 9	720,000,000	5,200,000		<330	<330	<330	<330	<330	<330	330	<330
Parte (a) addresses	1-7-17-1		41,000	41,000		200,000,000	000'000'	13,000,000	000	0002	000	0000	000	0000	0000	0000
Deli 20 (a)arittiracene Bonzo (o)aritoro	0.00-00	AN N	NLL	NIT	NLL	20,000	000'00		000	0//	007	000	0000	0000	000	000
Denizu(d))/Jielie Denizu(h)/II.enerikenene	00-25-00			NLL		2,000	9,000	VN VIV	000	1 200	400	000	<000	0000	000	<000
Benzo(d h i)nerdene	101-24-2		NI	NII		2 500 000	2 000 000	AN	230	470	330	230	-330	1330	230	-330
Benzo(k)fluoranthene	202-08-0	MA		IIN I	N	200,000	800,000	NA	330	360	330	-330	<330	<330	330	<330
Christene	218-01-0	AN AN	NIN	NI		2 000 000	8 000 000	AN AN	330	200	300	-330 -330	340	1330	230	<330
Dihenzo(a h)anthracene	53-70-3	AN	NI	NI		2 000	8 000	NA	<330	<330	<330	<330	<330	<330	<330	<330
Fluoranthene	206-44-0	AN	730,000	730,000	5,500	46,000,000	130,000,000	NA	<330	1,800	800	<330	810	<330	<330	620
Fluorene	86-73-7	NA	390,000	000'068	5,300	27,000,000	87,000,000	470,000	<330	<330	<330	<330	<330	<330	<330	<330
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NLL	NLL	NLL	20,000	80,000	NA	<330	520	<330	<330	<330	<330	<330	<330
2-Methylnaphthalene	91-57-6	NA	57,000	170,000	4,200	8,100,000	26,000,000	1,700	<330	<330	<330	<330	<330	<330	<330	<330
Phenanthrene	85-01-8	NA	56,000	160,000	2,100	1,600,000	5,200,000	1,700	<330	770	380	<330	<330	<330	<330	<330
Pyrene	129-00-0	NA	480,000	480,000	Q	29,000,000	84,000,000	25,000,000	<330	1,400	620	<330	640	<330	<330	480
PCBs																
PCB, Arocior 1254	L-69-76011	AN	AA	AA NA	AN	AN .	NA	2	0712	Ш I Z	IJZ.	IJ,	ШIJ	Ш I	001>	<100
Total PCBs Merals	1336-36-3	AN	NLL	NLL	NLL	4,000	16,000	٩	<120	Z	ž	IJ	Z	Z	√100	<100
Areanic	7440.38.2	5 800	5 800	5 RUD	5 RUD	7 600	37 000	ΔN	8 000	4600	4 200	3 100	4300	5 100	4 300	40.000
Barium	7440-39-3	75,000	1.300.000	1.300.000	440.000 *	37,000,000	130.000.000	NA	NE	NE	J	J	NE	NE	NE	J
Cadmium	7440-43-9	1,200	6,000	6,000	3,600 *	550,000	2,100,000	NA	RE	ШN	Я	Ψ	ЯE	ШN	ШN	ЯR
Chromium, Total**	7440-47-3	18,000 (total)	30,000	30,000	180,000	2,500,000	9,200,000	NA	NE	ВN	ЫR	ШN	ВN	ВN	NE	ЫR
Chromium VI	18540-29-9	NA	30,000	3,300	2,500,000	30,000	9,200,000	NA	NE	ШN	Ш	NE	ШN	ШZ	R	Ш
Copper	7440-50-8	32,000	5,800,000	5,800,000	75,000 *	20,000,000	73,000,000	NA	¥	шZ	ų	Щ	шN	шN	ų	Щ
Lead, Total	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	NA	39,000	7,500	62,000	14,000	33,000	24,000	7,200	270,000
Lead, Coarse Fraction	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	NA	JU	шz	ΨZ	ΒĽ	шz	ШZ	ЩN	272,000
Lead, Fine Fraction	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	AA	BE	NE	PE	RE	NE	NE	RE	263,000
Lead, Total (Calculated)	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	NA	PE	шz	Щ	Β	шz	ШZ	ШЦ	441,000
Mercury	7439-97-6	130	1,700	1,700	130	160,000	580,000	22	E S	ШZ	IJ	PE	ШZ	ШZ	Щ	ΞZ
Nickel	7440-02-0	20,000	100,000	100,000	76,000 *	40,000,000	150,000,000	NA	Β	ШZ	۳	IJ	ШZ	ШZ	ЩN	ШN
Selenium	7782-49-2	410	4,000	4,000	410	2,600,000	9,600,000	NA	H H	ШL Z	E S	U L	U L	U L	Z Z	U L
Silver	7440-22-4	000'L	4,500	13,000	1,000	000'00¢'Z	9,000,000	NA	L L	L Z	L L	IJ IJ	L L	L L	U Z	IJ IJ
Zinc	7440-66-6	47 000	2 400 000	5 000 000	170.000	170 000 000	630 000 000	AN N	Ľ				Z		ž	

Notes:

To concentrations reported in micrograms per klogram (up/ds).
 Analytical results compared for micrograms per klogram (up/ds).
 Analytical results compared for more the flow that are acceled.
 Analytical results compared for more the flow that are acceled.
 Analytical results compared for anylors.
 Compared for the manylor of periods are the criterial acceled.
 Refer to a mayloral results compared for anylors.
 Compared for any of the form.
 Compared



SUMMARY OF ANALYSIS RESULTS - SOIL FORMER HMC ROYAL COACH HASTINGS, MICHIGAN SME Project No. 081604.00.001 PAGE 6 OF 6 TABLE 2

	CHEMICAL	STATE WIDE		Part 20	1 Generic Cleanup Cri	teria		EGLE Volatization to Indoor Air Pathway (VIAP)				S	iample Identific Depth (feet) Date Collecte	ation d			
CONSTITUENT	SERVICE	BACKGROUND	Residential Drinking	Nonracidanțial	Groundwater		Nonracidantial		SS19	SS20	SS21	SS22	SS23	SS24	Duplicate	SS25	Duplicate SS
	NUMBER	LEVELS	Water Protection	Drinking Water	Surface Water Interface Protection	Residential Direct Contact Criteria	Direct Contact	Residential Soil	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	0' - 0.5'	SS24 (0'-0.5')	0' - 0.5'	(0' - 0.5')
			CINETA		Criteria		CIUBIIA		05/20/20	06/02/20	05/20/20	06/02/20	05/20/20	05/20/20	05/20/20	05/20/20	05/20/20
OCS	0 00 70		000 000	100 000	005	10 000 000	000 000	50	1		17			L		1.4	
Ja primalene	91-20-3	AN	35,000	100,000	/30	16,000,000	000'000'ZG	/9	U L	U Z	U L	UL N	ž	IJ,	ц I	H R	U L
etrachloroethylene	12/-18-4	AN	100	001	1,200	200,000	830,000	2.9	J I	Z,	JE I	HR I	ž	HZ :	IJ.	E E	J Z
oluene	108-88-3	NA	16,000	16,000	5,400	50,000,000	160,000,000	3,700	ш Z	UZ Z	IJZ.	E E	Ξ,	ЩĽ,	щ	۳,	шz
cyle nes	1330-20-7	NA	5,600	5,600	980	410,000,000	1,000,000,000	280	NE	NE	NE	NE	RE	NE	NE	NE	NE
Other Aanlyzed VOCs	cs	NA	cs	cs	cs	cs	cs	S	NE	Я	NE	ЯE	NE	PE	NE	Β	NE
roos, rans	83.32.0	ΝΔ	300.000	880.000	8 700	41 000 000	130.000.000	250.000	-330	/330	/330	/330	1300	/330	-330	~330	0530
conspirituo	208-96-8	NA	5.900	17.000	n a	1.600.000	5.200.000	D	<330	<330	<330	<330	<330	<330	<330	<330	<330
uthracene	120-12-7	NA	41,000	41,000		230,000,000	730,000,000	13,000,000	<330	<330	<330	<330	<330	<330	<330	<330	<330
tenzo(a)anthracene	56-55-3	NA	NLL	NLL	NLL	20,000	80,000	160,000	<330	<330	<330	<330	< 330	490	640	< 330	640
tenzo(a)pyrene	50-32-8	NA	NLL	NLL	NLL	2,000	8,000	NA	<330	<330	<330	<330	<330	520	570	<330	570
lenzo(b)fluoranthene	205-99-2	NA	NLL	NLL	NLL	20,000	80,000	NA	<330	340	<330	<330	<330	820	006	<330	006
lenzo(g,h,i)perylene	191-24-2	NA	NLL	NLL	NLL	2,500,000	7,000,000	NA	<330	<330	<330	<330	<330	350	<330	<330	<330
kenzo(k)fluoranthene	207-08-9	AA	NLL	NLL	NLL	200,000	800,000	M	<330	<330	<330	<330	< 330	<330	<330	<330	<330
Chrysene	218-01-9	AN	NLL	NLL	NLL	2,000,000	8,000,000	A	<330	<330	<330	<330	<330	410	510	<330	510
bibenzo(a,h)anthracene	53-70-3	AN	NLL	NLL	NLL	2,000	8,000	NA	<330	<330	<330	<330	< 330	<330	<330	<330	<330
luo ranthene	206-44-0	AN	730,000	730,000	5,500	46,000,000	130,000,000	A	<330	400	<330	<330	<330	880	1,100	<330	1,100
luorene	86-73-7	NA	390,000	890,000	5,300	27,000,000	87,000,000	470,000	<330	<330	<330	<330	<330	<330	<330	<330	<330
ndeno(1,2,3-cd)pyrene	193-39-5	NA	NLL	NLL	NLL	20,000	80,000	M	<330	<330	<330	<330	<330	350	350	<330	350
-Methylnaphthalene	91-57-6	AN	57,000	170,000	4,200	8,100,000	26,000,000	1,700	<330	<330	<330	<330	<330	<330	<330	<330	<330
nenanthrene	8-10-68	NA	56,000	160,000	2,100	1,600,000	9'Z00'000	00/1	<330	<330	<330	<330	<330	<330	220	<330	079
yrene	129-00-0	NA	480,000	480,000	≘	29,000,000	84,000,000	25,000,000	<330	330	<330	<330	<330	750	960	<330	960
CBS CP Amolo: 43.54	11007 00 1	VIA	VIV	VIA	NIN N	NIN N	VIV		ų	100	100	N.C.	ų	Ч	Ц	NIC	U A
	1336-36-3	AN	IN	- IN	S IN	4 000	16.000		U U	100	807	J L	Į Ľ	ł 4	U LL	ų ų	U U
fletals																	
rsenic	7440-38-2	5,800	5,800	5,800	5,800	7,600	37,000	NA	4,900	3,800	3,600	3,000	3,800	3,400	3,600	3,900	3,600
larium	7440-39-3	75,000	1,300,000	1,300,000	440,000 *	37,000,000	130,000,000	NA	ШN	NE	NE	NE	Ψ	Щ	ЫR	NE	ШN
admium	7440-43-9	1,200	6,000	6,000	3,600 *	550,000	2,100,000	AN	UN N	UN S	UN I	UN N	W.	IJZ.	UR I	ЩŲ.	ШN
aromium, Total	/440-4/-3	18,000 (total)	30,000	30,000	180,000	2,500,000	8,200,000	¥.	J L	Z	J I	JR I	ž	IJ,	Ш I	H I	U L
	7440-29-9	000 CC	30,000	3,300	2,500,000	30,000	9,200,000	AN N	H L	H L	ž	ž	ž	ž	U U	ž	U U
oupper and Total	7/30.02.1	24,000	000/002	000/0002	£ 100,000 *	400,000	000 000	AN AN	2 O O	26 000	1 I I I	15,000	R 300		BR DDD		B8 DD
ead, Coarse Fraction	7439-92-1	21,000	700.000	700,000	5,100,000 *	400,000	000,000	AN	UP NF	NF	NF NF	NF	цц,	LNN S	NF	NF	UF NF
ead, Fine Fraction	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	M	PR	, BN	Z	N	IJ	HZ	P	N	P
ead, Total (Calculated)	7439-92-1	21,000	700,000	700,000	5,100,000 *	400,000	000'006	M	ВN	ВR	ВR	NE	ΒR	Ψ	ШN	PE	ШN
Aercury	7439-97-6	130	1,700	1,700	130	160,000	580,000	22	NE	NE	NE	В	NE	NE	NE	NE	ЫR
lickel	7440-02-0	20,000	100,000	100,000	76,000 *	40,000,000	150,000,000	NA	NE	NE	В	NE	NE	RE	NE	NE	ШZ
telenium	7782-49-2	410	4,000	4,000	410	2,600,000	9,600,000	AN	Щ	ШZ	ШN	ШZ	¥	Ψ	ШN	Ψ	ШN
silver	7440-22-4	1,000	4,500	13,000	1,000	2,500,000	9,000,000	M	UR N	U Z	U L	U Z	W L	Ψ	UN I	Ψ	UN N
Inc Laters:	/440-00-0	47,000	2,400,000	000'000'e	000'07L	000'000'0/L	630,000,000	NV	NE	ЦN	ц,	NE	INE	INE	NE	NE	ц,
Oles																	

Amis:
 Constitution reported in micograme per kilogram (pg/k)
 Constitution reported in micograme per kilogram (pg/k)
 Constitution reported in micograme per kilogram (pg/k)
 Antivial results compared per la per



SUMMARY OF ANALYSIS RESULTS - GROUNDWATER FORMER HMC ROYAL COACH SITE HASTINGS, MICHIGAN SME PROJECT NO. 081604.00.001 PAGE 1 OF 2 TABLE 3

	CHEMICAL	Part 201	l Generic Cleanup	Criteria	EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels				Sample Ide Screened Interva Date Co	al (depth in feet) Ile cted			
CONSTITUENT	ABSTRACT SERVICE					SB1	Duplicate	SB2	SB6	SB8	SB15	SB17	MW10D
	NUMBER	Residential Drinking Water Criteria	Nonresidential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Not in Contact Criteria (GWNIC)	2.5' - 7.5'	SB1 (2.5'-7.5')	8' - 13'	10' - 15'	11' - 16'	5' - 10'	6' - 11'	28' - 33'
						05/19/20	05/19/20	05/19/20	05/18/20	05/19/20	05/18/20	05/19/20	05/20/20
VOCS													
cis-1,2-Dichloroethylene	156-59-2	20	02	620	95	<1.0	<1.0	<1.0	2.6	<1.0	<1.0	<1.0	<1.0
Toluene	108-88-3	062	06.2	270	41,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.4	<1.0
1,1,1.Trichloroethane	71-55-6	200	200	89	14,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trichloroethylene	79-01-6	5	5	200	10	1.2	1.2	<1.0	5.7	<1.0	<1.0	<1.0	<1.0
Vinyl chloride	75-01-4	2	2	13	2.1	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Other Analyzed VOCs	cs	cs	cs	CS	cs	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""></rl<></td></rl<>	<rl< td=""></rl<>
PAHS													
All Analyzed PAHs	129-00-0	140	140	D	NA	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""></rl<></td></rl<>	<rl< td=""></rl<>
Per- and Polyfluoroalkyl Substances (PFAS)													
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	0.07	0.07	0.012	NA	NE	NE	NE	ЫR	NE	NE	NE	<0.0017
Perfluorobutanoic acid (PFBA)	375-22-4	NA	NA	NA	NA	NE	NE	NE	ЫR	NE	NE	NE	<0.0017
Perfluorooctanesulfonamide (FOSA)	754-91-6	NA	NA	NA	NA	NE	NE	NE	Ш	NE	NE	NE	0.0027
Other Analyzed PFAS	cs	cs	cs	cs	NA	NE	NE	NE	NE	NE	NE	NE	<rl< td=""></rl<>
Metals													
Arsenic	7440-38-2	10.0	10.0	10	NA	<5.0	<5.0	<5.0	<5.0	<5.0	17 / <5.0	<5.0	<5.0
Barium	7440-39-3	2,000	2,000	+ 029	NA	130	130	<100	<100	<100	240	<100	<100
Cadmium	7440-43-9	5	5	3.0 *	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Chromium, Total	7440-47-3	100	1 00	100	NA	<10	<10	<10	<10	<10	19/<10	<10	<10
Chromium VI	18540-29-9	100	100	11	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Copper	7440-50-8	1,000	1,000	13 *	NA	<4.0	4.2	<4.0	<4.0	67 / 5.0	30 / <4.0	<4.0	5.9
Lead	7439-92-1	4.0	4.0	29 *	NA	<3.0	<3.0	<3.0	<3.0	11 / <3.0	25 / <3.0	<3.0	4.7
Mercury	7439-97-6	2.0	2.0	0	2.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Nickel	7440-02-0	100	1 00	73 *	NA	<20	<20	<20	<20	<20	<20	<20	<20
Selenium	7782-49-2	50	50	5	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Silver	7440-22-4	34	98	0.2	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Zinc	7440-66-6	2.400	5.000	170 *	NA	<50	<50	<50	<50	51	69	<50	620

Notes: 1. Concentrations reported in micrograms per liter (ugU, 2. Advictual resonated in the Decomber 30, 2013 Pornulgated Cleanup Criteria, Residential Part 201 Generic Cleanup Criteria and Screening Levels (GS) Protection Criteria Updated June 25, 2019); and EGLE's May 14, 2020, Draft Residential Volatilization 2. Advictual resonated in the Decomber 30, 2013 Pornulgated Cleanup Criteria, Residential Part 201 Generic Cleanup Criteria and Screening Levels (GS) Protection Criteria June 25, 2019); and EGLE's May 14, 2020, Draft Residential Volatilization 2. Advictual resonation profers are steled orange, as are the criteria exceeded. Results exceeding only EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels 2. Criterion part 201 relation are steled orange, as are the criteria exceeded. Results exceeding on on the Part Volatilization to Indoor Air Pathway criteria are steled velow, as are the criteria. 3. Results exceeding one rom construent. 4. Ext. - Anaylical resonation construent. 5. E. - Anaylical resonation function full sci of analyse. 5. C. Tentonical construent. 5. E. - Anaylical resonation resonation construent. 6. E. - Anaylical resonation resonation resonation for the Indicated mater steled or activitient and a construent. 7. Net - Not realized. 10. Nu. Vin Resonated mater was failed meals using the MDEG spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO₃ was used to a construent. 1. Nu. Vin Resonation of the indicated meals using the MDEG spreadsheet for calculating GSI. Adefault water hardness value of 150 mg/kg as CaCO₃ was used to a construent.

calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source. 12. "Total chromium concentrations were compared to the transfer theomain relitient because in inhaltance in the inhaltance inhalt



SUMMARY OF ANALYSIS RESULTS - GROUNDWATER FORMER HMC ROYAL COACH SITE HASTINGS, MICHIGAN SME PROJECT NO. 081604.00.001 PAGE 2 OF 2 TABLE 3

	CHEMICAL	Part 201	Generic Cleanup	Criteria	EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels			Screene	mple Identification d Interval (depth Date Collected	on bin feet)		
CONSTITUENT	ABSTRACT SERVICE				Residential	MW17	Duplicate	MW18	MW19	Field Blank	Equipment Blank	Trip Blank
	NUMBER	Kesidential Drinking Water Criteria	Nonresidential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Groundwater Not in Contact Criteria	9' - 16'	MW17 (9'-16')	12' - 17'	14' - 19'	Quality Control	Quality Control	Quality Control
					(GWNIC)	05/20/20	05/20/20	05/20/20	05/20/20	05/20/20	05/20/20	I
vocs												
icis-1,2-Dichloroethylene	156-59-2	02	20	620	95	<1.0	NE	7.7	<1.0	NE	NE	<1.0
Toluene	108-88-3	062	790	270	41,000	<1.0	NE	<1.0	<1.0	NE	NE	<1.0
1,1,1-Trichloroethane	71-55-6	200	200	89	14,000	<1.0	NE	1.8	<1.0	NE	NE	<1.0
Trichloroethylene	79-01-6	5	5	200	10	<1.0	NE	33	<1.0	NE	NE	<1.0
Vinyl chloride	75-01-4	2	2	13	2.1	<1.0	NE	1.6	<1.0	NE	NE	<1.0
Other Analyzed VOCs	CS	cs	cs	cs	CS	<rl< td=""><td>NE</td><td><rl< td=""><td><rl< td=""><td>NE</td><td>NE</td><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<>	NE	<rl< td=""><td><rl< td=""><td>NE</td><td>NE</td><td><rl< td=""></rl<></td></rl<></td></rl<>	<rl< td=""><td>NE</td><td>NE</td><td><rl< td=""></rl<></td></rl<>	NE	NE	<rl< td=""></rl<>
PAHs												
All Analyzed PAHs	129-00-0	140	140	Q	NA	<rl< td=""><td>NE</td><td><rl< td=""><td><rl< td=""><td>NE</td><td>NE</td><td>NE</td></rl<></td></rl<></td></rl<>	NE	<rl< td=""><td><rl< td=""><td>NE</td><td>NE</td><td>NE</td></rl<></td></rl<>	<rl< td=""><td>NE</td><td>NE</td><td>NE</td></rl<>	NE	NE	NE
Per- and Polyfluoroalkyl Substances (PFAS)												
Perfluorooctanesulfonic acid (PFOS)	1 763-23-1	0.07	0.07	0.012	NA	<0.0019	<0.0018	0.0037	<0.018	<0.002	<0.0019	NE
Perfluorobutanoic acid (PFBA)	375-22-4	NA	NA	NA	NA	<0.0019	<0.0018	0.0026	<0.018	<0.002	<0.0019	NE
Perfluorooctanesulfonamide (FOSA)	754-91-6	NA	NA	NA	NA	<0.0019	<0.0018	<0.0021	<0.018	<0.002	<0.0019	NE
Other Analyzed PFAS	cs	cs	cs	cs	NA	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td>NE</td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td>NE</td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td>NE</td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td>NE</td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td>NE</td></rl<></td></rl<>	<rl< td=""><td>NE</td></rl<>	NE
Metals												
Arsenic	7 440-38-2	10	10	10	NA	<5.0	NE	<5.0	<5.0	NE	NE	NE
Barium	7440-39-3	2,000	2,000	670 *	NA	<100	NE	170	180	NE	NE	NE
Cadmium	7440-43-9	5	5	3.0 *	NA	<1.0	NE	<1.0	<1.0	NE	NE	NE
Chromium, Total	7 440-47-3	100	100	100	NA	<10	NE	<10	<10	NE	NE	NE
Chromium VI	18540-29-9	100	100	11	NA	<5.0	NE	<5.0	<5.0	NE	NE	NE
Copper	7 440-50-8	1,000	1,000	13 *	NA	<4.0	NE	<4.0	14	NE	NE	NE
Lead	7 439-92-1	4.0	4.0	29 *	NA	<3.0	NE	<3.0	<3.0	NE	NE	NE
Mercury	7 439-97-6	2.0	2.0	0.0013	2.5	<0.20	NE	<0.20	<0.20	NE	NE	NE
Nickel	7440-02-0	100	100	73 *	NA	<20	NE	<20	<20	NE	NE	NE
Selenium	7782-49-2	50	50	5	NA	<5.0	NE	<5.0	<5.0	NE	NE	NE
Silver	7 440-22-4	34	98	0.2	NA	<0.20	NE	<0.20	<0.20	NE	NE	NE
Zinc	7 440-66-6	2,400	5,000	170 *	NA	<50	NE	<50	120	NE	NE	NE

Note: 1. Analytical results compared in micrograms per liter (ugU). 2. Analytical results compared to the December 30, 2013 Promulgand Cleanup Criteria. Residential Part 201 Generic Cleanup Criteria and Screening Levels (GS) Protection Criteria Updated June 25, 2018); and EGLE's May 14, 2020. Draft Residential 2. Analytical results compared to the December 30, 2013 Promulgand Cleanup Criteria. Reside nicital and/or Morresidential Part 201 Generic Cleanup Criteria and Screening Levels (GS) Protection Criteria Updated June 25, 2018); and EGLE's May 14, 2020. Draft Residential 2. Analytical results compared to the Initial compared. 2. Results accenting events. 2. Existing accenting in the Initial compared. 2. C. - Analytical results are shaded and carge, as are the criteria exceeded. Results exceeding only EGLE Volatilization to Indoor Air Pathway criteria are shaded yellow. as are the criteria. 2. Existing accenting levels. 2. C. - Analytical result was below laboratory reporting Imm. 2. E. - Analytical results are shaded and are accessed. Results exceeding only FGLE Volatilization to Indoor Air Pathway criteria are shaded yellow. as are the criteria. 2. C. - Analytical result was below laboratory reporting Imm. 2. E. - Analytical results under meats using the IMDEQ spreadeheet for calculating SS1. A default water hardness value of 150 mg/kg as CaCO, was used to 3. Not relate to even prodies on protected as a dimining water source. 3. Not relate to even prodies on protected as a dimining water source. 3. Total chronicitation constration are receiving bodies on protected as a dimining water source. 3. Criteria chronet and chrone to be here thronice thronice infraation in manability and explosity, accempt with the values 'X/Y, the first value is the unificed (pats) sample result and the societ value is and the societ value is and intervale is the unificed (pats) sample result. 3. Criteria compared with wo values 'X/Y, the first value is the unificed (pats) sample result. 3. Criteria compared with



TABLE 4 SUMMARY OF ANALYSIS RESULTS - SOIL GAS FORMER HMC ROYAL COACH HASTINGS, MICHIGAN SME Project No. 081604.00.001 PAGE 1 OF 1

	Chemical	Volatiliztion to In (VIAP) Scree	door Air Pathway aning Levels							0	nemical A Sample Dep Date	nalytical F Identificat th (feet) Collected	ion						
Constituent	Abstract Service			SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	SG9	SG10	SG11	SG12	SG13	SG14 DI		QUIPMENT BLANK
	Number	Bacidantial	Nonracidantial	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	Sub- Slab	5-5.5	5-5.5	5-5.5	SG4	ł
				6/1/2020	6/1/2020	6/1/2020	6/1/2020 €	3/1/2020 €	3/1/2020 6	71/2020 6	11/2020 6	1/2020 6.	11/2020 6	/1/2020 6.	/1/2020 6.	11/2020 6/	1/2020	6/1/2020	6/1/2020
VOCs (TO-15)		hg/m³	hg/m³																
Benzene	71-43-2	110	260	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	20
Chloroform	67-66-3	37	87	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	7.0	<5.9	<5.9	<5.9	<5.9	<5.9
Dichlorodifluoromethane	75-71-8	11,000	17,000	<4.1	<4.1	<4.1	<4.1	<4.1	71	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1
Tetrachloroethene	127-18-4	1,400	1,400	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	72	<41	<41
1,1,1-Trichloroethane	71-55-6	170,000	230,000	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	140	<33	<33	<33	<33
Trichloroethene	79-01-6	29	67	33	15	13	22	12	30	23	13	48	25	130	470	<1.6	<1.6	22	<1.6
Other Analyzed VOCs	CS	CS	CS	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td>≺RL</td><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td>≺RL</td><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td>≺RL</td><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td>≺RL</td><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	≺RL	<rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""><td><rl< td=""></rl<></td></rl<></td></rl<>	<rl< td=""><td><rl< td=""></rl<></td></rl<>	<rl< td=""></rl<>
Notes:																			

Concentrations reported in micrograms per cubic meter (µg/m³).
 Analytical results were compared EGLE's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels.
 Results exceeding one or more criteria estaded, as are the criteria exceeded.
 Refer to the analytical report for the full list of analytes.
 C. S- Criterion is specific to individual constituent.
 Analytical result was below laboratory reporting limit.

Exhibit D

Potential Rent Loss

Potential Re	ent Loss Calcula	tion								
				Developer Ren	120% AMI	Potential Monthly Rent Loss	Ann	ual		
1-bdr	7	1.0	660	\$1,180	\$ 2,185	\$ 1,005	Ş	84,420	80%	
2-bdr	19	2.0	950	\$1,625	\$ 2,622	\$ 997	\$	227,316	100%	
3-bdr	- 1	2.0	1,250	\$1,975	\$ 3,030	\$ 1,055	Ş	12,660	100%	
	27						\$	324,396	\$ 8,109,900	Total Potential Rent Loss - 25yrs

Site Preparation to Support Housing Development Activities - \$640,000

Infrastructure Improvements to Support Housing Activities and Property - \$607,500

Total Housing Subsidy - \$9,357,400 (limited to 25yrs of reimbursement)

Exhibit E

TIF Table

Tax Increment Revenue Capture Estimates 420 E. Mill Street Hastings, Michigan August 6, 2024

	Estima	ited Taxable Value (TV) Increase Rate	2.00%							Con	nmercial Rehabilita	ation Act Abatemer	nt										
		Plan Ye a	ar 1		2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
		Calendar Ye	ar 2024		2025	2	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
		Base Taxable Valu	e \$ 134,2	:00 \$	134,200	\$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200	\$ 134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200
		Estimated New 1	'V\$ 134,2	200 \$	134,200	\$	8,477,050 \$	8,646,591 \$	8,819,523 \$	8,995,913 \$	9,175,832 \$	9,359,348 \$	9,546,535	\$ 9,737,466 \$	9,932,215 \$	5 10,130,859 \$	5 10,333,477 \$	10,540,146 \$	10,750,949 \$	10,965,968 \$	11,185,287 \$	11,408,993 \$	11,637,173
	increme	ental Difference (New TV - Base T	V)\$	\$	•	\$	8,342,850 \$	8,512,391 \$	8,685,323 \$	8,861,713 \$	9,041,632 \$	9,225,148 \$	9,412,335	\$ 9,603,266 \$	9,798,015 \$	9,996,659 \$	10,199,277 \$	10,405,946 \$	10,616,749 \$	10,831,768 \$	11,051,087 \$	11,274,793 \$	11,502,973
School Capture		Millage Rate																					
State Education Tax		6.0000	\$.	. \$	-	\$	40,046 \$	40,859 \$	41,690 \$	42,536 \$	43,400 \$	44,281 \$	45,179	\$ 46,096 \$	47,030 \$	47,984 \$	48,957 \$	49,949 \$	50,960 \$	51,992 \$	53,045 \$	54,119 \$	55,214
School Operating		17.7953	\$.	. \$	-	\$	118,771 \$	121,184 \$	123,646 \$	126,157 \$	128,719 \$	131,331 \$	133,996	\$ 136,714 \$	139,487 \$	142,315 \$	145,199 \$	148,142 \$	151,143 \$	154,204 \$	157,326 \$	160,511 \$	163,759
	School Total	23.7953	\$.	. \$	-	\$	158,816 \$	162,044 \$	165,336 \$	168,694 \$	172,119 \$	175,612 \$	179,175	\$ 182,810 \$	186,517 \$	190,299 \$	194,156 \$	198,090 \$	202,103 \$	206,196 \$	210,371 \$	214,630 \$	218,973
		20% Passthrough to Taxing Uni	ts \$	\$	-	\$	39,704 \$	40,511 \$	41,334 \$	42,173 \$	43,030 \$	43,903 \$	44,794	\$ 45,703 \$	46,629 \$	47,575 \$	48,539 \$	49,523 \$	50,526 \$	51,549 \$	52,593 \$	53,657 \$	54,743
Local Capture		Millage Rate																					
City Operating		15.7745	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	•	\$-\$	- \$	- \$	128,711 \$	131,319 \$	133,979 \$	136,693 \$	139,460 \$	142,283 \$	145,163
BC Operating		5.2091	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	42,503 \$	43,364 \$	44,243 \$	45,139 \$	46,053 \$	46,985 \$	47,936
City Cemetery		0.9848	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	•	\$-\$	- \$	- \$	8,035 \$	8,198 \$	8,364 \$	8,534 \$	8,706 \$	8,883 \$	9,063
BC Chariton Pk		0.2164	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	1,766 \$	1,801 \$	1,838 \$	1,875 \$	1,913 \$	1,952 \$	1,991
BC COA		0.4705	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	3,839 \$	3,917 \$	3,996 \$	4,077 \$	4,160 \$	4,244 \$	4,330
BC 911		0.9416	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	s - s	- \$	- \$	7,683 \$	7,839 \$	7,997 \$	8,159 \$	8,325 \$	8,493 \$	8,665
BC Transit		0.2377	\$	- \$	•	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	s - s	- \$	- \$	1,939 \$	1,979 \$	2,019 \$	2,060 \$	2,101 \$	2,144 \$	2,187
BISD Oper		0.1138	\$	- \$	•	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	929 \$	947 \$	967 \$	986 \$	1,006 \$	1,026 \$	1,047
BISD Spec Ed		2.1063	\$	- \$	•	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	17,186 \$	17,534 \$	17,890 \$	18,252 \$	18,622 \$	18,998 \$	19,383
HSD Sinking 2015		0.9531	\$	- \$	•	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	7,777 \$	7,934 \$	8,095 \$	8,259 \$	8,426 \$	8,597 \$	8,771
	Local Total	27.0078	\$	\$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	s - s	- \$	- \$	220,368 \$	224,833 \$	229,388 \$	234,034 \$	238,772 \$	243,606 \$	248,536
		20% Passthrough to Taxing Uni	ts \$	\$	•	\$	- \$	- \$	- \$	- \$	- \$	- \$	•	\$-\$	- \$	- \$	55,092 \$	56,208 \$	57,347 \$	58,508 \$	59,693 \$	60,901 \$	62,134
Non-Capturable Millage	25	Millage Rate																					
BC Med FAC Debt		0.6052	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$-\$	- \$	- \$	4,938 \$	5,038 \$	5,140 \$	5,244 \$	5,350 \$	5,459 \$	5,569
HSD Debt 2010		1.5500	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	•	s <u> </u>	- \$	- \$	12,647 \$	12,903 \$	13,165 \$	13,431 \$	13,703 \$	13,981 \$	14,264
HSD Debt 2015		3.7000	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	s - s	- \$	- \$	30,190 \$	30,802 \$	31,426 \$	32,062 \$	32,711 \$	33,373 \$	34,049
HSD Debt 2023		0.6000	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-	s - s	- \$	- \$	4,896 \$	4,995 \$	5,096 \$	5,199 \$	5,305 \$	5,412 \$	5,521
Total Non-C	apturable Taxes	6.4552	\$	\$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	•	\$-\$	- \$; - \$	5 52,671 \$	53,738 \$	54,827 \$	55,937 \$	57,070 \$	58,225 \$	59,403

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ 158,816 \$ 162,044 \$ 165,336 \$ 168,694 \$ 172,119 \$ 175,612 \$ 179,175 \$ 182,810 \$ 186,517 \$ 190,299 \$ 414,524 \$

Footnotes:	
Projected TV and 2% inflation thereafter	
Assumes millage rates remain the same	
Assumes 10yr Commercial Rehab Act abatement	
Capture assuming 80/20 split with 20% being passed through	
Captured figures above reflect 80% with the 20% passed through in red below.	

422,923	\$ 431,491	\$ 440,230	\$ 449,144	\$ 458,236	\$ 467,509

Tax Increment Revenue Capture Estimates 420 E. Mill Street Hastings, Michigan August 6, 2024

Estimated Taxable Value (TV) Increase Rate:

Plan Year	20	21	22	23	24	25	26	27	28	29
Calendar Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Base Taxable Value \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200 \$	134,200
Estimated New TV \$	11,869,917 \$	12,107,315 \$	12,349,461 \$	12,596,450 \$	12,848,379 \$	13,105,347 \$	13,367,454 \$	13,634,803 \$	13,907,499 \$	14,185,649
Incremental Difference (New TV - Base TV) \$	11,735,717 \$	11,973,115 \$	12,215,261 \$	12,462,250 \$	12,714,179 \$	12,971,147 \$	13,233,254 \$	13,500,603 \$	13,773,299 \$	14,051,449

School Capture		Millage Rate										
State Education Tax		6.0000	\$ 56,331	\$ 57,471	\$ 58,633	\$ 59,819	\$ 61,028	\$ 62,262	\$ 63,520	\$ 64,803	\$ 66,112	\$ 67,447
School Operating		17.7953	\$ 167,072	\$ 170,452	\$ 173,899	\$ 177,416	\$ 181,002	\$ 184,660	\$ 188,392	\$ 192,198	\$ 196,080	\$ 200,040
	School Total	23.7953	\$ 223,404	\$ 227,923	\$ 232,533	\$ 237,234	\$ 242,030	\$ 246,922	\$ 251,911	\$ 257,001	\$ 262,192	\$ 267,487
		20% Passthrough to Taxing Units	\$ 55,851	\$ 56,981	\$ 58,133	\$ 59,309	\$ 60,508	\$ 61,730	\$ 62,978	\$ 64,250	\$ 65,548	\$ 66,872
Local Capture		Millage Rate										
City Operating		15.7745	\$ 148,100	\$ 151,096	\$ 154,152	\$ 157,269	\$ 160,448	\$ 163,691	\$ 166,998	\$ 170,372	\$ 173,814	\$ 177,324
BC Operating		5.2091	\$ 48,906	\$ 49,895	\$ 50,904	\$ 51,934	\$ 52,984	\$ 54,054	\$ 55,147	\$ 56,261	\$ 57,397	\$ 58,556
City Cemetery		0.9848	\$ 9,246	\$ 9,433	\$ 9,624	\$ 9,818	\$ 10,017	\$ 10,219	\$ 10,426	\$ 10,636	\$ 10,851	\$ 11,070
BC Chariton Pk		0.2164	\$ 2,032	\$ 2,073	\$ 2,115	\$ 2,157	\$ 2,201	\$ 2,246	\$ 2,291	\$ 2,337	\$ 2,384	\$ 2,433
BC COA		0.4705	\$ 4,417	\$ 4,507	\$ 4,598	\$ 4,691	\$ 4,786	\$ 4,882	\$ 4,981	\$ 5,082	\$ 5,184	\$ 5,289
BC 911		0.9416	\$ 8,840	\$ 9,019	\$ 9,202	\$ 9,388	\$ 9,577	\$ 9,771	\$ 9,968	\$ 10,170	\$ 10,375	\$ 10,585
BC Transit		0.2377	\$ 2,232	\$ 2,277	\$ 2,323	\$ 2,370	\$ 2,418	\$ 2,467	\$ 2,516	\$ 2,567	\$ 2,619	\$ 2,672
BISD Oper		0.1138	\$ 1,068	\$ 1,090	\$ 1,112	\$ 1,135	\$ 1,157	\$ 1,181	\$ 1,205	\$ 1,229	\$ 1,254	\$ 1,279
BISD Spec Ed		2.1063	\$ 19,775	\$ 20,175	\$ 20,583	\$ 20,999	\$ 21,424	\$ 21,857	\$ 22,299	\$ 22,749	\$ 23,209	\$ 23,677
HSD Sinking 2015		0.9531	\$ 8,948	\$ 9,129	\$ 9,314	\$ 9,502	\$ 9,694	\$ 9,890	\$ 10,090	\$ 10,294	\$ 10,502	\$ 10,714
	Local Total	27.0078	\$ 253,565	\$ 258,694	\$ 263,926	\$ 269,262	\$ 274,706	\$ 280,258	\$ 285,921	\$ 291,697	\$ 297,589	\$ 303,599
		20% Passthrough to Taxing Units	\$ 63,391	\$ 64,673	\$ 65,981	\$ 67,316	\$ 68,676	\$ 70,064	\$ 71,480	\$ 72,924	\$ 74,397	\$ 75,900

Non-Capturable Millages	Millage Rate										
BC Med FAC Debt	0.6052	\$ 5,682 \$	5,797 \$	5,914 \$	6,034 \$	6,156 \$	6,280 \$	6,407 \$	6,536 \$	6,668 \$	6,803
HSD Debt 2010	1.5500	\$ 14,552 \$	14,847 \$	15,147 \$	15,453 \$	15,766 \$	16,084 \$	16,409 \$	16,741 \$	17,079 \$	17,424
HSD Debt 2015	3.7000	\$ 34,738 \$	35,440 \$	36,157 \$	36,888 \$	37,634 \$	38,395 \$	39,170 \$	39,962 \$	40,769 \$	41,592
HSD Debt 2023	0.6000	\$ 5,633 \$	5,747 \$	5,863 \$	5,982 \$	6,103 \$	6,226 \$	6,352 \$	6,480 \$	6,611 \$	6,745
Total Non-Capturable Tax	es 6.4552	\$ 60,605 \$	61,831 \$	63,082 \$	64,357 \$	65,658 \$	66,985 \$	68,339 \$	69,719 \$	71,128 \$	72,564

Total Tax Increment Revenue (TIR) Available for Capture \$ 476,969 \$ 486,617 \$ 496,459 \$ 506,497 \$ 516,736 \$ 527,180 \$ 537,832 \$ 548,698 \$ 559,781 \$ 571,086

Footnotes: Projected TV and 2% inflation thereafter Assumes millage rates remain the same Assumes 10yr Commercial Rehab Act abatement

Capture assuming 80/20 split with 20% being passed through Captured figures above reflect 80% with the 20% passed through in red below.

	_		
30		31	TOTAL
2053		2054	
\$ 134,200	\$	134,200	\$ 134,200
\$ 14,469,362	\$	14,758,749	\$ 14,758,749
\$ 14,335,162	\$	14,624,549	\$ 14,624,549
\$ 68,809	\$	70,198	\$ 1,559,769
\$ 204,079	\$	208,199	\$ 4,626,093
\$ 272,888	\$	278,396	\$ 6,185,863
\$ 68, <mark>222</mark>	\$	69,599	\$ 1,546,466
\$ 180,904	\$	184,556	\$ 2,946,331
\$ 59,739	\$	60,945	\$ 972,946
\$ 11,294	\$	11,522	\$ 183,939
\$ 2,482	\$	2,532	\$ 40,419
\$ 5,396	\$	5,505	\$ 87,879
\$ 10,798	\$	11,016	\$ 175,870
\$ 2,726	\$	2,781	\$ 44,397
\$ 1,305	\$	1,331	\$ 21,255
\$ 24,155	\$	24,643	\$ 393,411
\$ 10,930	\$	11,151	\$ 178,018
\$ 309,729	\$	315,982	\$ 5,044,465
\$ 77,432	\$	78,995	\$ 1,261,116
\$ 6,941	\$	7,081	\$ 113,038
\$ 17,776	\$	18,134	\$ 289,506
\$ 42,432	\$	43,289	\$ 691,079
\$ 6,881	\$	7,020	\$ 112,067
\$ 74,029	\$	75,524	\$ 1,205,690
\$ 582,617	\$	594,378	\$ 11,230,327

Tax Increment Financing Reimbursement Table 420 E. Mill Hastings, Michigan August 6, 2024

	Mavimum				rhaal & Lacal	Local-Only																		
	Reimbursement		Proportiona	lity	Taxes	Taxes	Total						E	timated Ca	ot \$ 1	0.951.931								
-	State		56.4%	5	4,424,423		\$ 4 424 423		Feti	mated Tota	1		A	ministrativ	e \$	460,525								
-	Local		43.6%	s	3,415,127	s .	\$ 3.415.127		V	ears of Plan	31		S	RF	\$	744.786								
-	TOTAL					•	\$ 7,839,550		•				- u	RF	Ś	1.709.176								
	EGLE			\$	34,500	s .	\$ 34,500								•	.,,								
	MSHDA			\$	7,805,050	\$ -	\$ 7,805,050																	
				_					Commercial	Rehab Abaten	ent Period													
		2024	2025		2026	2027	2028	2029	2030	2031	2032	20	33	2034		2035	2036		2037		2038	20	39	2040
Total State Incremental Revenue		\$	• \$	- \$	158,816	\$ 162,044	\$ 165,336	\$ 168,694	\$ 172,119	\$ 175,612	\$ 179,1	75 \$ 18	2,810 \$	186,517	5	190,299	\$ 194	156	\$ 198,090	\$	202,103	\$ 20	6,196	\$ 210,371
State Browniela Revolving Fund (50% of SET)		e i			(20,023) 128 794	\$ (20,430) \$ 141 614	\$ (20,843) \$ 144 A91	\$ 147 426	\$ 150 /110	\$ 152 472	\$ 154 F	70) \$ (4 94 ¢ 15	3, 046) 3 9 767 6	163 003	n e	(23,772) 166 207	\$ (24) ¢ 160	478	\$ (24,774) \$ 172 114	è	(23,460)	> (4 ¢ 19	13,770)	\$ (20,323) \$ 193 940
State TIR Available for Reinbursement		•	• •	• •	130,/74	\$ 141,014	\$ 144/471	\$ 147,420	\$ 150,419	\$ 153/472	\$ 130 ₁ 3	00 3 13	7,702 4	103,002		100,307	ə 107,	0/0	\$ 1/3,110	•	1/0,023	3 IG	0,200	ə 103 _/ 047
Total Local incremental Revenue		\$. s	- s		s .	s .	s .	s .	s .	\$	- s	- \$. s		\$ 220	368	\$ 224,833	\$	229.388	\$ 23	4.034	\$ 238,772
BRA Administrative Fee - 5%		\$	\$	- \$		\$ -	\$ -	\$.	s -	\$ -	\$	- \$			- s		\$ (20	726)	\$ (21,146)	\$	(21,575)	\$ (2	2,011)	\$ (22,457)
Local TIR Available for Reimbursement		\$	\$	- \$		\$.	\$.	\$.	s -	s -	\$	- \$	- \$		- \$	-	\$ 199	642	\$ 203,687	\$	207,813	\$ 21	2,022	\$ 216,315
Total State & Local TIR Available		\$	\$	- \$	138,794	\$ 141,614	\$ 144,491	\$ 147,426	\$ 150,419	\$ 153,472	\$ 156,5	86 \$ 15	9,762 \$	163,002	2 \$	166,307	\$ 369,	319	\$ 376,803	\$	384,436	\$ 39	2,222	\$ 400,164
	Beginning																							
DEVELOPER	Balance																							
DEVELOPER Reimbursement Balance	\$ 7,839,550	\$ 7,839,550	\$ 7,839,5	50 \$	7,700,756	\$ 7,559,142	\$ 7,414,651	\$ 7,267,225	\$ 7,116,807	\$ 6,963,335	\$ 6,806,7	49 \$ 6,64	6,987 \$	6,483,98	5 \$	6,317,678	\$ 5,948,	358	\$ 5,571,555	\$ 5,	,187,119	\$ 4,79	4,897	\$ 4,394,733
MSHDA Housing Activity Costs	\$ 7,805,050	\$ 7,805,05	\$ 7,805,0	50 \$	7,805,050	\$ 7,666,867	\$ 7,525,876	\$ 7,382,021	\$ 7,235,244	\$ 7,085,487	\$ 6,932,0	91 \$ 6,77	6,794 \$	6,617,73	5 \$	6,455,450	\$ 6,289	875	\$ 5,922,181	\$ 5,	,547,036	\$ 5,16	54,292	\$ 4,773,796
MSHDA Housing Activity Costs State Tax Reimbursement	\$ 7,805,050	\$ 7,805,050 \$ -	\$ 7,805,0 \$	150 \$ \$	7 <i>,805,050</i> 138,183	\$ 7,666,867 \$ 140,991	\$ 7,525,876 \$ 143,855	\$ 7,382,021 \$ 146,777	\$ 7,235,244 \$ 149,757	\$ 7,085,487 \$ 152,796	\$ 6,932,6 \$ 155,8	91 \$6,77 97 \$ 15	6,794 \$ 9,059 \$	6,617,73	5\$ 5\$	<i>6,455,450</i> 165,575	\$ 6,289, \$ 168,	,875 ,931	\$ 5,922,181 \$ 172,354	\$5, \$,547,036 175,846	\$ 5,10 \$ 17	54 <i>,292</i>	\$ <i>4,773,796</i> \$ 183,039
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement	\$ 7,805,050	\$ 7,805,050 \$ - \$ -	\$ 7,805,0 \$ \$	150 \$ \$ \$	7,805,050 138,183 -	\$ 7,666,867 \$ 140,991 \$ -	\$ 7,525,876 \$ 143,855 \$ -	\$ 7,382,021 \$ 146,777 \$ -	\$ 7,235,244 \$ 149,757 \$ -	\$ 7,085,487 \$ 152,796 \$	\$ 6,932,6 \$ 155,8 \$	91 \$6,77 97 \$ 15 \$	6,794 \$ 9,059 \$ - \$	6,617,73 162,28	5 \$ 5 \$ 5	<i>6,455,450</i> 165,575 -	\$ 6,289, \$ 168, \$ 198,	875 931 763	\$ 5,922,181 \$ 172,354 \$ 202,791	\$5, \$ \$,547,036 175,846 206,899	\$ 5,10 \$ 17 \$ 21	54 <i>,292</i> 19,407	\$ 4,773,796 \$ 183,039 \$ 215,363
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance	\$ 7,805,050	\$ 7,805,05(\$ - \$ - \$ 7,805,05(\$ 7,805,0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	150 \$ \$ \$ 50 \$	7,805,050 138,183 - 7,666,867	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691	\$ 6,932,6 \$ 155,8 \$ \$ 6,776,2	91 \$ 6,72 97 \$ 15 \$ 94 \$ 6,61	6,794 \$ 9,059 \$ - \$ 7,735 \$	6,617,73 162,28 6,455,450	5 \$ 5 \$ \$ 0 \$	6,455,450 165,575 - 6,289,875	\$ 6,289, \$ 168, \$ 198, \$ 5,922,	,875 ,931 ,763 ,181	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036	\$ 5, \$ \$ \$ \$ 5,	,547,036 175,846 206,899 ,164,292	\$ 5,10 \$ 17 \$ 21 \$ 4,77	54,292 19,407 11,089 73,796	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance	\$ 7,805,050	\$ 7,805,050 \$ - \$ - \$ 7,805,050	\$ 7,805,0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	150 \$ \$ 50 \$ 150 \$	7,805,050 138,183 - 7,666,867	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691	\$ 6,932,6 \$ 155,8 \$ \$ 6,776,2	91 \$ 6,72 97 \$ 15 \$ 94 \$ 6,61	6,794 \$ 9,059 \$ - \$ 7,735 \$	6,617,73 162,28 6,455,450	5 \$ 5 \$ \$ 0 \$	6,455,450 165,575 - 6,289,875	\$ 6,289, \$ 168, \$ 198, \$ 5,922,	,875 ,931 ,763 ,181	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036	\$ 5, \$ \$ \$ 5,	,547,036 175,846 206,899 ,164,292	\$ 5,10 \$ 17 \$ 21 \$ 4,72	54,292 19,407 11,089 73,796	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement	\$ 7,805,050 \$ 34,500	\$ 7,805,050 \$ - \$ - \$ 7,805,050 \$ 34,500	\$ 7,805,0 \$ </th <th>150 \$ \$ 50 \$ 150 \$</th> <th>7,805,050 138,183 - 7,666,867 34,500</th> <th>\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ -</th> <th>\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 43,626</th> <th>\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,630</th> <th>\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 462</th> <th>\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 31,319</th> <th>\$ 6,932,4 \$ 155,8 \$ \$ 6,776,2 \$ 30,4</th> <th>91 \$ 6,72 97 \$ 15 \$ 94 \$ 6,61 44 \$ 2</th> <th>6,794 9 9,059 \$ - \$ 7,735 9 9,955 1</th> <th>6,617,73 162,28 6,455,450 29,252</th> <th>5 \$ 5 \$ 9 \$ 2 \$</th> <th>6,455,450 165,575 - 6,289,875 28,534 722</th> <th>\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27,</th> <th>875 931 763 ,181 803</th> <th>\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762</th> <th>\$ 5, \$ \$ \$ 5, \$ \$</th> <th>547,036 175,846 206,899 ,164,292 24,519</th> <th>\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ 4</th> <th>54,292 19,407 11,089 73,796 22,827</th> <th>\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 20,00</th>	150 \$ \$ 50 \$ 150 \$	7,805,050 138,183 - 7,666,867 34,500	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ -	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 43,626	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,630	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 462	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 31,319	\$ 6,932,4 \$ 155,8 \$ \$ 6,776,2 \$ 30,4	91 \$ 6,72 97 \$ 15 \$ 94 \$ 6,61 44 \$ 2	6,794 9 9,059 \$ - \$ 7,735 9 9,955 1	6,617,73 162,28 6,455,450 29,252	5 \$ 5 \$ 9 \$ 2 \$	6,455,450 165,575 - 6,289,875 28,534 722	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27,	875 931 763 ,181 803	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762	\$ 5, \$ \$ \$ 5, \$ \$	547,036 175,846 206,899 ,164,292 24,519	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ 4	54,292 19,407 11,089 73,796 22,827	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 20,00
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Beimbursement	\$ 7,805,050 \$ 34,500	\$ 7,805,05(\$ - \$ - \$ 7,805,05(\$ 34,50(\$ - \$ -	\$ 7,805,0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	150 \$ 50 \$ 50 \$ 50 \$ 500 \$ 500 \$	7,805,050 138,183 - 7,666,867 34,500 611	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 636	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,630 \$ 649 \$	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$	\$ 6,932,6 \$ 155,8 \$ \$ \$ 6,776,2 \$ 30,6 \$ \$	91 \$ 6,73 97 \$ 15 94 \$ 6,61 44 \$ 2 89 \$	6,794 9 9,059 \$ 7,735 \$ 9,955 \$ 703 \$	6,617,73 162,28 6,455,45(29,25) 717	5 \$ 5 \$ 5 \$ 9 \$ 2 \$ 7 \$ 5	6,455,450 165,575 - 6,289,875 28,534 732	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$,875 931 ,763 ,181 ,803 ,803 747	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 996	\$ 5, \$ \$ \$ 5, \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ 2 \$ 2 \$ 2 \$ 2 \$ 2 \$ 2 \$ 2 \$ 2 \$ 2 \$ 2	54,292 19,407 11,089 73,796 22,827 793	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance	\$ 7,805,050 \$ 34,500	\$ 7,805,050 \$ - \$ 7,805,050 \$ 7,805,050 \$ 34,500 \$ - \$ - \$ - \$ 34,500	\$ 7,805,0 \$	50 \$. \$. \$	7,805,050 138,183 - 7,666,867 34,500 611 - 33,889	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 636 \$ - \$ 32,630	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,630 \$ 649 \$ - \$ 31,981	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644	\$ 6,932,4 \$ 155,8 \$ \$ 6,776,1 \$ 30,4 \$ 6 \$ 30,4 \$ 6 \$ 30,4 \$ 6 \$ 30,4 \$ 6 \$ 30,4 \$ 6 \$ 6 \$ 6 \$ 6 \$ 6 \$ 6 \$ 6 \$ 6 \$ 6 \$ 6	91 \$ 6,71 97 \$ 15 \$ 94 \$ 6,61 44 \$ 4 89 \$ \$ 55 \$ 4	6,794 4 9,059 \$ - \$ 7,735 \$ 9,955 \$ 703 \$ - \$ 9,252 \$	6,617,73 162,28 6,455,450 29,25 717 -	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 5 \$ 4 \$	6,455,450 165,575 6,289,875 28,534 732 - 27,803	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$ \$ \$ \$ \$ \$	875 931 763 181 803 747 879 177	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ 2 \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 73,796 22,827 793 933 21,101	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance	\$ 7,805,050 \$ 34,500	\$ 7,805,050 \$ - \$ 7,805,050 \$ 7,805,050 \$ 34,500 \$ - \$ 34,500	\$ 7,805,0 \$	50 \$ \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 500 \$	7,805,050 138,183 - 7,666,867 34,500 611 - 33,889	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 636 \$ - \$ 32,630	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,630 \$ 649 \$ - \$ 31,981	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644	\$ 6,932,6 \$ 155,8 \$ 5 \$ 6,776,1 \$ 30,6 \$ 6 \$ 6 \$ 29,5	91 \$ 6,71 97 \$ 15 \$ \$ 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2	6,794 4 9,059 \$ - \$ 7,735 9 9,955 4 703 \$ - \$ 9,252 9	6,617,73 162,28 6,455,456 29,25 711 - - 28,53	5 \$ 5 \$ 9 \$ 2 \$ 7 \$ 5 4 \$	6,455,450 165,575 - 6,289,875 28,534 732 - 27,803	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ \$ 27, \$ \$ \$ \$ \$ 26,	875 931 763 181 803 747 879 177	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ 4 \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 73,796 22,827 793 933 21,101	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance Local Only Costs	\$ 7,805,050 \$ 34,500 \$ -	\$ 7,805,050 \$ - \$ 7,805,050 \$ 34,500 \$ - \$ 34,500 \$ - \$ 34,500 \$ -	\$ 7,805,0 \$	50 \$ 50 \$ 550 \$ 500 \$ 500 \$ 500 \$ 500 \$	7,805,050 138,183 7,666,867 34,500 611 33,889	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266 \$ -	\$ 7,525,876 \$ 143,855 \$ \$ 7,382,021 \$ 33,266 \$ 636 \$ \$ \$ 2,630 \$ \$	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,630 \$ 44 \$ - \$ 31,981 \$	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ 31,319	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$	\$ 6,932,4 \$ 155,8 \$ 5,776,2 \$ 30,4 \$ 6 \$ 29,5 \$	91 \$ 6,77 97 \$ 15 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2 - \$	6,794 \$ 9,059 \$ - \$ 7,735 \$ 9,955 \$ 703 \$ - \$ 9,252 \$	6,617,73 162,28 6,455,45(29,25) 717 -	5 \$ 5 \$ 9 \$ 9 \$ 7 \$ 7 \$ 8 4 \$ 7 \$	6,455,450 165,575 6,289,875 28,534 732 - 27,803	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	875 931 763 181 803 747 879 177	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ -	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 164,292 24,519 777 915 22,827	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ 2 \$ 5 \$ 2 \$ 5 \$ 2 \$ 5 \$ 2 \$ 5	54,292 19,407 11,089 73,796 22,827 793 233 21,101	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340 \$.
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance <u>EGLE Environmental Costs</u> State Tax Reimbursement Local Tax Reimbursement Balance Local Only Costs Local Tax Reimbursement	\$ 7,805,050 \$ 34,500 \$ -	\$ 7,805,050 \$ - \$ 7,805,050 \$ 34,500 \$ - \$ 34,500 \$ - \$ 34,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,0 \$	50 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$	7,805,050 138,183 7,666,867 34,500 611 33,889	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266 \$ - \$ - \$ -	\$ 7,525,876 \$ 143,855 \$. \$ 7,382,021 \$ 33,266 \$ 636 \$. \$ 32,630 \$. \$.	\$ 7,382,021 \$ 146,777 \$ \$ 7,235,244 \$ 32,630 \$ 649 \$ \$ 31,981 \$	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ -	\$ 6,932,4 \$ 155,8 \$ 5,776,2 \$ 30,4 \$ 6 \$ 29,5 \$	91 \$ 6,71 97 \$ 15 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2 - \$ \$	6,794 \$ 9,059 \$ - \$ 7,735 \$ 7,735 \$ 9,955 \$ 703 \$ - \$ 9,252 \$ 9,252 \$ - \$ - \$ - \$ - \$	6,617,73 162,28 6,455,456 29,252 717 28,534	5 \$ 5 \$ 9 \$ 2 \$ 7 \$ 4 \$ 4 \$	6,455,450 165,575 - 6,289,875 28,534 732 - 27,803 -	\$ 6,289 \$ 168, \$ 198, \$ 5,922, \$ \$ 27, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	875 931 763 181 803 747 879 177	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ 24,519 \$ - \$ -	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 164,292 24,519 777 915 22,827 -	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 73,796 22,827 793 933 21,101	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 21,101 \$ 952 \$ 952 \$ 19,340 \$ - \$ -
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance Local Only Costs Local Conty Costs Local Conty Costs Total Local Only Reimbursement Balance	\$ 7,805,050 \$ 34,500 \$ -	\$ 7,805,050 \$ - \$ 7,805,050 \$ 34,500 \$ - \$ - \$ 34,500 \$ - \$ - \$ 34,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,0 \$	50 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$	7,805,050 138,183 - 7,666,867 34,500 611 - 33,889 - -	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266 \$ - \$ - \$ - \$ - \$ -	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 636 \$ - \$ 32,630 \$ - \$ - \$ - \$ -	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,636 \$ 649 \$ - \$ 31,981 \$ \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ - \$ - \$ -	\$ 6,932,4 \$ 155,8 \$ 5,776,2 \$ 30,4 \$ 6 \$ 29,5 \$ \$	91 \$ 6,71 97 \$ 15 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2 - \$ - \$	6,794 \$ 9,059 \$ - \$ 7,735 \$ 7,735 \$ 703 \$ - \$ 9,955 \$ 703 \$ - \$ 9,252 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	6,617,73 162,28 6,455,45(29,25) 717 28,53	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 7 \$ 8 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9	6,455,450 165,575 6,289,875 28,534 732 - 27,803 - -	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	875	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ 24,519 \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 164,292 24,519 777 915 22,827 - - -	\$ 5,11 \$ 11 \$ 21 \$ 4,72 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 73,796 22,827 793 21,101 -	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340 \$ - \$ - \$ - \$ -
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Balance Local Tax Reimbursement Balance Local Tax Reimbursement Total EGLE Reimbursement Total Costs Local Tax Reimbursement Balance Total Local Only Reimbursement Balance	\$ 7,805,050 \$ 34,500 \$.	\$ 7,805,05(\$ - \$ - \$ 7,805,05(\$ 34,50(\$ - \$ - \$ 34,50(\$ - \$ - \$ 34,50(\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,6 \$	50 \$	7,805,050 138,183 7,666,867 34,500 611 - 33,889 - -	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,525,876 \$ 143,855 \$. \$ 7,382,021 \$ 33,266 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$.	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,636 \$ 649 \$ - \$ 31,981 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 7,085,487 \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 6,932,4 \$ 155,8 \$ 5,776,7 \$ 30,4 \$ 4 \$ 5 \$ 29,5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$	91 \$ 6,77 97 \$ 15 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2 - \$ - \$ - \$	6,794 9 9,059 \$ - \$ 7,735 9 9,955 9 703 \$ - \$ 9,252 9 9,252 9 - \$ - \$ - \$ - \$	6,617,73: 162,28: 6,455,45(29,25; 717 28,53-	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 7 \$ 7 \$ 8 \$ 7 \$ 8 \$ 7 \$ 8 \$ 7 \$ 8 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9	6,455,450 165,575 6,289,875 28,534 732 - 27,803 - - -	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	875	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827 - - -	\$ 5,11 \$ 17 \$ 21 \$ 4,77 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 73,796 22,827 793 933 21,101 - - - -	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340 \$ - \$ - \$ - \$ - \$ -
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Balance Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Total Local Only Reimbursement Balance	\$ 7,805,050 \$ 34,500 \$ -	\$ 7,805,05(\$ - \$ - \$ 7,805,05(\$ 34,50(\$ - \$ - \$ 34,50(\$ - \$ - \$ 34,50(\$ - \$ - \$ - \$ - \$ 34,50(\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,6 \$ 7,805,6 \$ 7,805,6 \$ 7,805,6 \$ 34,5 \$ 34,5 \$ 34,5 \$ 34,5 \$ 34,5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$	50 \$ 50 \$ 550 \$ 550 \$ 500 \$ 500 \$ 500 \$ - \$ - \$ - \$ - \$ - \$	7,805,050 138,183 7,666,867 34,500 611 - 33,889 - - - 138,794	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ - \$ 33,266 \$ - \$ 33,2630 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,382,021 \$ 146,777 \$ \$ 7,235,244 \$ 32,630 \$ 449 \$ \$ 31,981 \$ \$ \$ 31,981 \$ \$ \$ \$ \$ 449 \$ \$ \$ 147,426	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$. \$ 6,932,691 \$ 31,319 \$ 675 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$.	\$ 6,932,4 \$ 155,8 \$ 5,776,7 \$ 30,4 \$ 6,776,7 \$ 30,4 \$ 6,776,7 \$ 30,4 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	91 \$ 6,72 97 \$ 15 \$ 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2 - \$ \$ \$ 86 \$ 12	6,794 \$ 9,059 \$ - \$ 7,735 \$ 9,955 \$ 703 \$ - \$ 9,252 \$ 9,252 \$ - \$ 9,252 \$ 9,252 \$ 9,252 \$ 9,252 \$ 9,252 \$ 1 \$ 9,252 \$ 1 \$ 9,252 \$ 1 \$ 1 \$ 9,762 \$ 9,762 \$	6,617,733 162,283 6,455,450 29,253 711 - - - - 163,002	5 \$ 5 \$ 5 \$ 7	6,455,450 165,575 6,289,875 28,534 732 - 27,803 - - - - 166,307	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$ 28, \$ 5,922, \$ 26, \$ 5,922, \$ 5,922, \$ 5,922, \$ 5,922, \$ 5,922, \$ 5,922, \$ 26, \$ 5,922, \$	875 931 763 181 803 747 879 177 - - - - - - - - - - - - -	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ \$ \$ \$ \$ 376,803	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827 - - - - - - - - -	\$ 5,16 \$ 17 \$ 21 \$ 4,77 \$ 2 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	54,292 19,407 11,089 73,796 22,827 793 933 21,101 - - - - - - - - - - - - - - - - - -	\$ 4,773,796 \$ 183,039 \$ 215,343 \$ 215,343 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340 \$ 19,340 \$ - \$ - \$ - \$ - \$ 400,164
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Local Tax Reimbursement Balance Local Only Costs Local Only Costs Local Only Costs Local Only Reimbursement Balance Total Local Only Reimbursement Balance Total Local Only Reimbursement Balance Total Local Only Reimbursement Balance Total Local Only Reimbursement Balance	\$ 7,805,050 \$ 34,500 \$ -	\$ 7,805,05(\$ - \$ - \$ 7,805,05(\$ 34,50(\$ - \$ 34,50(\$ 34,50(\$ - \$ 34,50(\$ - \$ 34,50(\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,6 \$ \$ \$ \$ 7,805,6 \$ 7,805,6 \$ 34,5 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	50 \$ 50 \$ 50 \$ 500 \$ 500 \$ 500 \$ 500 \$ - \$ - \$ - \$ - \$ - \$	7,805,050 138,183 7,666,867 34,500 611 33,889	\$ 7,666,867 \$ 140,991 \$ - \$ 7,525,876 \$ 33,889 \$ 623 \$ - \$ 33,266 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 636 \$ - \$ 32,630 \$ - \$ - \$ - \$ - \$ 144,491	\$ 7,382,021 \$ 144,777 \$ \$ 7,235,244 \$ 32,633 \$ 449 \$ 32,633 \$ 5 \$ 31,981 \$ 5 \$ 31,981 \$ 5 \$ 31,981 \$ 5 \$ 31,981 \$ 5 \$ 31,981 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ 150,419	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ - \$ - \$ 30,644 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 6,932,4 \$ 155,8 \$ 5,776,7 \$ 30,4 \$ 6,776,7 \$ 30,4 \$ 6,776,7 \$ 30,4 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	91 \$ 6,72 97 \$ 15 \$ 94 \$ 6,61 44 \$ 2 89 \$ \$ 55 \$ 2 - \$ \$ 86 \$ 12	6,794 3 9,059 9 - \$ 7,735 9 9,955 3 703 9 - \$ 9,252 9 - 3 - \$ 9,252 9 9,252 9	6,617,73: 162,28: 6,455,450 29,255 711 - - - - 163,002	5 \$ 6 \$ 7 \$ 7 \$ 8 \$ 7 \$ 8 \$ 7 \$ 8 \$ 9 \$ 7 \$ 8 \$ 9 \$ 7 \$ 8 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9	6,455,450 165,575 6,289,875 28,534 732 27,803	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$ 28, \$ 5,922, \$ 26, \$ 26, \$ 5,922, \$ 27, \$ 27, \$ 28, \$ 5,922, \$ 27, \$ 28, \$ 5,922, \$ 27, \$ 5,922, \$ 27, \$ 5,922, \$ 28,9,92,92, \$ 27, \$ 5,922, \$ 28,9,92,92, \$ 5,922, \$ 27, \$ 5,922, \$ 28,92,92,92,92,92,92,92,92,92,92,92,92,92,	875	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ 24,519 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 164,292 24,519 777 915 22,827	\$ 5,16 \$ 17 \$ 21 \$ 4,77 \$ 2 \$ 4,77 \$ 2 \$ 4,77 \$ 2 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	54,292 19,407 11,089 73,796 22,827 793 933 21,101 - - - - - - - - - - - - - - - - - -	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340 \$ - \$ - \$ - \$ - \$ - \$ 400,164
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Total Annual Developer Reimbursement LOCAL BROWNFIELD REVOLVING FUN LBRF Deposits *	\$ 7,805,050 \$ 34,500 \$ -	\$ 7,805,05(\$ - \$ - \$ 7,805,05(\$ 34,50(\$ - \$ 34,50(\$ - \$ - \$ 34,50(\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,6 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	250 \$ 50 \$ 250 \$ 300 \$ 500 \$ 500 \$ 500 \$ 500 \$ 500 \$ 500 \$ 500 \$ - \$ - \$ - \$	7,805,050 138,183 - 7,666,867 34,500 611 - 33,889 - - - 138,794	\$ 7,666,867 \$ 140,991 \$. 7,525,876 \$ 33,889 \$ 623 \$. \$ 33,266 \$. \$. \$. \$ 141,614	\$ 7,525,876 \$ 143,855 \$ 7,382,021 \$ 33,266 \$ 33,266 \$ 5 \$ 33,266 \$ 5 \$ 32,630 \$. \$ 144,491	\$ 7,382,021 \$ 146,777 \$ \$ 22,53,244 \$ 32,630 \$ 644 \$ \$ 31,981 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ - \$ 153,472	\$ 6,932,6 \$ 155,8 \$ \$ 6,776,2 \$ 30,4 \$ 30,4	91 \$6,77 97 \$ 12 94 \$6,61 44 \$ 2 89 \$ \$ 55 \$ 2 \$ - \$ 866 \$ 12	6,794 3 9,059 9 - \$ 7,735 9 9,955 3 703 9 - \$ 9,252 9 - 3 - \$ 9,252 3 9,252 3 - \$ 9,252 3	6,617,73: 162,28: 6,455,45(29,25: 711 28,53- 163,00:	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 5 \$ 7 \$ 5 \$ 8 \$ 9 \$ 7 \$ 5 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7	6,455,450 165,575 6,289,875 28,534 732 27,803	\$ 6,289 \$ 168, \$ 198, \$ 5,922, \$ 27, \$ 28, \$ 28, \$ 28, \$ 28, \$ 28, \$ 198, \$ 198, \$ 5,922, \$ 27, \$ 26, \$ 26, \$ 26, \$ 369, \$ 369,	875 931 : 763 : 181 : 803 : 747 : 879 : 177 :	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ 24,519 \$ - \$ - \$ - \$ - \$ 376,803	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 164,292 24,519 777 915 22,827	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 13,796 22,827 793 933 21,101 - - - - - - - - - - - - -	\$ 4,773,796 \$ 183,039 \$ 215,363 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 952 \$ 19,340 \$ - \$ - \$ - \$ - \$ 400,164
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement Balance Total Annual Developer Reimbursement LOCAL BROWNFIELD REVOLVING FUN LBRF Deposits * State Tax Capture	\$ 7,805,050 \$ 34,500 \$ - \$ - \$	\$ 7,805,051 \$ - \$ - \$ 7,805,051 \$ 34,501 \$ - \$ 34,501 \$ - \$ 34,501 \$ - \$ - \$ 34,501 \$ - \$ - \$ - \$ - \$ 34,501 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,6 \$ - \$ - \$ - \$ 7,805,6 \$ 7,805,6 \$ - \$ 34,5 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	- \$ - \$ - \$ - \$ - \$ - \$ - \$	7,805,050 138,183 7,666,867 34,500 611	\$ 7,666,867 \$ 140,991 \$. \$ 7,525,876 \$ 33,889 \$ 623 \$. \$ 33,266 \$ 33,266 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$.	\$ 7,525,876 \$ 143,855 \$ - \$ 7,382,021 \$ 33,266 \$ 636 \$ - \$ 22,630 \$ - \$. \$ 144,491 \$	\$7,382,021 \$146,777 \$- \$7,235,244 \$32,633 \$649 \$ \$31,981 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ - \$ - \$ - \$ - \$ 5 - \$ - \$ 5 - \$ - \$ 5 - \$ - \$ 6,932,691 \$ - \$ - \$ 5 - \$ - \$ - \$ 5 - \$ - \$ 5 - \$ - \$ 5 - \$ - \$ - \$ 5 - \$	\$ 6,932,6 \$ 155,8 \$ \$ 6,776,1 \$ 30,4 \$ 6 \$ \$ 29,5 \$ \$ \$ \$ 156,5 \$ \$	91 \$6,71 97 \$ 12 94 \$6,61 44 \$ 2 89 \$ \$ \$ 55 \$ 2 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	6,794 3 9,059 \$ - \$ 7,735 3 9,955 3 703 \$ - \$ 9,252 \$ - \$ 9,252 \$ - \$ 9,252 \$ - \$ 9,252 \$ - \$ 9,762 \$	6,617,73: 162,28: - - 6,455,45(29,25: 711 - - 28,53: - - - - - - - - - - - - - - - - - - -	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 9 \$ 2 \$ 2 \$ 5 \$ 7 \$ 5 \$ 8 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9 \$ 9	6,455,450 165,575 6,289,875 28,534 732 27,803 166,307	\$ 6,289 \$ 168, \$ 198, \$ 5,922, \$ 27, \$ 28, \$ 26, \$ 26, \$ 26, \$ 26, \$ 26, \$ 26, \$ 26, \$ 27, \$ 26, \$ 26, \$ 28, \$ 26, \$ 27, \$ 26, \$.875	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 26,177 \$ 26,177 \$ 26,177 \$ 26,177 \$ 26,177 \$ 26,177 \$ 26,177 \$ 26,177 \$ 26,177 \$ 7,522 \$ 376,803 \$ 376,803 \$ 376,803	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827	\$ 5,10 \$ 17 \$ 21 \$ 4,77 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 13,796 22,827 793 23,32 21,101 - - - - - - - - - - - - -	\$ 4,773,796 \$ 183,039 \$ 215,243 \$ 4,875,393 \$ 217,101 \$ 809 \$ 952 \$ 19,340 \$ 19,340 \$ - \$ \$ - \$ \$ 4,00,164 \$ - \$ \$ - \$
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total EGLE Reimbursement Balance Local Tax Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement ELOCAL BROWNFIELD REVOLVING FUN LBRF Deposits * State Tax Capture Local Tax Capture	\$ 7,805,050 \$ 34,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,050 \$ - \$ - \$ 7,805,050 \$ 34,500 \$ - \$ - \$ 34,500 \$ - \$ - \$ - \$ - \$ 34,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,805,0 \$ 7,805,0 \$ 7,805,0 \$ 7,805,0 \$ 7,805,0 \$ 34,5 \$ 34,5	150 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$	7,805,050 138,183 - 7,666,867 34,550 611 - - - - 138,794 - - - -	\$ 7,666,867 \$ 140,991 \$. \$ 7,525,876 \$ 33,889 \$ 623 \$. \$ 33,266 \$. \$ 33,266 \$. \$ 141,614 \$. \$. \$. \$. \$. \$. \$. \$. \$.	\$ 7,525,876 \$ 143,855 \$. \$ 7,382,021 \$ 33,266 \$ 33,266 \$ 33,266 \$ 33,266 \$ 33,266 \$ 32,630 \$. \$. \$. \$. \$. \$. \$. \$.	\$ 7,382,021 \$ 146,777 \$ - \$ 7,235,244 \$ 32,633 \$ 649 \$ - \$ 31,981 \$ - \$ - \$ 147,420 \$ - \$ - \$ -	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$ - \$ 6,932,691 \$ 31,319 \$ 675 \$ - \$ 30,644 \$ - \$ - \$ 5 \$ 153,472 \$ - \$ 5 \$ - \$ 5 \$ - \$ 5 \$ - \$ 5 \$ - \$ 5 \$ - \$ 6,932,691 \$ - \$ 5 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 6,932,4 \$ 155,5 \$ 5 \$ 6,776,7 \$ 30,4 \$ 6 \$ 5 \$ 29,5 \$ 5 \$ 5 \$ 156,5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$	91 \$ 6,77 97 \$ 15 94 \$ 6,61 44 \$ 2 89 \$ 55 \$ 2 - \$ 86 \$ 12 - \$ - \$ - \$	6,794 3 9,059 \$ - \$ 7,735 3 9,955 4 703 \$ - \$ 9,252 \$ - \$ 9,252 \$ - \$ 9,252 \$ - \$ 9,762 \$ - \$ 9,762 \$	6,617,73 162,28 6,455,45 29,25 717 - 28,53 - 163,002	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7	6,455,450 165,575 6,289,875 28,534 732 27,803	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 27, \$ 27, \$ 27, \$ 27, \$ 27, \$ 28, \$ 5,922, \$ 26, \$ 5,922, \$ 26, \$ 5,922, \$ 5,922, \$ 27, \$ 5,922, \$ 5,922		\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 264,177 \$ 762 \$ 762 \$ 896 \$ 24,519 \$ \$ \$ \$ 376,803 \$ 376,803 \$	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827 - - - - - - - - - - - - - - - - - - -	\$ 5,16 \$ 17 \$ 21 \$ 4,77 \$ 2 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 13,796 22,827 793 23,32 21,101 - - - - - - - - - - - - -	\$ 4,773,796 \$ 183,039 \$ 215,243 \$ 4,275,393 \$ 215,243 \$ 4,00,164 \$ 5 - 5 \$
MSHDA Housing Activity Costs State Tax Reimbursement Local Tax Reimbursement Total MSHDA Reimbursement Balance EGLE Environmental Costs State Tax Reimbursement Local Tax Reimbursement Balance Local Only Costs Local Only Costs Local Only Costs Local Cost Cost Cost Total Local Only Reimbursement Balance Total Local Only Reimbursement Balance ENDERS CONTINUER FUNCTION FUNCTION IBRF Deposits * State Tax Capture Local LBRF Capture Total LBRF Capture	\$ 7,805,050 \$ 34,500 \$ - \$ - \$ - \$ -	\$ 7,805,05(\$	\$ 7,805,6 \$ 7,805,6 \$ 7,805,6 \$ 7,805,6 \$ 34,5 \$ 34,5	150 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. \$	7,805,050 138,183 7,666,867 34,500 611	\$ 7,666,867 \$ 140,991 \$. \$ 7,525,876 \$ 33,889 \$ 623 \$. \$ 33,266 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$.	\$ 7,525,876 \$ 143,855 \$. \$ 7,382,021 \$ 33,266 \$ 33,266 \$ 33,266 \$ 33,266 \$ 33,266 \$ 33,266 \$ 32,630 \$. \$. \$. \$. \$. \$. \$. \$.	\$7,382,021 \$146,777 \$ \$ \$32,631 \$32,631 \$32,631 \$32,631 \$ \$31,981 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 7,235,244 \$ 149,757 \$ - \$ 7,085,487 \$ 7,085,487 \$ 31,981 \$ 662 \$ - \$ 31,319 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,085,487 \$ 152,796 \$. \$ 6,932,691 \$ 31,319 \$ 675 \$. \$ 30,644 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$.	\$ 6,932,4 \$ 155,8 \$ 6,776,1 \$ 30,4 \$ 6,776,1 \$ 30,4 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	91 \$6,71 97 \$ 15 94 \$6,61 44 \$ 2 89 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	6,794 3 9,059 \$ - \$ 7,735 \$ 9,955 \$ 703 \$ - \$ 9,252 \$ 9,252 \$ - \$ 9,252 \$ 9,252 \$ 9,762 \$ 9,762 \$ - \$ 9,762 \$	6,617,73 162,28 162,28 6,455,45(29,25) 711 - 28,53 - 163,002 163,002	5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7	6,455,450 165,575 6,289,875 28,534 732 - - - - 166,307 - - - - - - - - - - - - -	\$ 6,289, \$ 168, \$ 198, \$ 5,922, \$ 5,92,	.875	\$ 5,922,181 \$ 172,354 \$ 202,791 \$ 5,547,036 \$ 206,177 \$ 702 \$ 26,177 \$ 762 \$ 896 \$ 24,519 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5, \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	547,036 175,846 206,899 ,164,292 24,519 777 915 22,827 - - - - - - - - - - - - - - - - - - -	\$ 5,1((\$ 11) \$ 211 \$ 4,7() \$ 2 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	54,292 19,407 11,089 73,796 22,827 793 933 21,101 - - - - - - - - - - - - -	\$ 4,773,796 \$ 183,039 \$ 215,243 \$ 4,375,393 \$ 21,101 \$ 809 \$ 952 \$ 19,340 \$

Footnotes: (1) Assumes taxable value increases based on proposed build out, plus 2% annual increases for inflation

(1) Assumes taxable value mcreases based on proposed build out, thereafter.
 (2) Assumes Millage Rates remain constant.
 (3) 10yr Commercial Rehab Act Abatement.
 (4) Capture assuming 80/20 splk with 20 yok being passed through. Reimbursements above reflect the 80% capture.

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		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054	TOTAL
Total State Incremental Revenue	\$	214,630	\$	218,973	\$	223,404	\$	227,923	\$	232,533	\$	237,234	\$	242,030	\$	246,922	\$	251,911	\$	257,001	\$	262,192	\$	267,487	\$	272,888	\$	•	\$ 5,907,466
State Brownfield Revolving Fund (50% of SET)	\$	(27,060)) \$	(27,607)	\$	(28,166)	\$	(28,735)	\$	(29,317)	\$	(29,909)	\$	(30,514)	\$	(31,131))\$	(31,760)	\$	(32,401)	\$	(33,056)	\$	(33,723)	\$	(34,404)	\$		\$ (744,786)
State TIR Available for Reimbursement	\$	187,570	\$	191,366	\$	195,238	\$	199,188	\$	203,216	\$	207,325	\$	211,516	\$	215,791	\$	220,152	\$	224,599	\$	229,136	\$	233,763	\$	238,483	\$		\$ 5,162,680
Total Local Incremental Revenue	\$	243,606	\$	248,536	\$	253,565	\$	258,694	\$	263,926	\$	269,262	\$	274,706	\$	280,258	\$	285,921	\$	291,697	\$	297,589	\$	303,599	\$	309,729	\$	315,982	\$ 5,044,465
BRA Administrative Fee - 5%	\$	(22,912)	\$	(23,375)	\$	(23,848)	\$	(24,331)	\$	(24,823)	\$	(25,325)	\$	(25,837)	\$	(26,359)	\$	(26,892)	\$	(27,435)	\$	(27,989)	\$	(28,554)	\$	(29,131)	\$	(15,799)	\$ (460,525)
Local TIR Available for Reimbursement	\$	220,694	\$	225,161	\$	229,716	\$	234,363	\$	239,103	\$	243,938	\$	248,869	\$	253,899	\$	259,029	\$	264,262	\$	269,600	\$	275,045	\$	280,598	\$	300,182	\$ 4,583,939
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Total State & Local TIR Available	Ś	408.264	Ś	416.527	Ś	424.954	Ś	433.551	ŝ	442.319	s	451.263	Ś	460.385	ŝ	469.690	Ś	479.181	ŝ	488,862	\$	498.736	Ś	508.808	\$	519.081	\$	300.182	\$ 9.746.620
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DEVELOPER Reimbursement Balance	>	3,780,407	3.	3,569,942	3.	5,144,988	٦.	Z,/11,43/	32	2,269,118	3	1,817,855	>	1,357,470	>	887,781	>	408,600	\$		\$	•	>	•	>	•	>	•	<u> </u>
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MSHDA Housing Activity Costs	\$	4,375,393	5.	3,968,925	\$.	3,554,232	\$.	3,131,147	\$2	2,699,505	5.	2,259,132	\$	1,809,855	\$	1,351,497	\$	883,874	\$	406,802	\$	•	\$	•	\$	•	\$	-	
State Tax Reimbursement	\$	186,745	\$	190,524	\$	194,379	\$	198,311	\$	202,322	\$	206,413	\$	210,585	\$	214,841	\$	219,183	\$	186,898	\$	•	\$	•	\$	•	<u>\$</u>	•	\$ 4,404,952
Local Tax Reimbursement	\$	219,723	\$	224,170	\$	228,705	\$	233,332	\$	238,051	\$	242,864	\$	247,774	\$	252,781	\$	257,889	\$	219,903	\$		\$	•	\$	•	\$	•	\$ 3,400,098
Total MSHDA Reimbursement Balance	\$	3,968,925	\$.	3,554,232	\$	3,131,147	\$.	2,699,505	\$2	2,259,132	\$	1,809,855	\$	1,351,497	\$	883,874	\$	406,802	\$	•	\$	-	\$	-	\$	•	\$	-	
EGLE Environmental Costs	\$	19,340	\$	17,544	\$	15,710	\$	13,840	\$	11,932	\$	9,986	\$	8,000	\$	5,974	\$	3,907	\$	1,798	\$		\$	•	\$	•	\$	-	
State Tax Reimbursement	\$	825	\$	842	\$	859	\$	877	\$	894	\$	912	\$	931	\$	950	\$	969	\$	826	\$	•	\$	•	\$	•	\$	•	\$ 19,471
Local Tax Reimbursement	\$	971	\$	991	\$	1,011	\$	1,031	\$	1,052	\$	1,074	\$	1,095	\$	1,117	\$	1,140	\$	972	\$	•	\$	•	\$	•	\$	•	\$ 15,029
Total EGLE Reimbursement Balance	\$	17,544	\$	15,710	\$	13,840	\$	11,932	\$	9,986	\$	8,000	\$	5,974	\$	3,907	\$	1,798	\$	•	\$		\$	•	\$	-	\$	-	
Local Only Costs	\$	-	\$		\$	-	\$		\$		\$		\$		\$														
Local Tax Reimbursement	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	\$	•	s .
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Total Annual Developer Reimbursement	\$	408,264	\$	416,527	\$	424,954	\$	433,551	\$	442,319	\$	451,263	\$	460,385	\$	469,690	\$	479,181	\$	408,600	\$		\$	-	\$	-	\$	-	
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LBRF Deposits *																													
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thereafter.																													

(2) Assumes Millage Rates remain constant.
(3) 10yr Commercial Rehab Act Abatement.
(4) Capture assuming 80/20 split with 20% beir Reimbursements above reflect the 80% captur



Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: Commercial Rehabilitation Exemption Certificate Application

Meeting Date: October 14, 2024

Recommended Action:

Motion to adopt Resolution 2024-28 approving the Commercial Rehabilitation Exemption Certificate Application from 420 E. Mills LLC for properties located at 328 E. Mill Street and 420 E. Mill Street.

Background Information:

City Council adopted Resolution 2024-24 on August 26, 2024 establishing a Commercial Rehabilitation District for properties located at 328 E. Mill Street and 420 E. Mill Street. Subsequently, 420 E. Mills, LLC submitted a Commercial Rehabilitation Exemption Certificate application to the City of Hastings. The Commercial Rehabilitation Act, PA 210 of 2005, affords a tax incentive for the primary purpose and use of a commercial business or multi-family residential facility. Exemptions are approved for a term of 1-10 years, as determined by the local unit of government. The intended use of 328 and 420 E. Mill Street as both a multi-family residential facility (130+ units) and a commercial business (food hub) meets the criteria for approving a Commercial Rehabilitation Exemption Certificate application.

The City of Hastings adopted its Master Plan on July 26, 2021. The Master Plan identified the shortage of housing options as the primary area of focus. An excerpt from the Action Plan section of the Master Plan is quoted as follows:

To appeal to young professionals and empty-nesters, high-density residences must have attributes beyond those directly related to the units themselves, such as being architecturally attractive. They must be near retail, service, and dining options. They must be pedestrian-oriented and located within walking distance of those amenities. Fortunately, Hastings' downtown provides those desired uses and is pedestrian oriented. The development of high-density residential housing options must be near Downtown. Currently, no developable land has been identified near Downtown. The creation of these



Regular Council Agenda Item Memorandum

unit types will require the redevelopment of land within and near Downtown. The City has already identified some locations through its various zoning district designations that provide high-density residential redevelopment opportunities. However, those district regulations are one of the key impediments to the lack of high-density residential redevelopment. A revision of City regulations is the most viable alternative to sparking future high-density residential redevelopment. The proper locations are known. The regulations must be revised to allow redevelopment and to make it economically viable to undertake the redevelopment.

The addition of 134 multi-family apartment units to the city will assist in filling housing needs as identified in the Master Plan. Additional housing units also provide immediate economic impact benefits to the community. Claritas and Place + Main Advisors estimate that 135 new housing units would result in \$8,260,720 in total retail trade including food and drink.

Additional housing options also benefit the local school district. The recently completed 60-unit Tyden Lofts project contains 12 school-age children with a few apartment applications still pending review and approval. The number of school-age children that will reside in the Tyden Lofts will likely approach 20. Using the Tyden Lofts as a benchmark, the 420 E. Mills LLC project could contain up to 50 school-age children. With Michigan per pupil funding currently at \$9,608 annually, the East Mill Street development could attract or retain \$480,400 in local school funding resources.

Approval of the Commercial Rehabilitation Exemption Certificate application accomplishes the goal identified in the Master Plan to make housing development economically feasible, potentially creates over \$8 million in direct economic impact, and attracts or retains nearly \$500,000 in local school funding.

Financial Implications:

Both State Education Tax and local school operating taxes are levied on the new investment. Local taxes are frozen and exempts the new investment from local taxes. The financial impact to the city is also included in the BRA Amendment memorandum.



Regular Council Agenda Item Memorandum

Attachments:

- Resolution 2024-28
- Commercial Rehabilitation Exemption Certificate Application
- Legal Descriptions for 328 E. Mill Street and 420 E. Mill Street
- Budget for Commercial Rehabilitation Exemption Certificate Application
- Public Hearing Notice
COUNTY OF BARRY, STATE OF MICHIGAN

RESOLUTION 2024-28

RESOLUTION TO APPROVE COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE APPLICATION, PA 210 of 2005, AS AMENDED FROM 420 E MILLS LLC AT 328 E MILL STREET AND 420 E MILL STREET, HASTINGS, MI 49058

WHEREAS, The City of Hastings legally established the Commercial Rehabilitation District, District #2, on August 26, 2024, after a public hearing on August 26, 2024; and

WHEREAS, The taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 210 of 2005 or under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Hastings; and

WHEREAS, The application was approved at a public hearing as provided by section 4(2) of Public Act 210 of 2005 on October 14, 2024; and

WHEREAS, The applicant 420 E. Mills, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, The application is for commercial property as defined in section 2(a) of Public Act 210 of 2005; and

WHEREAS, The applicant 420 E. Mills, LLC has provided answers to all required questions under the application instructions to the City of Hastings; and

WHEREAS, The City of Hastings requires that rehabilitation of the facility shall be completed by September 1, 2026; and

WHEREAS, The commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, The application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 210 of 2005 and that is situated within a Commercial Rehabilitation District established under Public Act 210 of 2005; and

WHEREAS, Completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize urban areas, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, The rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 210 of 2005.

THEREFORE, BE IT RESOLVED, By the City Council of the City of Hastings

Be and hereby is granted a Commercial Rehabilitation Exemption for the real property, excluding land, located in Commercial Rehabilitation District, District #2 at 328 E. Mill Street and 420 E. Mill Street, Hastings, Michigan 49058 for a period of 10 years, beginning December 31, 2025 and ending December 30, 2035, pursuant to the provisions of PA 210 of 2005, as amended.

A motion to adopt the foregoing resolution being offered by Member ______, with support by Member ______;

YEAS: NAYS: ABSENT:

MOTION DECLARED _____.

I hereby certify that the foregoing resolution was adopted at a duly held and attended regular meeting the 14th day of October 2024, by the City Council of the City of Hastings, by a vote of ____ members voting in favor thereof, ___ members voting against and ___ members absent.

Linda Perin City Clerk/Treasurer

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT UNIT USE ONLY					
Application No.	Date Received				
STATE USE ONLY					
Application No.	Date Received				

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INF	ORMATION (applica	nt must complete a	all fields)			
Applicant (Company) Name (applicant must be the ow	ner of the facility)			NAICS or SIC	Code	
420 E. MIIIS, LLC		C:54		Chata	ZID Cada	
328 & 420 F Mill Street		Hastings		MI	49058	
Name of City, Township or Village (taxing authority)		County		School District	Where Facility is Located	
City of Hastings		,				
City Township	Village	Barry County		Ha Ha	astings Area	
Date of Rehabilitation Commencement (mm/dd/yyyy) 10/01/2024		Planned Date of Reha	bilitation Completion (mr 09/01/	n/dd/yyyy) 2026		
Estimated Cost of Rehabilitation \$27,300,000		Number of Years Exer	nption Requested (1-10 1()))		
Expected Project Outcomes (check all that apply)						
Increase Commercial Activity	Retain Employment		Revitalize Urban A	Areas		
Create Employment	Prevent Loss of Emple	oyment	X Increase Number	of Residents in	Facility's Community	
No. of jobs to be created due to facility's rehabilitation 5	No. of jobs to be retained due to 0	to facility's rehabilitation	No. of construction job	s to be created 100	during rehabilitation	
PART 2: APPLICATION DOCUMEN	ITS					
Prepare and attach the following items: General description of the facility (year built, orig number of stories, square footage)	inal use, most recent use,	X Stateme	nt of the economic adva	antages expecte	ed from the exemption	
Description of the qualifed facility's proposed use	2	X Legal de	scription			
Description of the general nature and extent of the	ne rehabilitation to be undertal	ken Descripti Establish	ion of the "underserved nments only)	area" (Qualified	l Retail Food	
Descriptive list of the fixed building equipment that	will be a part of the qualified fac	cility Commer Establish	cial Rehabilitation Exem nments (Form 4753) (Qu	nption Certiificate alified Retail Fo	e for Qualified Retail Food od Establishments only)	
Time schedule for undertaking and completing th	e facility's rehabilitation					
PART 3: APPLICANT CERTIFICAT	ION					
Name of Authorized Company Officer (no authorized a	gents)	Telephone Number				
Dean Rosendali		(010) 920-1000				
		deanr@copperrockconstruction.com: ibelka@wni.com				
Street Address		City		State	ZIP Code	
601 Fifth Street NW, Ste 300		Grand Rapids		MI	49501	
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.						
Signature of Authorized Company Officer (no authorized	ed agents)	Title		Date		
	<u> </u>	Manager		30	3/06/2024	

PART 4: ASSESSOR RECOMMEND	ATIONS (assessor of	of LGU must comp	lete Part 4)			
Provide the Taxable Value and State Equalized Value and State Equalize	alue of Commercial Prop ertificate (December 31 o	perty, as provided in l of the year approved	Public Act 210 of 20 by the STC).	05, as amend	ed, for the tax year	
	Таха	ble Value	Si	ate Equalize	d Value (SEV)	
Land						
Building(s)						
The property to be covered by this exemption may not be property on the Eligible Tax Reverted Property (Land Bai on the Commercial Rehabilitation specific tax roll.	e included on any other spe nk) specific tax roll cannot b	cific tax roll while receiv e granted a Commercia	ing the Commercial Re I Rehabilitation Exemp	habilitation Exe tion that would	emption. For example, also put the same property	
By checking this box I certify that, if approved and not on any other specific tax roll.	d, the property to be covere	d by this exemption will	be on the Commercial	Rehabilitation E	Exemption specific tax roll	
Name of Local Government Body						
Name of Assessor (first and last name)	Telephone Number					
Fax Number	E-mail Address					
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.						
Assessor's Signature				Date		
PART 5: LOCAL GOVERNMENT AC	TION (clerk of LGU	nust complete Par	t 5)			
Exemption approved for vears, end	ding December 30,	(not to exceed 10	vears)			
Exemption Denied	· ·	`				
Date District Established (attach resolution for district)	ocal Unit Classification Iden	ification (LUCI) Code	School Code			
PART 6: LOCAL GOVERNMENT CL	ERK CERTIFICAT	ION (clerk of LGU	J must complete F	Part 6)		
Clerk's Name (first and last)		Telephone Number				
Fax Number		E-mail Address				
Mailing Address	Mailing Address			State	ZIP Code	
LGU Contact Person for Additional Information LGU Contact Person Telephone Number			Fax Number	1		
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended						
Clerk's Signature				Date		

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission P.O. Box 30471 Lansing, MI 48909

Instructions for Completing Form 4507 Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

- 1. Complete Parts 1, 2 and 3 of application
- 2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
- 3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit **www.michigan.gov/propertytaxexemptions** and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

- 1. After LGU action, complete Part 5 of the application.
- 2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
- 3. Assemble the following for a complete application:
 - a. Completed Application for Commercial Rehabilitation Exemption Certificate (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
- 4. For faster service, email the completed application and additional required documentation to PTE@michigan.gov. An additional submission option is to mail the completed application and required documents to:Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call 517-335-7491.

PROPERTY MAP and LEGAL DESCRIPTION



Property Address: 420 E. Mill St, Hastings, MI 49058

Tax Parcel No.: 55-001-001-04

Legal Description:

Land in the City of Hastings, County of Barry, State of Michigan, described as follows: ALL OF LOTS 322 THRU 328, LOTS 336 THRU 348, PART OF LOTS 329 AND 335, ALL OF THE BLANK LOTS LYING WEST OF LOT 348, SOUTH OF APPLE STREET AND NORTHERLY OF THE THORNAPPLE RIVER, AND PART OF VACATED HANOVER, EAST AND APPLE STREETS, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCING AT THE NORTH 1/4 POST OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN; THENCE S00°15'25"W 1121.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET (SAID POINT LYING 1.39 FEET EAST OF AN IRON PIPE); THENCE S00 °15'25" W, 499.60 FEET ALONG SAID 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BANK OF THE THORNAPPLE RIVER; THENCE \$70°55'22"W, 268.20 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N72°46'49"W, 215.56 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N50°12'27"W, 358 .27 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE N34 °44'13"E, 360 . 42 FEET TO SAID SOUTH LINE OF MILL STREET: THENCE \$89°46'48"E, 531.53 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER AS

LIMITED BY THE SOUTHERLY EXTENSION OF THE SIDELINES. CONTAINING 7.71 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AN UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER. SPLIT FROM 001-001-01 ON 8/28/19

Property Address: 328 E. Mill St, Hastings, MI 49058

Tax Parcel No.: 55-001-001-02

Legal Description:

Land in the City of Hastings, County of Barry, State of Michigan, described as follows: ALL OF LOTS 330, 332, 333, AND 334 AND PART OF LOTS 329, 331, AND 335 AND PART OF VACATED PLATTED HANOVER STREET, AND PART OF VACATED PLATTED BOLTWOOD STREET, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ¹/₄ CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST: THENCE S00°15'23"W, 1121.83 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET; THENCE ALONG SAID SOUTH LINE N89°46'48"W, 534.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE S34°44'13"W, 359.13 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BAND OF THE THORNAPPLE RIVER; THENCE ALONG SAID TRAVERSE LINE N50°51'15"W, 331.34 FEET; THENCE CONTINUING ALONG SAID TRAVERSE LINE N68°47'24"W, 82.56 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE ALONG THE WEST LINE OF VACATED BOLTWOOD STREET N00°19'59"E, 58.15 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE ALONG SAID SOUTH LINE S89°46'48"E, 538.24 FEET TO THE POINT OF BEGINNING. INCLUDING LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER, AS LIMITED BY THE SIDE LINES EXTENDED TO THE WATER EDGE. CONTAINING 1.95 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AS UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER.SPLIT/COMBINED ON 01/13/2017 FROM 55-001-001-00

DEVELOPMENT BUDGET

Development Name: 420 E. Mills City/Township/Village: City of Hastings County: Barry Construction Type: New Construction

TOTAL DEVELOPMENT COSTS	Amount	% of TDC		
Acquisition				
Land			\$380,000	1.17%
Building(s)				0.00%
Other:				0.00%
Subtotal Acquisition			\$380,000	1.17%
Hard Costs				
Public Infrastructure (roads, sidewalks, utilities, sewa	ge, etc.)			0.00%
Site Improvements (walks, drives, landscaping, fencin	ng, lights, and drainage)		\$706,677	2.18%
Demolition (Include Lead & Asbestos Abatement)			\$ 3,000	0.01%
Other Environmental Mitigation				0.00%
Earth Work			\$1,924,663	5.95%
Site Utilities				0.00%
Other:				0.00%
		Rehabilitation		
	New Construction	Renovation		
Structures 🔸	\$21,710,161	\$0	\$21,710,161	67.08%
Parking Structures			\$0	0.00%
Building Concrete/Masonry	\$4,124,011		\$4,124,011	12.74%
Carpentry	\$5,196,612		\$5,196,612	16.06%
Roofing/Metal/Siding/Insulation/Caulking	\$2,886,157		\$2,886,157	8.92%
Doors/Windows/Glass	\$1,447,247		\$1,447,247	4.47%
Drywall/Acoustical	\$2,575,203		\$2,575,203	7.96%
Flooring			\$0	0.00%
Cabinets/Countertops/Appliances	\$689,810		\$689,810	2.13%
Painting/Decorating			\$0	0.00%
Plumbing/Electrical/Fire Protection	\$3,459,722		\$3,459,722	10.69%
HVAC	\$1,475,340		\$1,475,340	4.56%
Accessory Buildings/Garages	\$100,000		\$100,000	0.31%
Elevators/Special Equipment	\$522,473		\$522,473	1.61%
Tenant Upgrades			\$0	0.00%
Other: Foundation TI Covered Costs	(\$766,413)		(\$766,413)	-2.37%
Builder Overhead/Profit/General Requirements	\$2,575,161	\$0	\$2,575,161	7.96%
Permits/Tap Fees/Bond/Cost Certification	\$0	\$0		0.00%
Construction Contingency	\$187,918	\$0	\$187,918	0.58%
Other: Tap Fees	\$268,050	\$0	\$268,050	0.83%
Subtotal Hard Costs			\$27,375,630	84.58%

City of Hastings

NOTICE OF PUBLIC HEARING REGARDING COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE APPLICATION AS PROVIDED BY P.A. 210 OF PUBLIC ACTS 2005, MCL 207.842

Notice is hereby given that the Hastings City Council will hold a public hearing on Monday October 14, 2024 at 7:00 pm, in the City Council Chambers, second floor of City Hall at 201 E. State Street, Hastings, Michigan 49058.

The purpose of the Public Hearing is for City Council to hear comments and consider granting a Commercial Rehabilitation Exemption Certificate for 420 E. Mills, LLC for the properties located at 328 and 420 E. Mill Street, Hastings, MI 49058:

Parcel # 08-55-001-001-02 and 08-55-001-001-04

For additional information please contact the Office of the Community Development Director, 201 E. State Street, Hastings, MI 49058. Questions or comments can be directed to Dan King, Community Development Director at 269-945-2468 or <u>dking@hastingsmi.gov</u>.

The City will provide necessary aids and services to individuals with disabilities upon five days' notice to the Clerk of the City of Hastings. Individuals requiring these services should contact the Clerk of the City of Hastings at 269-945-2468, or via email at Iperin@hastingsmi.gov.

Linda Perin City Clerk



2024 October Council Report

To: The City Council

From: Travis J. Tate, P.E., Director of Public Services

Subject: DPS Monthly Council Report

Meeting Date: October 14, 2024

Cemetery Memorial Wall Construction:

Katerberg VerHage (KV) has completed most of the work to date. The curved benches at the kneeling walls, are still waiting to be installed because of lead time. We will notify the community when it will be open to the public.









2024 October Council Report













2024 October Council Report

Small Urban Project – East State Street

Moore & Bruggink has submitted the plans and specifications to MDOT for an initial GI meeting later this month. The aim is to bid let by March 7, 2025.

Green & Market Street Improvements

Design plans and specifications are close to submittal to EGLE for water and sanitary sewer permits.

USDA – Rural Development Loan Application

The application Moore & Bruggink has been working on is close to submission. The applications are quarterly, so the next round deadline is at the end of December of this year. This loan will fund capital improvements for Mill Street Improvement, Apple Street Improvement, and North Street Improvement Projects. The total cost for these projects are estimated to be approximately <u>8 million</u> dollars.

Upcoming Fall Projects:

- Tree Planting
- 133 E. State Street Demolition Project
- Misc. Survey Projects
- City Hall Improvements (Police Area Renovation, Breakroom Renovation, ect.)
- Water Asset Management Plan (WAMP)
- Michigan Avenue Bridge Maintenance
- WTP Generator Wall
- Tree Removal RFP
- Fall leaf and brush pick-up

I will gladly answer any questions that Council members have at the meeting.

Respectfully,

Travis Tate, P.E.

DPS Director





(269) 945-2468 FAX (269) 948-9544 201 E. State Street 49058

Fire Department Council Report September 2024

The department responded to 51 calls for service: 20 in the city,29 in the townships and 2 mutual aids. Our members spent a total of 263 hours responding to calls for service. Total calls for service are 593 YTD. We have issued 501 burn permits in the townships.

Training

Our members trained a total of 36 hours for the month of August. We focused on building ventilation and airway management. In October we have 2 new members starting fire academy, this is a 6-month commitment every Saturday and Tuesday, they will be complete in June 2025.

Smoke/ CO detector installations

We installed 6 smoke detectors and 2 carbon monoxide detectors in September.

Department activities

During the month, we started the training process for our new full time fire fighter, getting him acclimated to the routine of the department and up to speed on projects and report work we do monthly. We completed our ladder and aerial testing. We did discover a water leak in the aerial water way and are hopeful a repair will be completed in October. The truck is still in service just something that needs repaired. Our 1999 engine 832 has been in the shop to have all the valves replaced on the fire pump, hopefully will be back in service in the next week or so.

Chief's comments

October is Fire Prevention Month. We have several visits planned with the elementary students either at their school or at our station. Now that we are back to full staff, we will be catching up on some inspection items that were missed since April due to staff shortages.

Respectfully,

Chief Mark Jordan



City of Hastings Fire Department Incident Analysis

9/1/2024 - 9/30/2024

INCIDENT TYPE CATEGORY BREAKDOWN AND COMPARISON

		9/1/2024 - 9/30/2024		
Code	Incident Type Series	Occurances	Percentage	
100-199	Fire/Explosion	2	3.9%	
200-299	Overpressure Rupture	0	0.0%	
300-399	Rescue Call	17	33.3%	
100-499	Hazardous Condition	10	19.6%	
500-599	Service Call	3	5.9%	
500-699	Good Intent Call	13	25.5%	
700-799	False Call	6	11.8%	
800-899	Severe Weather/Natural Disaster	0	0.0%	
900-999	Special Type/Complaint	0	0.0%	
	Undetermined Incident Series	0	0.0%	
	Total	51	100.0%	

MUTUAL AID DISTRICT BREAKDOWN

District	Fire	EMS	Other	Total	Percentage
Mutual Aid	1	0	1	2	3.9%
Total	1	0	1	2	3.9%

FIRE DISTRICT BREAKDOWN

District	Occurances	Percentage
Baltimore Twp	1	2.0%
Carlton Twp	4	7.8%
Hastings Twp	7	13.7%
Irving Twp	8	15.7%
Rutland Twp	9	17.6%
Ward 1	5	9.8%
Ward 2	4	7.8%
Ward 3	4	7.8%
Ward 4	7	13.7%
Total	49	96.1%

Printed: 10/1/2024

City of Hastings Fire Department

Apparatus Summary

9/1/2024 - 9/30/2024

Total Runs for Date Range: 51

RESPONSE TOTALS PER	APPARATUS Total	%
831		2 %
832	0 (0 %
833	7 13.3	7%
8331	1	2 %
834	8 15.3	7%
835	30 58.8	B %
836	1	2 %
837	13 25.	5%
Air Trailer	1	2 %
EM82	1	2 %
Hazl	0 (0 %
LT1	0 (0 %
POV	2 3.9	9%

Printed: 10/01/2024

Page 1



Library Director's Report for the October 7, 2024 Board Meeting

September always seems like a start of a new year for some of us at the Library. The summer programs are over and a new school year has started. We don't do much programming in August, but we hit the ground running in September with the return of our regular youth programs and new events for all ages. Erin and Barbara will bring you up to date with all of those.

We've had the good fortune of not needing to hire professional carpet cleaners for years. The exception was clean all the carpets after the window construction was done. Our carpets are kept looking good by Reg Howard, our janitor and maintenance man. He has been using Host dry carpet cleaner on our rugs for years. Luckily, Pierce Cedar Creek Institute has a machine applicator they've been willing to lend us when we have bigger areas to clean. With this cleaning method Reg has been able to remove stains professional carpet cleaners couldn't. Reg has saved us a lot of money doing this maintenance himself.

We have been having a problem with the behavior of some teens in the building. Teens are often loud and active, but we expect that. Unfortunately, their negative behavior amped up after school got out. We seldom have a problem with individual teen. It's when there is a group. We warn them, usually several times, but almost daily we have asked one or several teens to leave the building for the rest of the day. If they get kicked out for the day several times, they are then banned from the building for a week. We have several teens who have been banned for a month and even six months. If they're banned for six months they can't come back in the building until their parent or guardian speaks with the director.

The number of teens spending time in the building has grown since school started. It's not unusual for fifteen of them to be in the teen room. Currently, they have also been congregating at the solar table as well. They are disruptive to other patrons, they're loud, and in constant motion in and out of the teen room. Many of them are disrespectful to the staff and use inappropriate language. I have discussed the problem with the Deputy Chief of Police and they are doing occasional walks through the building, as well as keeping an eye on the activities at the table. I am hearing complaints from some staff that they're anxiety and stress level goes up as soon as the kids enter the building. One of the other consequences of their behavior is it's keeping other teens from using the library, because they won't go in the teen room if these kids are in there. It's bad enough we have discussed banning the whole group from library property for six months.

Other than this issue, September was a good month. We had lots of people in the building for programs. We're registering new people for library card almost daily. We seldom have any hotspots on the shelf, because they are checked out almost as soon as they are returned. The Barry County History Portal is being use more and more, and more people are taking advantage of interlibrary loans to get materials. The staff continues to be excited to help people find what they're looking for and answer patron questions. The Library is a great place to work!

Assistant Director, David Edelman's report:

September has been a busy month of planning, including finalizing the agenda for the staff training day on October 15, working with the Policy Committee on a number of policy edits, and looking at minimum wage increase impacts for February 2025. Other updates include:

- We added 224 new records to the MI Room history collection tracker, including two new family histories (donated) and four tax roll books (donated) from 1888-1909.
- The online room reservation system is working well with approximately 83 external requests since the system went live in late July. Tess reports this has cut her room management workload at least in half due to less back and forth communication.
- The 2nd floor study room went live on 9/11 and is already getting almost daily usage.
- Digital Literacy, Al for Beginners, on September 9 was well-attended with 19 people at the session.

Let me know of any questions.

Circulation Supervisor, Tess Allerding's report:

Sharon and I have been collaborating more on displays. For September, we did a display in the glass display case to celebrate MI Right to Read, and invited staff and patrons to share books they are glad they have the right to read, and why. I was happy with the amount of patron participation we had, and hope this display raised awareness about intellectual freedom. For the month of October, we have a patron's collection of vintage Halloween decorations on display in the glass display case, so please be sure to check it out!

I am continuing to slowly work through weeding the adult fiction collection and pulling items that have not circulated in the last 5 years or more, or that are visually worn out. The collection is already becoming more manageable and browsable.

Our staff training day is coming up on October 15th. I plan to give a presentation to staff on libraries as third places – places where our patrons can go outside of work, school, and home to connect with others. My goal is to emphasize the fact that libraries are open, accepting places for folks of all walks of life, and brainstorm with staff ways we can further connect with our community. I think this presentation will bring about some really positive conversations.

Marketing & Adult Services, Barbara Haywood's report:

- Programs
 - Birding in Mexico Del & Gayle Bachert presented on part their 2024 Mexico trip. They covered their adventures in the State of Oaxaca. Twenty people of multiple ages enjoyed this trip through photos, stories, and much laughter on September 23. They plan to share the other half of the trip, which encompasses Chiapas, in early spring.
 - T.A. Walk Author Visit Nine people participated with Thomas A. Walk, an author and spoken word artist, as he did a reading from his works. There was much discussion on PTSD, mental health, and local resources were shared. <u>https://www.youtube.com/@t.a.walk_artist_author_poet</u>
 - Lift Every Voice Book Discussion had eight participants in a deep discussion of part two of the book Stamped: Racism, Antiracism & You, YA.
- Marketing:
 - Hastings Public Library utilizes the Libby app to bring more e-book, audiobook, & magazine access to patrons. Our collection at Midwest Collaborative for Library Services has partnered with two more collections to increase access this month by adding Saint Clair County Library & Genesee District Library collections.
 - Here is a list of collections that can be accessed:
 - Download Destination
 - Genesee District Library

- Great Lakes Digital Libraries
- Lakeland Library Cooperative
- Metro Net Library Consortium
- Mideastern Michigan Library Co-op
- Midwest Collaborative for Libraries
- Saint Clair County Library
- Suburban Library Cooperative
- Traverse Area District Library
- Up North Michigan Consortium
- White Pine Library Cooperative
- Woodlands Library Cooperative

Youth Services Librarian, Erin Quada's report:

Youth Services returned to a busy schedule. September began with the return of regular programs, such as weekly storytimes, along with a few special programs. Kids and teens have been coming in after school to use our spaces, attend programs, and check out books. Lake and I are continuing to plan and prepare a variety of events throughout the fall.

Summer Reading Recap

We had a very successful Summer Reading Program and I wanted to share some of the statistics with you. Though we had great participation, I hope to see a rise in completion of the reading challenge going forward.

	Total	Littles	Kids	Teen	Adult
Registrations	667	101	259	102	205
Active Readers	409	69	172	54	117
Completions	210	34	76	28	72

Summer Reading Statistics

	Total	June	July	August
Number of Youth Programs	39	20	16	3
Youth Program Attendance	1221	793	290	138

Professional Development

I took time in September to work on some professional development by attending workshops and webinars on a variety of topics. My favorite was an in-person workshop on STEM programming at the Library where I was able to meet and work with other youth librarians and gain hands-on experience with examples of successful STEM programs. I also attended the MiYouth meeting which is valuable for networking and resources from the state library.

Community and Schools

With school back in session, community outreach has begun. I attended the Great Start Collaborative (GSC) executive and member meetings where we discussed the goals for the year and how to achieve them. I frequently work directly with GSC and other community organizations to co-host programs to better serve our patrons.

I have been working to get Reach Out and Read (ROAR) going again this year. In this program, Library volunteers visit the same class each week to read with a few students who are at risk of falling behind. I have also been preparing for Reading Is Fundamental (RIF) visits in the Great Start Readiness Program (GSRP) and Head Start classes that will occur throughout October. I

will visit each class three times throughout the year and give a book to every child each time to ensure that they have print materials in the home to support literacy. This is one of my favorite programs!

Programs

We offered a variety of programs throughout the month for youth of every age. Two new regular programs started this month, Paws for Reading and Rockin' Tots. Paws for Reading is a chance for kids of any age to come read one-on-one to therapy dog, Jace. Everyone came so far has greatly enjoyed it. We plan to add more dates and hope to grow the program.



Rockin' Tots is a music and movement program for young children that will be held monthly on a Saturday morning. We were moving and grooving in the Community Room for our first session! We had ten toddlers and twelve adults attend.

Other programs we held included Cookies & Complaining for teens, Paper Airplane Folding and Flying for upper elementary, and a Postcard Making Drop-in for all ages. Paper Airplane Folding & Flying was a huge hit with all the participants, kids and caregivers alike! We learned to fold three different types of planes, made an airplane launcher, and had plenty of time to test them out, design our own, or tweak a design.



Board/City/Township

October New Programs and Special Activities:

- 1st Teen Cuisine, six Tuesdays starting Oct. 1, 3:30pm. Registration required.
- 3rd Teen Advisory Board meeting, 3:30pm
- 7th Does Hearing Lose Cause Dementia, 2:30pm
- 9th Mini Pumpking Painting, 3:30pm
- 10th Paws for Reading, 3:30pm
- 14th Stories and Snacks kids book discussion, 4:00pm.
- 15th Library closed for staff training day
- 23rd Speed Friending, 6:00pm
- 24th Zombie Barbies (teen program), 3:30pm
- 28th Murder Mystery Night, 6:00pm



Monthly Statistics - August 2024 Net Promoter Score*: 92

Ŕ	Physical Libra LY Month TY Month YTD	r y Visits 7,204 7,739 15,436		Total New	Lik City 2,714 30	orary Card Hold Hastings Twp 768 10	lers^ Rutland Twp 1,015 17	Non-Resident 90 1
X	Volunteer LY Month TY Month YTD	r Hours 119 95 355		LY Month TY Month YTD	Item Ci Children's 3,064 2,751 8,141	irculation Non-Children's 3,218 2,698 8,108	Mobile 669 - -	Total 6,951 5,449 16,249
?	Wireless Sea LY Month TY Month YTD	ssions 1,079 1,294 3,717		LY Month TY Month YTD	Inter-Lib To HPL 373 404 1,240	rary Loans From HPL 315 452 1,315	Total 688 856 2,555	
C Hille b C Heatings Weble Libbaary of 1	Library of 7 Bray TY Mo HINGS LoT Hotspots Museums	Things Circs onth YTD 43 126 21 71 3 5		TY Month YTD	Yo Offered 2 19	Programs outh Attendance 98 391	Adult & Offered 5 16	General Attendance 82 255
Libby.	Digital Do LY Month TY Month YTD	wnloads 2,356 1,845 5,580		LY Month TY Month YTD	C Adult 482 487 908	Computer Sessi Kids 119 250 470	ons Teen 149 188 344	MI Room 2 - 1
Prin Study Non-Hi	Miscellaneou TY M ch Documents Room Usage PL Community Room Usage	es onth YTD 382 714 17 72 24 74	5-3	HPL	LY Month TY Month YTD TY Month	Websites Sessions 2,228 2,403 6,996 533	Users 1,446 1,753 4,917 215	Page Views 3,700 3,724 11,281 3,119

^ Library card holders counts dropped from July to August 2024 because LLC purged 3-year inactive accounts at the end of August; HPL reduced by 956.

* Net Promoter Score based on patron feedback on weekly email survey (started week of 8/15/21); 80+ = world class, 50-79 = excellent, 20-49 = favorable, 0-19 = good



Regular Council Agenda Item Memorandum

To: City Council

From: Assessing Department

Subject: Assessing Report

Meeting Date: October 2024

Recommended Action:

Background Information:

Over the last month we have been working on the following:

- Continue to review commercial and industrial values for 2025.
- Continue to review sales for residential values for 2025.
- Visiting building permits.
- Training staff.

If you have any questions, please feel free to contact me.

Respectfully submitted,

Debbie Rashid

Financial Implications:

Attachments:

September 9, 2024 YMCA Updates for the City of Hastings

CAMP

- We are wrapping up staff training from June 7 June 21. This year we have 8 international staff from the UK, Hungary, Mexico and Spain; American camp staff = 5
- Kitchen = Jay + 6, including 3 HS students
- Maintenance = Scott + 5, including 2 HS students
- As of June 20, we have 412 unique campers (505 registrations) and 69 openings; last year total we had 431 unique campers (541 registrations)

OUTREACH and RECREATION

- Many of our outreach staff and community builders are back for another summer of Playground, B. Bus and Y on the Fly, Golf, Tennis and more
- Gina has 14 staff (so far) who started programs June 10th.
- We are supported by 4 school districts, Summer Food programs, and the Partners for Youth annual campaign.

Y-TIME CHILDCARE

- Marci and Shay are back at it for their 5th summer together at the Nazarene Church.
- There are 41 families signed up (12 preschool and 29 school age)
- We are still trying to hire PT staff to fill up our rosters. (could add 2 PS and 7 SA spots w/ 2 more staff)
- STEM learning is a component that keeps our funding levels high from the State Alliance.

FACILITY AND MAINTENANCE

- Camp looks amazing. We're sticking to our Master Plan, and the list continues to grow with possibilities to improve areas and space.
- The new building site is coming along. The new construction calendar should be available mid-summer.

COMMUNITY ENGAGEMENTS

- Megan graduated from Leadership Barry County.
- The B. Bus joined the HPL for summer reading kick-off.
- We had a bus/tent at Very Barry.
- Flexfab health fair representation.
- We had 3 Youth Quest Staff join our summer staff challenge course training.
- I brought a few international staff to Rotary.
- Youth Quest is scheduled this weekend for the first time in 5 years

STATISTICS

- 7,299 B.Bus Books checked out (since 2023); 3,099 in 2024
- 3,541 Y-on-the-Fly Meals served (total since 2023); 1,512 meals in Summer 2024
- 2,367 Y-on-the-Fly Summer attendees
- 2,4122 Meals and snacks provided at Summer playground
- 389 Summer playground attendees
- 60 youth sports participants

Respectfully submitted, Jon Sporer, CEO Nichole Lyke, YMCA Board Secretary

Hastings Public Library Board of Trustees Draft Minutes Date: October 7, 2024 - 4:30PM Location: Hastings Public Library, 227 E. State St., Hastings, MI 49058 Community Room

1. CALL TO ORDER

The Meeting was called to order by Chloe Kelly at 4:30 p.m.

- Board members present: Jane Cybulski, Chloe Kelly, Brenda (Stacy) Johnson, Kelli Newberry, Rebecca Lectka, Carol Dwyer, and Cloe Oliver. Not present were Peggy Hemerling, Norm Barlow, and Sam Cale.
- Also present was David Edelman.
- 2. AGENDA: Carol Dwyer motioned to approve amended agenda, seconded by Brenda Johnson. Motion approved to correct wording on item 9f to read Consider rescinding the Literacy Room policy.
- 3. MINUTES: Cloe Oliver motioned to approve the September 9, 2024, minutes, seconded by Rebecca Lectka. Motion approved.
- 4. FINANCIALS:
 - a. August 2024 Invoices and Budget Report: Cloe Oliver motioned to approve the financials, seconded by Rebecca Lectka. Motion approved.
- 5. LIBRARY DIRECTOR REPORTS: September 2024

6. COMMITTEES

- a. Budget and Finance Kelli Newberry motioned to authorize an offer to David Edelman for a \$50,000 annual salary for the position of Library Director, with an increase to \$55,000 upon completion of his Master's degree. Cloe Oliver seconded. Motion approved after discussion. Roll call vote, Kelli Newberry-Yes, Jane Cybulski-Yes, Cloe Oliver-Yes, Rebecca Lectka-Yes, Brenda Johnson-Yes, Carol Dwyer-Yes.
- b. Building and Grounds -
- c. Personnel -
- d. Policy-
- e. Marketing-

?. NEW BUSINESS

- a. Jane Cybulski motioned to approve the updates to the Community Room Policy. Seconded by Cloe Oliver. Motion approved.
- b. Jane Cybulski motioned to approve the updates to the Study Room Policy Seconded by Cloe Oliver. Motion approved
- c. Jane Cybulski motioned to approve the updates to the Fee Schedule Seconded by Cloe Oliver. Motion approved
- d. Jane Cybulski motioned to approve the updates to the Public Computer and Internet Policy Seconded by Cloe Oliver. Motion approved

- e. Jane Cybulski motioned to approve the updates to the Staff Al Usage policy Seconded by Cloe Oliver. Motion approved
- f. Jane Cybulski motioned to approve the rescinding of the Literacy Office Policy. Seconded by Cloe Oliver. Motion approved
- 8. NEXT MEETING DATE
 - a. Next board meeting on Monday, November 4, 2024, at 4:30 p.m.
- 9. ADJOURNMENT: Meeting was adjourned at 5:12 p.m.



NOVEMBER

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28 7:00 PM Council	29	30	31	01	02
03	04 7:00 PM PC 4:30 PM Library Board	05	06	07	08	09
10	11 City Hall Closed Veteran's Day	12 7:00 PM Council	13 3:00 PM Cemetery	14	15	16
17	18	19 7:00 PM ZBA	20 10:30 AM Parks	21 8:00 AM DDA	22	23
24	25 7:00 PM Council	26	4:30 PM Airport	City Hall Closed Thanksgiving BRA date TBD	City Hall Closed Thanksgiving	
01	02	03	04	05 PC (Planning Commision) ZBA (Zoning Board of Appeal DDA(Downtown Developmen BRA (Brownfield Redevelopmen JPA (Hastings/Rutland Joint P JPC (Hastings/Rutland Joint P	s) ht Authority) ent Authority) lannina Alliance) lanning Commission)	07