



AGENDA

St. Clair County Board of Commissioners Environmental/Public Works Committee

**Board of Commissioners' Room
County Administrative Office Building, 2nd Floor
200 Grand River Avenue
Port Huron, MI 48060**

June 2, 2022 at 6:00 PM

-
- 1. Roll Call/Opening**
 - 2. Additions/Deletions/Changes to the Agenda**
 - A. Landfill Roll Off Container Procurement
 - 3. Citizens to be Heard**
 - 4. Updates**
 - 5. Conceptual Initiatives**
 - 6. Old Business**
 - 7. New Business**
 - A. Landfill Septage Valve Station Project
 - B. Landfill Cell 8 Valley Fill Contract Amendment
 - C. Resolution 22-16 Eddy Development - Brownfield Plan
 - 8. Smiths Creek Landfill Activities Reports**
 - A. Smiths Creek Landfill Activities Reports
 - 9. Other Environmental/Public Works Matters**
 - 10. Information Only**
 - A. Monthly PARC Financial Documents
 - 11. Receive and File Packets**

12. Adjournment

Committee Chair: Duke Dunn

Note: The County complies with the "Americans with Disabilities Act" and if auxiliary aids or services are required at the meeting for individuals with disabilities, please contact Administrator/Controller's Office, Suite 203, 200 Grand River Avenue, Port Huron, MI 48060, (810) 989-6900 three days prior to said meeting.

Landfill Roll Off Container Procurement

Summary:

ATTACHMENTS:

Description	Upload Date	Type
📎 BOC Roll Off Containers May 22	6/1/2022	Cover Memo
📎 HD Containers	6/1/2022	Cover Memo



COUNTY OF ST. CLAIR



Smiths Creek Landfill

6779 Smiths Creek Road Smiths Creek, MI 48074 (810) 989-6981
scclandfill@stclaircounty.org

May 25, 2022

From: Matt Williams

To: St. Clair County Environmental and Public Works Committee

Subject: Roll-Off Container Procurement

Commissioners,

Approximately nine years ago, the landfill procured two 40-cubic yard roll-off containers for landfill use at our Residential Trash Drop Off area. These containers receive any trash material brought to us by County residents or small business. This drop off area allows customers to self-unload into these containers, which are typically emptied twice a day by our landfill operators in the active filling area.

The existing containers are worn out. They have been repaired and re-welded at critical joints several times over the past few years to keep them functional. At this point, they are becoming a potential safety hazard during transport and emptying. The quotes obtained for replacement containers are custom, and constructed of heavier duty (thicker) metal. Accordingly, the new containers should last significantly longer than the current ones.

The lowest bid for containers was received from Refuse Equipment Services of St. Clair, in the amount of \$41,004.00. Their quote is attached for your review.

It is my recommendation to the Environmental/Health & Safety Committee that Refuse Equipment Services be selected to provide two (2) new custom heavy duty roll off containers for the price of \$41,004.00. Further, I request the Committee recommend approval of this procurement to the full Board of Commissioners (BOC).

Respectfully,

Matthew B. Williams



Quote

Refuse Equipment Services, Inc.

1295 S. Range Rd.

St. Clair, MI 48079

810-326-0632

refuseequip@att.net www.refusemi.com

May 17, 2022

Summary: CONTAINER

Reference #: 1089-35435

Due Date: 6/16/2022

P.O.#: MATT

County of St Clair, Michigan

Accounts Payable

200 Grand River Ave, Ste 203

Port Huron, MI 48060

Service Address:

St Clair County Landfill

6779 Smiths Creek Rd.

Smiths Creek, MI 48074

We Hereby Submit Specifications And Estimates For:

Quote to furnish and deliver two special built 40 yard HD roll off containers to the specs provided. Cans will have 3/16" side walls and ribs and 1/4" floor. Cans will be a square bottom (not tub style), have a 16" overhang, have 4 greasable rollers/wheels, and painted color of choice.

Lead time is approximately 4-5 weeks once the order is placed.

NOTE: Price does not include sales tax

Total	2.00	20502.00	41004.00
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Equipment	Subtotal	Total
41004.00	41004.00	\$41,004.00

Payment to be made as follows:

Quote valid for 30 days

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date.

Authorized
Signature _____

Acceptance
Signature _____

Date _____

Landfill Septage Valve Station Project

Summary:

ATTACHMENTS:

Description	Upload Date	Type
 BOC Septage Valve Station Jun 22	5/23/2022	Exhibit



COUNTY OF ST. CLAIR



Smiths Creek Landfill

6779 Smiths Creek Road Smiths Creek, MI 48074 (810) 989-6981
scclandfill@stclaircounty.org

May 24, 2022

From: Matt Williams

To: St. Clair County Environmental and Public Works Committee

Subject: Septage Forcemain Valve Station Project

Commissioners,

As presented last month, our existing septage collection and transmission system is 15 years old and requires upgrades to continue seamless operation. The project I am presenting today is a continuation of the upgrades that I brought to you last month which involved the replacement of the process equipment and ancillary systems in the Septage Receiving Facility (receiving facility) at the landfill. This project is intended to upgrade the transmission system directly downstream from the receiving facility.

Lessoned learned from the last 15 years have guided our decision to remove the underground valve vault and place the new piping and valves in an above ground building, attached to an existing maintenance building. Making this change will improve serviceability and maintenance of the valves and provide a much safer working environment when repairs or maintenance are required. The attached figures show the existing layout and the changes being proposed.

Our goal is to perform construction for the receiving facility upgrade and this project simultaneously (in the fall) to minimize downtime of the system for our customers. The schedule will be partially predicated on availability of materials as the industry continues to grapple with supply chain issues.

On April 14, 2022, the County issued an RFP with plans and technical specifications through the Michigan Intergovernmental Trade Network (MITN) to solicit bids from companies to construct the Septage Valve Station Facility infrastructure. Bids for the work were opened on May 12, 2022. Two qualified bids were received as follows:

Bidder	Price
Raymond Excavating Company	\$ 167,826.05
Weiss Construction Co., LLC	\$ 288,500.00





COUNTY OF ST. CLAIR



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It is my recommendation to the Environmental/Health & Safety Committee that Raymond Excavating be selected for this work for a budgeted amount of \$184,608.66, which includes a 10% contingency of \$16,782.61. I request the Committee recommend approval of this contract to the full Board of Commissioners (BOC). A signed contract (for the bid price) will be provided at their regular meeting on Jun 16, 2022.

Respectfully,

A handwritten signature in black ink that reads "Matthew B. Williams".

Matthew B. Williams

Cc: Karry Hepting, SCC Administrator/Controller
Melissa Krolczyk, SCC Purchasing Manager





COUNTY OF ST. CLAIR



Smiths Creek Landfill

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Figure 1. Current Configuration and Proposed Changes

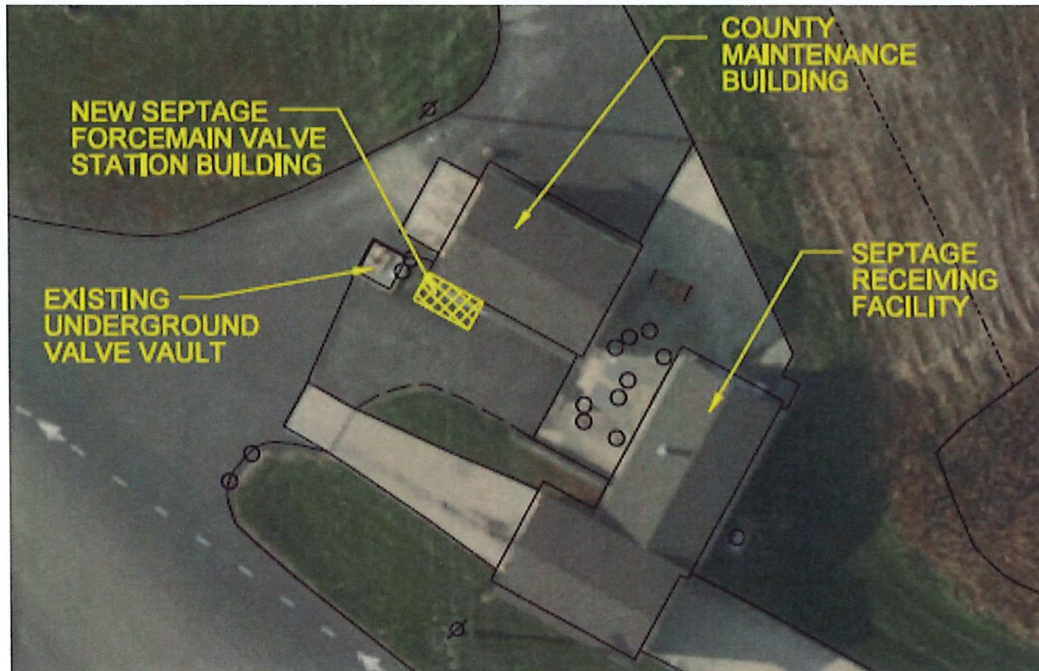
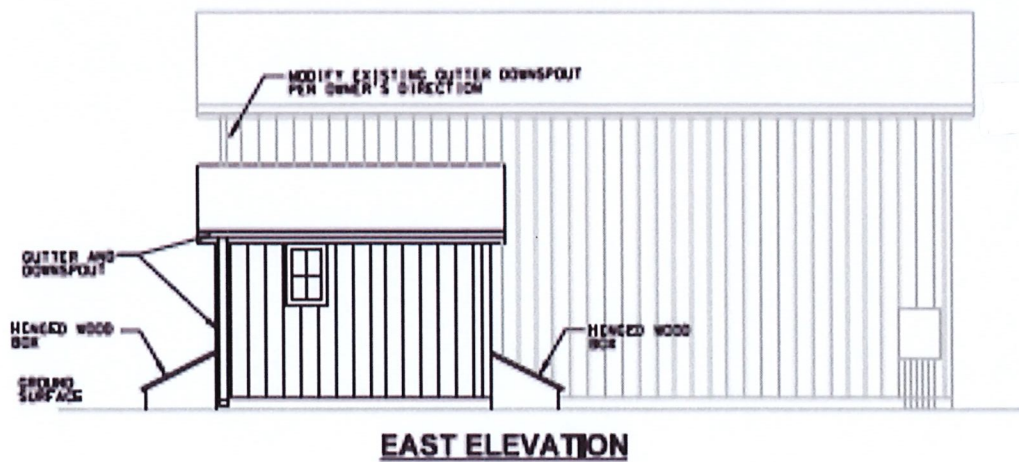


Figure 2. New Valve Building (from East)





COUNTY OF ST. CLAIR



Smiths Creek Landfill

6779 Smiths Creek Road Smiths Creek, MI 48074 (810) 989-6981
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Figure 3. New Valve Building (from South)

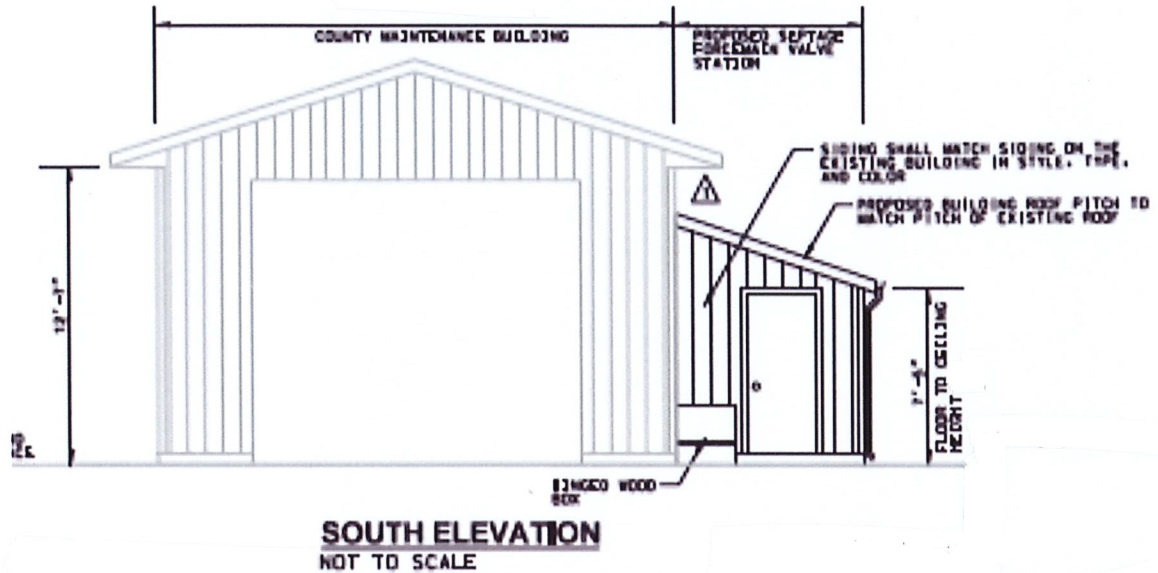
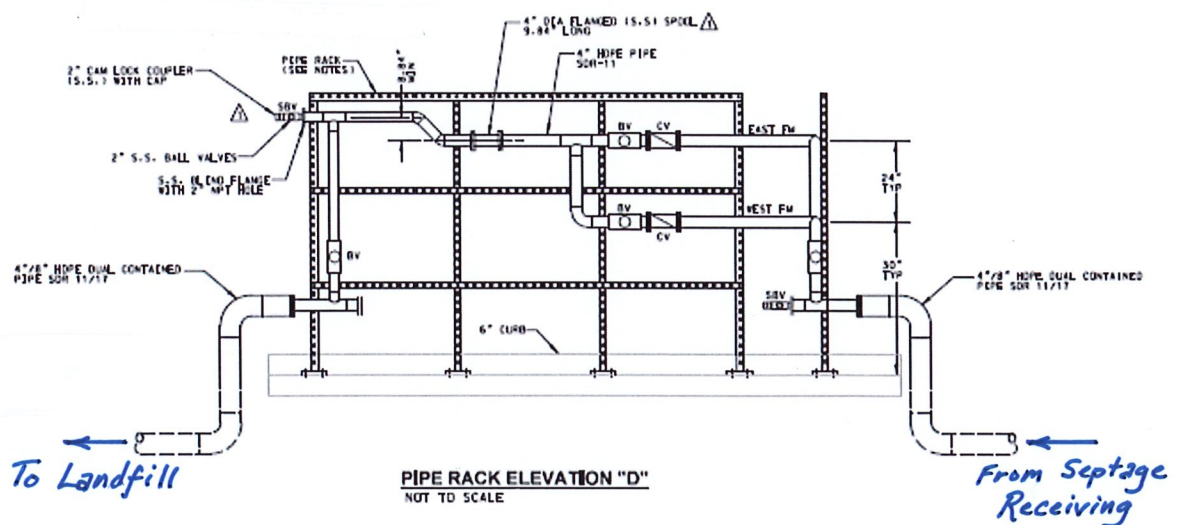


Figure 4. Septage Piping Layout in New Building



Landfill Cell 8 Valley Fill Contract Amendment

Summary:

ATTACHMENTS:

Description	Upload Date	Type
📎 Landfill Cell 8 Valley Fill Contract Amendment	5/25/2022	Cover Memo
📎 SCL Cell 8 filling	5/25/2022	Cover Memo
📎 Valley fill proposal	5/25/2022	Cover Memo
📎 Addendum A 5.25.22 Valley Fill	5/25/2022	Cover Memo



COUNTY OF ST. CLAIR



Smiths Creek Landfill

6779 Smiths Creek Road Smiths Creek, MI 48074 (810) 989-6981
scclandfill@stclaircounty.org

May 25, 2022

From: Matt Williams

To: St. Clair County Environmental and Public Works Committee

Subject: Talaski Excavating Contract Amendment

Commissioners,

As you are aware, construction at the landfill is phased, with construction of new landfill cells occurring as waste fill progression is completed. This progression is carefully timed so that new fill areas (i.e. cells) are constructed as needed and no sooner to reduce the amount of ongoing maintenance and environmental management at any given time.

Our most recent fill area (Cell 8/8B) was constructed in 2018 with carryover into 2019 due to the complexity of site conditions encountered during construction and concerns about stability. This cell was originally supposed to include construction of Cell 8C; however, it was determined that we should truncate construction with Cell 8B and wait until waste in that footprint had been placed against the interior slopes prior to continuing with Cell 8C. By doing so, we could help to ensure stability by effectively using waste to buttress the slope to support the Cell 8C construction.

Waste placement against these interior slopes was completed by the end of 2020, and Cell 8C was constructed during the 2021 construction season, from May through November. This project involved the construction of a 15-foot-tall soil berm, approximately 140 feet wide at its base along the south and west sides of the Cell 8/8B footprint. After berm construction, the existing geosynthetic liner system was extended up the interior (landfill side) of the berm, extending the Cell 8 footprint and providing nearly two years of additional disposal capacity.

During the construction of Cell 8C, trash fill continued in the Cell 8/8B footprint creating significant trash slopes on the south and west sides of Cell 8/8B. By the end of the year, a significant "valley" was naturally created between these trash slopes and the Cell 8C extension. From an operations standpoint this was less than ideal; however, it was necessary to continue routine landfilling while ensuring the stability of the Cell 8C construction.





COUNTY OF ST. CLAIR



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Talaski Excavating, the landfill operator, manages the incoming waste streams and day-to-day filling of the landfill under an existing contract where they are compensated approximately \$4.50 per ton of waste placed. To do so, they utilize large compactors which spread and compact incoming wastes to ensure uniform lifts at a uniform density.

Our contractual pricing was established assuming a reasonable amount of effort to execute the work. The effort required to fill the “valley” is substantially higher than normal filling operations, because trash cannot be unloaded by haulers where it will be compacted (the traditional methodology) due to the long outboard trash slope. As a result, additional equipment is needed, and compactors must push material down the slope and then spread and compact it.

There are three financial components to the proposed contract amendment. The first portion is the primary compensation to account for the additional equipment and compactor effort required to fill the “valley.” The second component is an adjustment to cover additional diesel fuel expenses, determined by the estimated time it will take to accomplish the fill. Finally, previously installed interim cover (clay soils) on the outboard south slope of the trash in Cell 8 must be stripped and then re-installed after filling. Below is a short summary of each component.

- 1) **Primary Compensation.** Using the existing contractual time & material rates, the cost associated with the additional equipment and effort to fill the “valley” was estimated to be \$1.51 per ton. This was done by calculating the time and equipment needed under typical operation and comparing it to the equipment and time needed for “valley” fill. It is proposed that this amount be applied to the 72,735 tons needed to be placed, resulting a total amount of \$109,497.39.
- 2) **Fuel Adjustment.** Using an estimated 26 weeks (975 hours) of effort to fill the valley and a fuel adjustment of \$0.60 per gallon, a total of \$7,371 was calculated. \$0.60 per gallon was estimated by comparing today’s fuel costs with what would have been paid by the Contractor had this work been completed before the “valley” was created.
- 3) **Interim Cover.** Regulations require that interim cover (soil cover) be placed after waste fill is completed. Interim cover that has currently been placed on the outside slope of Cell 8/8B will have to be stripped to accommodate waste fill placement against it. This will result in double work since interim cover will again have to be placed on the outside slope of Cell 8C. A lump sum of \$31,500





COUNTY OF ST. CLAIR



Smiths Creek Landfill

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scclandfill@stclaircounty.org

was proposed by the Landfill Operator; this amount is fair compensation for this work based on previous similar efforts.

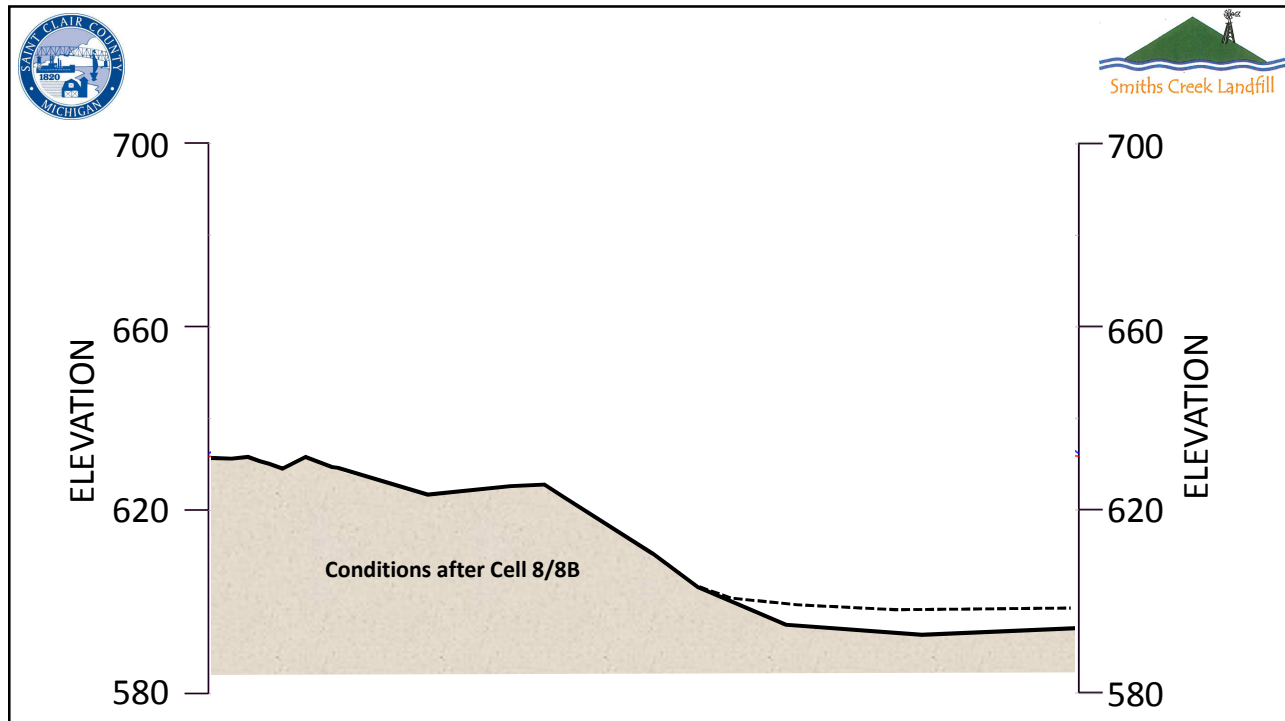
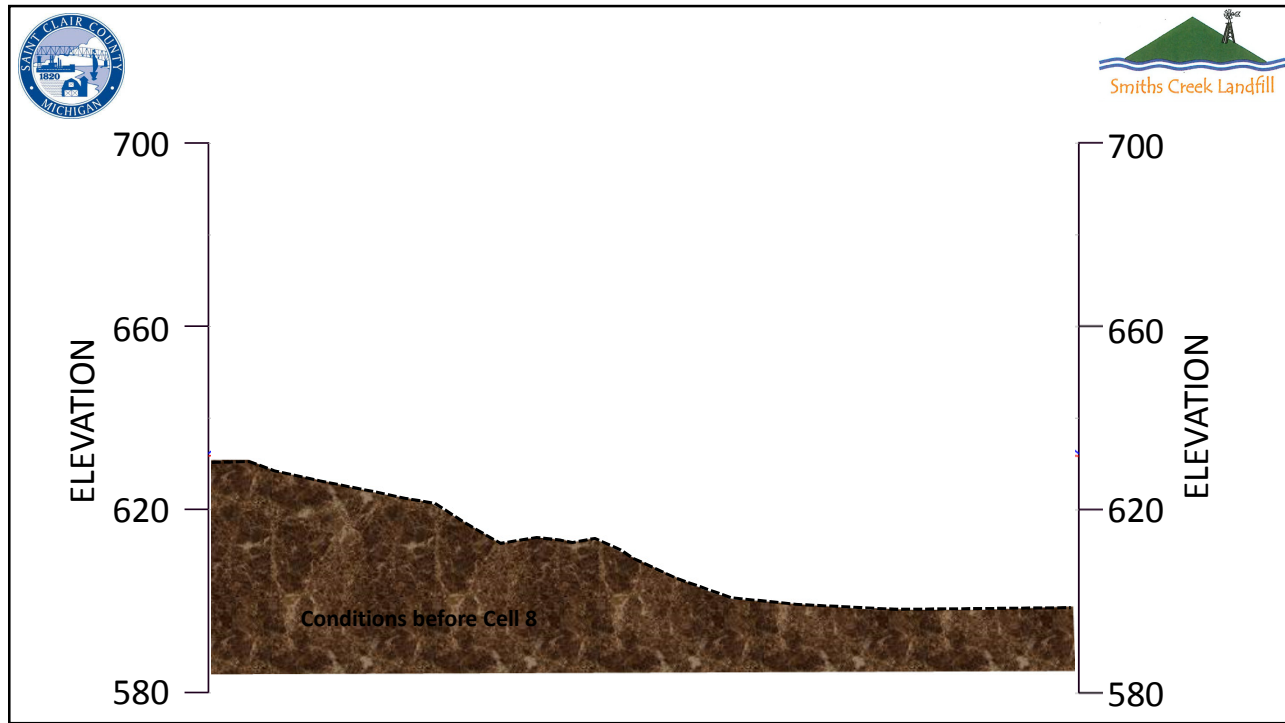
It is my recommendation to the Environmental/Health & Safety Committee that the Landfill Operations Contract with Talaski Excavating, LLC be amended to include at total compensation of \$148,368.39 for the additional work required to fill the "Valley" created as a result of the construction of Cell 8C. I request the Committee recommend approval of this contract to the full Board of Commissioners (BOC).

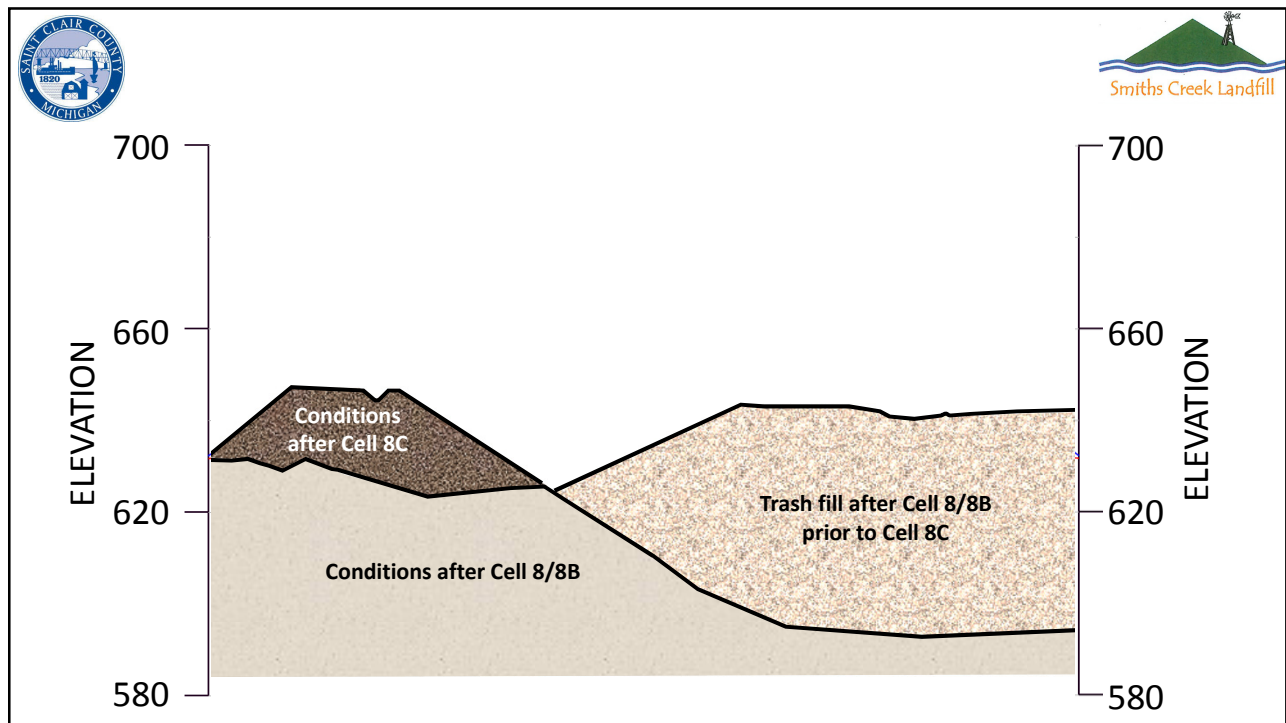
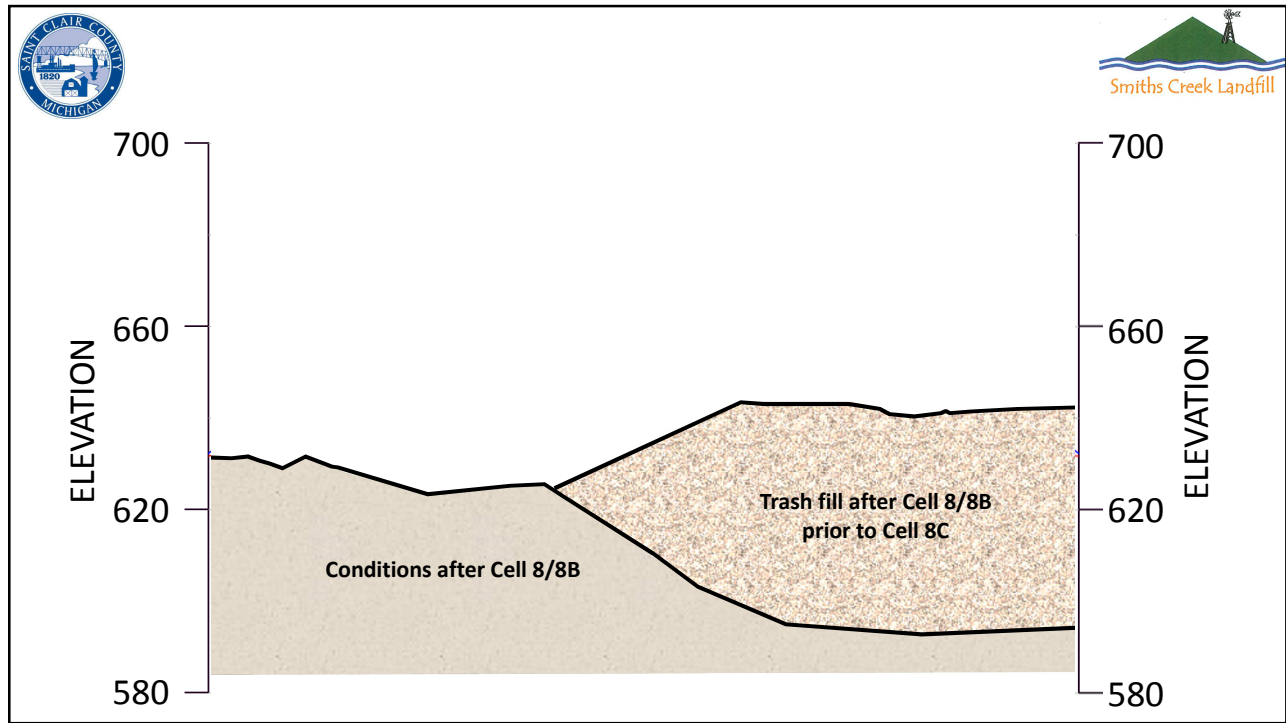
Respectfully,

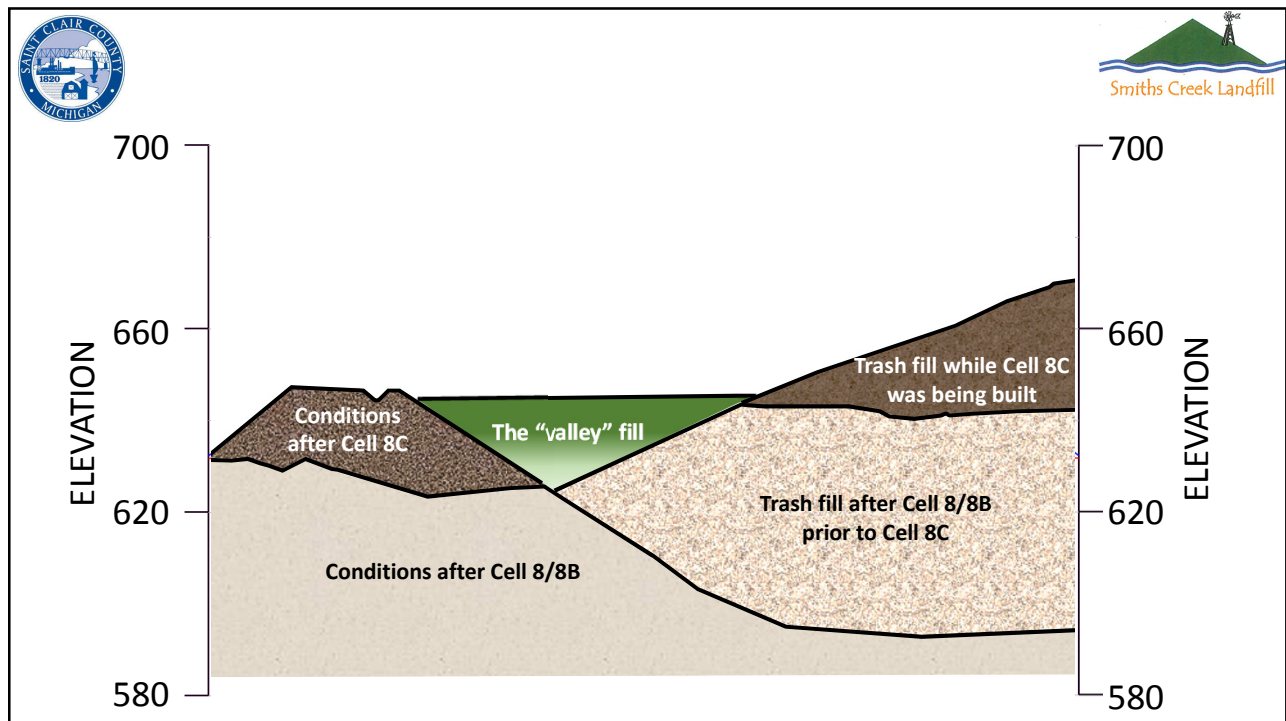
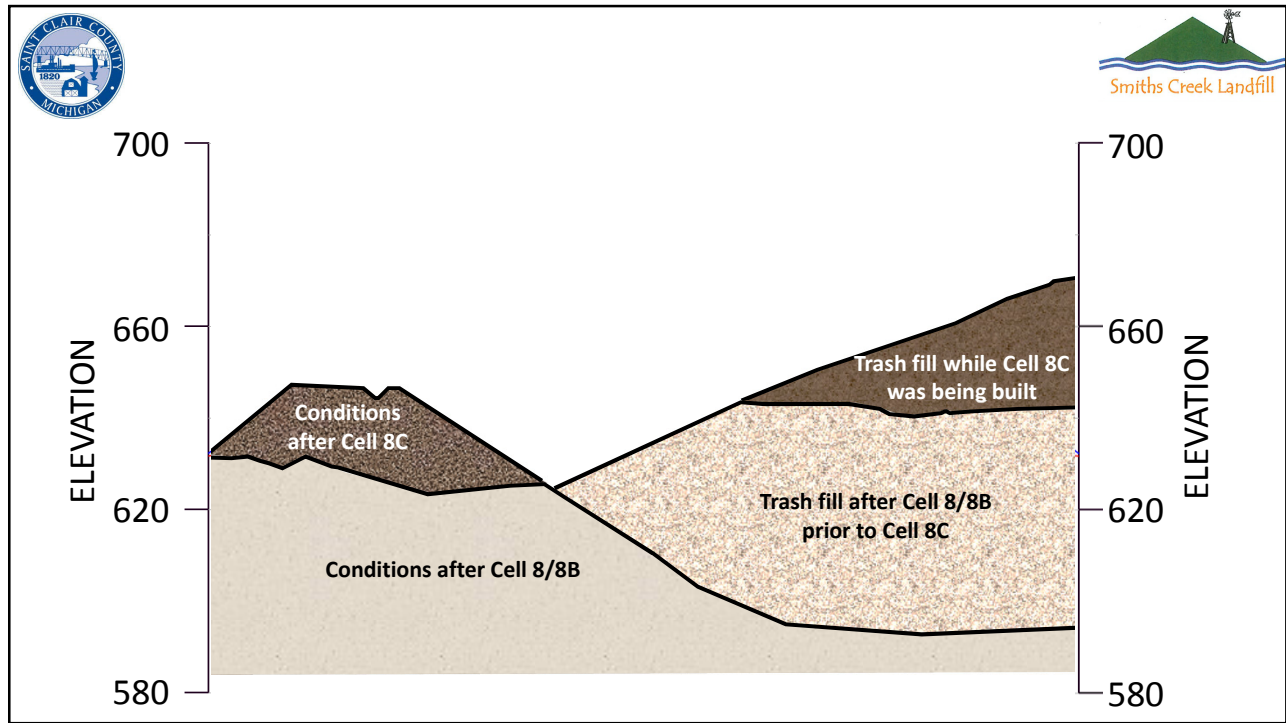
Matthew B. Williams

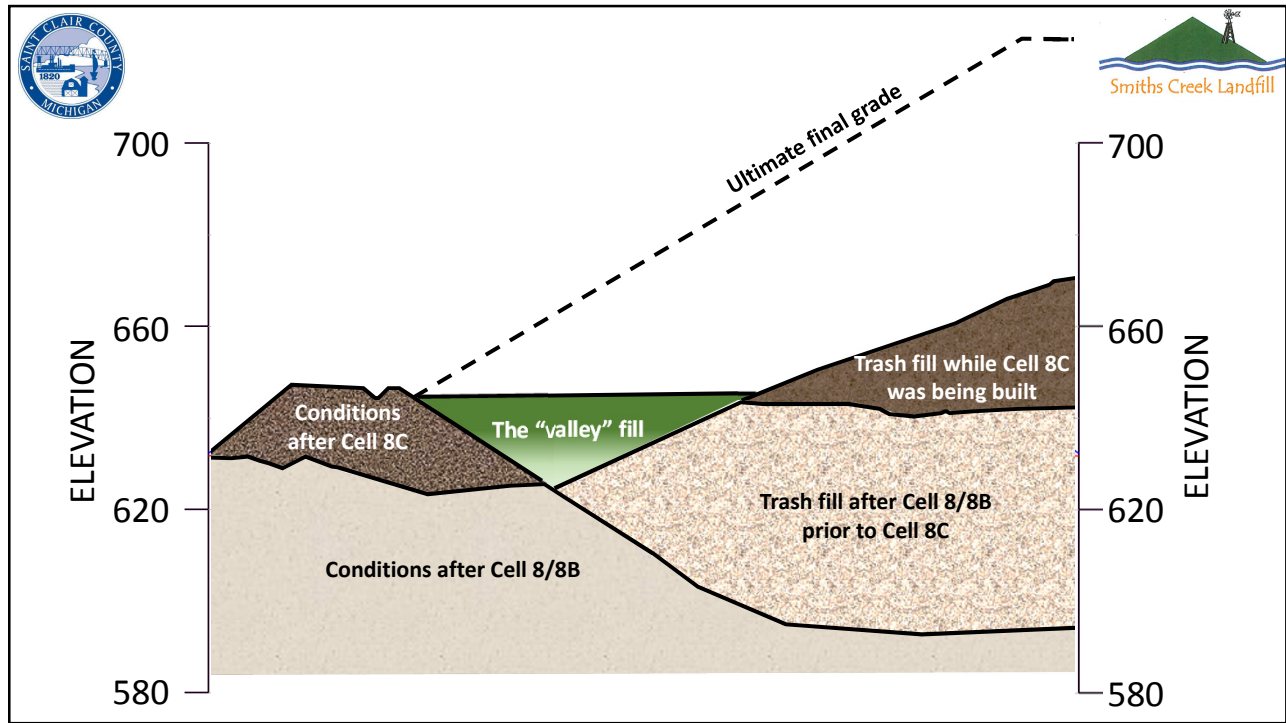
Cc: Karry Hepting, SCC Administrator/Controller
Melissa Krolczyk, SCC Purchasing Manager
Jeff Talaski, Talaski Excavating LLC Owner











TALASKI EXCAVATING LLC

5778 SAND BEACH RD.

HARBOR BEACH MI. 48413

JEFF: (810) 650-6004 DOUG: (810) 650-6003

Landfill Operations Contract Amendment Proposal

From: Talaski Excavating

To: St. Clair County

Re: Proposal to Modify Landfill Operations Contract

Based on our recent discussions regarding the additional costs Talaski Excavating (TEC) is incurring to fill the "Valley" in Cell 8 after the completion of last year's liner construction, we offer the following proposal, in three (3) parts.

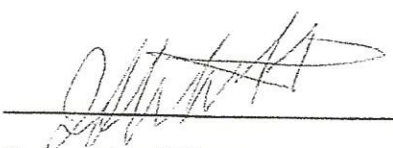
We agree to the following negotiated terms:

- Amount of trash fill requiring additional effort: 72,735 tons
- Additional cost to install trash: \$1.51 per ton
- Estimated Compactor Hours to complete valley fill: 975 hours
- Additional Diesel Fuel fee: \$0.60 per gallon

We propose the following additional fees:

1. Additional Cost to fill the "Valley" against Cell 8C construction. TEC proposes an additional fee of \$1.51 per ton for a total of \$109,497.39.
2. Additional Fuel Fee. TEC proposes an additional diesel fuel fee of \$7,371.00.
3. Cost to strip and re-install Interim Cover in fill area. TEC proposes a lump sum fee of \$31,500.00.

The total compensation to conduct trash fill in the Cell 8C "Valley", based on the proposed amounts above, is \$148,368.39.



Owner, Talaski Excavating LLC

5-24-22

Date



COUNTY OF ST. CLAIR



ADDENDUM A

Between County of St. Clair, MI (the County) and Talaski Excavating LLC (the Provider)

Date: May 25, 2022

Document: Agreement Amendment

The County and the Provider have agreed to modify the Seventh Extension and Amendment of the Landfill Operations Contract effective 12/12/19. All terms and conditions of the agreement will remain unchanged with the exception of, and the addition of the following:

- Additional total compensation of \$148,368.39 for conducting Valley Trash Fill in the Cell 8 operating area

FOR THE PROVIDER:

BY: _____
Authorized Signer, Talaski Excavating, LLC

DATE: _____

FOR THE COUNTY:

BY: _____
Jeffrey L. Bohm, Chairperson

DATE: _____

BY: _____
Matthew Williams, Environmental Services Director

DATE: _____

Resolution 22-16 Eddy Development - Brownfield Plan

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
📎	Staff Report & Recommendations	5/25/2022	Cover Memo
📎	Brownfield Plan (DRAFT) - Eddy Development	5/25/2022	Exhibit
📎	Public Notice	5/25/2022	Cover Memo
📎	Resolution 22-16 Eddy Development - Brownfield Plan	5/25/2022	Cover Memo



ST. CLAIR COUNTY

METROPOLITAN PLANNING COMMISSION

Brownfield Plan – Eddy Development (Eddy and Gearing Schools, St. Clair, MI)

TO: St. Clair County Board of Commissioners
FROM: Geoff Donaldson, AICP, Senior Planner
DATE: June 2, 2022

Action Requested

- Conduct a Public Hearing on the St. Clair County Brownfield Redevelopment Authority's Brownfield Plan for the Eddy Development LLC Project (Eddy and Gearing Schools) at the regularly scheduled June 16, 2022 St. Clair County Board of Commissioners Meeting. (*public hearing notice attached*)
- Adopt Resolution Approving the Brownfield Plan for the Eddy Development Project, as recommended by the St. Clair County Brownfield Redevelopment Authority. (*attached*)

BACKGROUND

This Brownfield Plan has been prepared to support the redevelopment efforts of Eddy Elementary and Gearing Elementary located at 301 9th Street and 200 N. Carney Drive in St. Clair, Michigan. The Eddy Development project involves the adaptive reuse of two excess elementary school buildings—Eddy Elementary and Gearing Elementary. These buildings are located on a single parcel of land. This Plan is intended to serve the public purpose of ensuring that excess school buildings are immediately put into productive use while being preserved.

Eddy Elementary School is a 46,814-square-foot structure located at 301 N. 9th Street in St. Clair, Michigan. The building will be redeveloped as a commercial use structure. Initially, the structure will house a catering business, the St. Clair Art Association, an Architectural Services Firm, a local Food Bank, office spaces for other community-based non-profits, and the gymnasium will be lease space for indoor sports activities and other events.

Gearing Elementary School is a 52,000-square-foot structure located at 200 N. Carney Drive in St. Clair, Michigan. Development of this structure is not anticipated prior to 2024, and specific end uses are not defined. It will be developed as a commercial use structure similar to plans for Eddy Elementary.

Between the two buildings lies several acres of vacant land which will be developed as a senior housing project, Hampton Manor Assisted Living, a 56,000 square-foot building. An estimated total of 70 units will be developed, of which 24 are memory care units, 22 are one-bedroom units, 21 are studio units, and 3 are two-bedroom units. A second phase of the project will include two six plex's for independent senior housing, both totaling around 8,216 square-feet each. The new housing is intended to provide additional stock of senior housing for the local area. No eligible costs will be incurred for this portion of development.

Total project investment is expected to be \$25 million, including a \$6–7 million investment in the redevelopment of the school buildings and \$18 million investment in the senior housing and assisted living projects. The total anticipated number of new full-time equivalent (FTE) jobs created is estimated to be 20 for the senior living project, and 15 employees for Eddy’s school redevelopment. Development of the Eddy Elementary School building started in 2021 and will be completed in 2022. Development of the Gearing Elementary School Building will not start before Summer 2024 and would be completed by the end of 2026. The development the senior housing on the vacant land will start no later than 2022 with two phases of development, with the first phase estimated to be completed by the end of 2023 and the second phase estimated to be completed by the end of 2024.

With each project, there will be a property split and conveyance of the property from the Land Bank Authority to the Developer. This conveyance will inure taxable status of that portion of the land conveyed. During the first five years of taxable status, that portion of the property will be subject to the Land Bank Eligible Tax Reverted Property Specific Tax, half of which is available for capture by the Brownfield Redevelopment Authority. The remaining available taxes will be split 50%/50%, with 50% to go to the Respective Taxing Jurisdictions and the remaining 50% to be split between the Developer and the Brownfield Redevelopment Authority.

The project is located in the City of St. Clair, which is not a qualified local governmental unit (QLGU). However, since the subject properties are owned by the St. Clair County Land Bank Authority, expanded brownfield activities that are eligible in a QLGU are now eligible because of the land bank’s ownership and control.

- Anticipated Private Investment – \$25,000,000
- Anticipated new jobs – 35 FTEs
- Total cumulative reimbursement to developer & SCCBRA – approx. \$337,005
- Total taxes to Taxing Jurisdictions during Plan
 - approx. \$701,817 from initial taxable value
- Total tax increment captured for County-Wide LBRF – approx. \$287,212
- Length of Brownfield Plan – estimated 6 years
- Estimated yearly taxes Post-Brownfield Plan and Tax Reverted Property Specific Tax - \$600,000

PLAN APPROVAL TIMELINE

<u>Board or Commission</u>	<u>Meeting Date</u>	<u>Action</u>
SCC Brownfield Redevelopment Authority (SCCBRA)	5/18/2022	Recommendation of Approval of BR Plan to SCC Board of Commissioners
City of St. Clair Council	6/20/2022	Resolution of Support for Brownfield Plan
SCC Board of Commissioners	6/16/2022	Public Hearing/Plan Approval (contingent upon City approval)

Board of Commissioner Members are invited to contact the Director of the St. Clair County Brownfield Redevelopment Authority by email (gdonaldson@stclaircounty.org) prior to the June 2nd meetings with any questions or comments.



ACT 381 BROWNFIELD PLAN

**EDDY DEVELOPMENT
200 N CARNEY DRIVE AND 301 N 9TH STREET
ST. CLAIR, MICHIGAN**

**FOR:
ST. CLAIR COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

May 16, 2022

Recommended for approval by the Brownfield Redevelopment Authority on: _____

Approval supported by the governing body of the local jurisdiction on: _____

Approved by the County Board of Commissioners on: _____

Prepared by

**ENVIROLOGIC TECHNOLOGIES INC.
2960 Interstate Parkway
Kalamazoo, MI 49048
(269) 342-1100**

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
1.1 PROPOSED REDEVELOPMENT AND FUTURE USE FOR EACH ELIGIBLE PROPERTY.....	1
1.2 ELIGIBLE PROPERTY INFORMATION.....	2
2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE	3
2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES.....	3
2.2 SUMMARY OF ELIGIBLE ACTIVITIES.....	4
2.3 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES	4
2.4 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY.....	4
2.5 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS.....	4
2.6 DURATION OF BROWNFIELD PLAN	4
2.7 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS	5
2.8 LEGAL DESCRIPTION, PROPERTY MAP, STATEMENT OF QUALIFYING CHARACTERISTICS, AND PERSONAL PROPERTY.....	5
2.9 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES.....	5
2.10 PLAN FOR RELOCATION OF DISPLACED PERSONS.....	5
2.11 PROVISIONS FOR RELOCATION COSTS	5
2.12 STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW	5
2.13 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT	5

EXHIBITS

FIGURES

FIGURE 1: *Location Map of the Eligible Property*

FIGURE 2: *Legal Description and Map of the Eligible Property*

TABLE

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *TIF Tables (Tax Capture)*

TABLE 3: *TIF Table (Reimbursement Schedule)*

ATTACHMENTS

ATTACHMENT A: *Brownfield Plan Resolution(s)*

ATTACHMENT B: *Development and/or Reimbursement Agreement*

ATTACHMENT C: *Notice to Taxing Jurisdictions*

ATTACHMENT D: *Notice of Public Hearing*

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Eddy Development project involves the adaptive reuse of two excess elementary school buildings—Eddy Elementary and Gearing Elementary. These buildings are located on a single parcel of land. This Plan is intended to serve the public purpose of ensuring that excess school buildings are immediately put into productive use while being preserved.

Eddy Elementary School is a 46,814-square-foot structure located at 301 N. 9th Street in St. Clair, Michigan. The building will be redeveloped as a commercial use structure. Initially, the structure will house a catering business, the St. Clair Art Association, an Architectural Services Firm, a local Food Bank, office spaces for other community-based non-profits, and the gymnasium will be lease space for indoor sports activities and other events.

Gearing Elementary School is a 52,000-square-foot structure located at 200 N. Carney Drive in St. Clair, Michigan. Development of this structure is not anticipated prior to 2024, and specific end uses are not defined. It will be developed as a commercial use structure similar to plans for Eddy Elementary.

Between the two buildings lies several acres of vacant land which will be developed as a senior housing project, Hampton Manor Assisted Living, a 56,000 square-foot building. An estimated total of 70 units will be developed, of which 24 are memory care units, 22 are one-bedroom units, 21 are studio units, and 3 are two-bedroom units. This parcel will require a rezoning from R1-A (single family residential) to conditional zoning R-3 (multiple family residential) a special land use is also required. For the purposes of this Plan, it is presumed that the new construction would begin in 2022 and be complete in 2023. It is anticipated that the taxable value of the land will be realized in 2023, and the new construction would be fully realized in 2024. A second phase of the project will include two six plex's for independent senior housing, both totaling around 8,216 square-feet each. It is anticipated to begin in 2023 and be complete in 2024. It is anticipated that the taxable value of the second phase of construction would be fully realized in 2025. The new housing is intended to provide an additional stock of senior housing for the local area. It is presumed that these would not be owner-occupied homes subject to the Principal Residence Exemption.

Total project investment is expected to be \$25 million, including a \$6–7 million investment in the redevelopment of the school buildings and an \$18 million investment in the senior housing and assisted living projects. The total anticipated number of new full-time equivalent (FTE) jobs created is estimated to be 20 for the senior living project, and 15 employees for Eddy's school redevelopment. The reuse for Gearing is not yet determined and therefore it is unknown how many jobs will be created.

Development of the Eddy Elementary School building will start in 2021 and be completed in 2022. It is anticipated that the taxable value of the redevelopment would be fully realized in 2023. Development of the Gearing Elementary School Building will not start before Summer 2024 and would be completed by the end of 2026. It is anticipated that the taxable value of the building would be fully realized in 2025 when the parcel is conveyed from the Land Bank Authority to the Developer. With the initial project, there will be a conveyance of the property from the Land Bank Authority to the Developer. Gearing School will remain in the Land Bank until 2024. This conveyance will inure the taxable status of that portion of the land conveyed. There will likely be subsequent splits of the property to accommodate the individual development projects. During the first five years of taxable status, each portion of the property will be subject to the Land Bank Eligible Tax Reverted Property Specific Tax, half of which is available for capture by the Brownfield Redevelopment Authority.

After the Brownfield Plan is complete, and all obligations have been reimbursed, the annual tax revenue will be approximately \$450,000 for two years as the Gearing School parcel remains under the Tax Reverted Property Specific Tax until 2029. In 2030, when all property is fully taxed, the annual tax revenues will be approximately \$600,000. These estimates include all millages, State, Local, and Debt.

The project is located in the City of St. Clair, which is not a qualified local governmental unit (QLGU). However, since the subject properties are owned by the St. Clair County Land Bank Authority, expanded brownfield activities that are eligible in a QLGU are eligible because of the land bank's ownership and control.

1.2 Eligible Property Information

The property subject to this Brownfield Plan is a single parcel of land which is under the control of a Land Bank Fast Track Authority. The eligible property does not include adjacent or contiguous parcels.

The eligible property has a parcel ID# of 74-07-053-0026-000, which includes two structures—Eddy Elementary School at 301 N. 9th Street and Gearing Elementary School at 200 N. Carney Drive in the City of St. Clair, St. Clair County, Michigan. The legal description for the property is:

PART OF 50 A LOT 3, BEG AT SE COR CARNEY DR & ORCHARD ST TH S9*41'40" W 332.06' TO CV PC, RAD 2950.50', TH SLY 267.76' TO RT ON ARC, TH S78*17'50" E 908.75', TH N6*38'40" E 617.12', TH N79*23'20" W TO BEG ALSO 5 A LOTS 64, 65 & 66 EXC E 35' OF LOT 64 MAP OF PC 304 & 305.

The parcel size is 27 acres. A Scaled Property Location Map and a Property Map is provided in Figure 1 and 2.

As the project proceeds, it is presumed that property will be conveyed from the Land Bank Authority and property splits will require assigned new tax ID numbers and legal descriptions. The properties remain eligible under the Plan when conveyed from the Land Bank Authority parcel. The Plan will be administratively updated to track the future parcel identification numbers subject to tax capture under this Plan.

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

The costs of the eligible activities to be paid for with tax increment revenues, including costs incurred by the Developer, St. Clair County Land Bank Fast Track Authority, and St. Clair County Brownfield Redevelopment Authority inclusive of contingency costs, financing costs, and administrative costs to be incurred by the Authority, are provided below.

Baseline Environmental Assessment Activities inclusive of a Phase I Environmental Site Assessment (\$8,005) and an Asbestos Survey (\$29,000) are eligible costs that may be reimbursed using both school and local taxes. The total for Baseline Environmental Assessment activities is \$37,005.

Building demolition activities are estimated to be \$100,000. Site demolition activities for the removal of excess parking areas are estimated to be \$32,960. The soft costs (e.g., engineering, architectural, general contracting, etc.) associated with the eligible activities is estimated to be \$28,166. These costs will be reimbursed with local taxes only.

Asbestos abatement costs are estimated to be \$105,680 inclusive of removals, disposal, air monitoring, and oversight. The soft costs (e.g., engineering, architectural, general contracting, etc.) associated with the eligible activities is estimated to be \$22,386. These costs will be reimbursed with local taxes only.

Public Infrastructure improvements completed for the project will include new sidewalks (\$4,000) and new lighting in the right-of-ways (\$17,000). The soft costs (e.g., engineering, architectural, general contracting, etc.) associated with the eligible activities is estimated to be \$4,448.

Development of this Brownfield Plan is an eligible cost prepared for \$10,000.

Contingencies are an eligible cost and are estimated at \$50,196.

The Administrative costs of the Authority for implementation of the Brownfield Plan are an eligible cost. These costs are estimated to be \$2,500 per year during the term of the Plan but could be higher not to exceed the annual statutory amount. This is considered a “local only” cost.

Developer eligible costs to be reimbursed will be capped at \$300,000, as stated in the Reimbursement Agreement.

2.2 Summary of Eligible Activities

A listing of the eligible activities is provided in Table 1.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The estimated captured taxable value for this redevelopment by year and in aggregate is depicted in Tables 2. 50% of the captured taxable value will be used, and the remaining 50% will be disbursed to the respective taxing jurisdictions. The initial taxable value and estimated current taxable value, by year and in aggregate, for each taxing jurisdiction are depicted in Tables 2. The estimated amount of deposits of excess tax increment revenues into the Authority's Local Brownfield Revolving Fund, by year and in aggregate, is depicted in Table 3.

For the purposes of this Plan, the initial taxable value is the taxable value of the property at the time this Plan is adopted, which is \$0 since the property is currently tax-exempt. The property will first be taxable with the 2023 taxes, and this will be the first year of tax capture under this Plan. The taxable value is expected to increase with the 2024 taxes when the Senior Facility is developed, and again in 2025 when the Senior Housing Independent Living is developed, and the Gearing school is conveyed from the Land Bank.

During the first five years of taxation, the property will be specific to the **Eligible Tax Reverted Property Specific Tax**. During this period of time, the Brownfield Plan will capture the portion of the specific tax not subject to capture by the Land Bank Authority. After the five-year specific taxation period, the property will return to ad valorem taxation. Tables 2 and 3 reflect these factors.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible costs will be incurred by the Developer, Brownfield Redevelopment Authority, and/or Land Bank Fast Track Authority. There are no plans by the municipality to finance any portion of the project.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to secure a note or bonded indebtedness for eligible activities on the eligible property.

2.6 Duration of Brownfield Plan

This Plan will remain in place until up to \$300,000 in developer eligible costs are repaid plus up to five full years for the capture of tax increment into the Local Brownfield Revolving Fund (LBRF) to not exceed the amount of eligible activities, or 30 years, whichever comes sooner.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues for all taxing jurisdictions in which the eligible property is located is provided in Tables 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The subject property consists of one legal parcel of land with a tax identification number of 07-053-0026-000. There are two separate addresses associated with this property: 301 N. 9th Street for Eddy Elementary and 200 N. Carney Drive for Gearing Elementary. The legal description (obtained from the St. Clair City, St. Clair County, Michigan, BS&A) is as follows:

PART OF 50 A LOT 3, BEG AT SE COR CARNEY DR & ORCHARD ST TH S9°41'40" W 332.06' TO CV PC, RAD 2950.50', TH SLY 267.76' TO RT ON ARC, TH S78°17'50" E 908.75', TH N6°38'40" E 617.12', TH N79°23'20" W TO BEG ALSO 5 A LOTS 64, 65 & 66 EXC E 35' OF LOT 64 MAP OF PC 304 & 305.

The parcel size is 27 acres. A Scaled Property Location Map and a Property Map are provided in Figures 1 and 2.

The Brownfield condition that qualifies the property as eligible is that it is property under the ownership and control of the St. Clair County Land Bank Authority and, thus, meets one of the conditions that renders the property “blighted” as defined in the Act.

Any taxation on personal property is included as part of the eligible property.

2.9 Estimates of Residents and Displacement of Individuals/Families

No residents will be displaced as part of this project.

2.10 Plan for Relocation of Displaced Persons

No residents will be displaced as part of this project.

2.11 Provisions for Relocation Costs

No residents will be displaced as part of this project, and such provisions for relocation costs are not applicable.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332 is not applicable to this Plan.

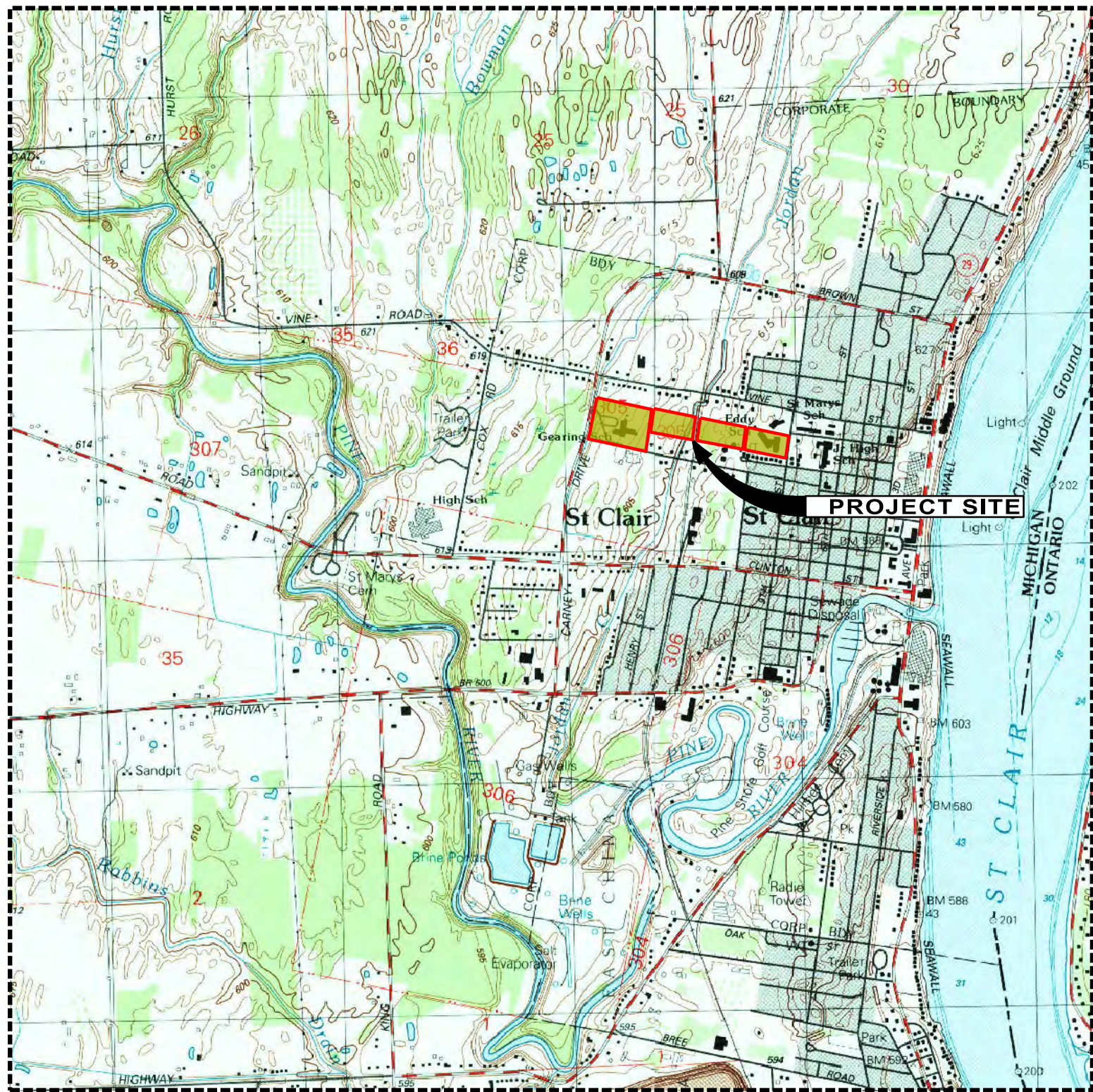
2.13 Other Material that the Authority or Governing Body Considers Pertinent

There are no other materials that were considered pertinent to this Plan.

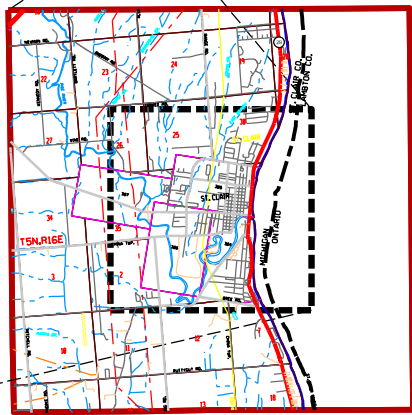
FIGURE 1

LOCATION MAP OF ELIGIBLE PROPERTY

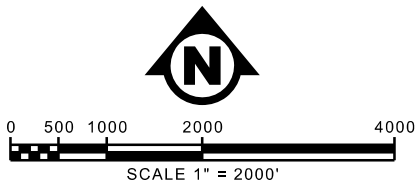
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SOURCE: RATTLE RUN & ST. CLAIR, MICHIGAN - ONT. USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
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 ST. CLAIR, MICHIGAN



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**EDDY DEVELOPMENT LLC -
 EAST CHINA SCHOOLS**
 200 N CARNEY DR. &
 301 N 9TH ST.
 ST CLAIR, MI 48079
LOCATION MAP

PROJECT NO.
 210023
 FIGURE No.
1

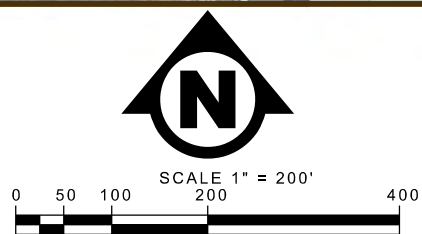
FIGURE 2

LEGAL DESCRIPTION AND MAP OF THE ELIGIBLE PROPERTY

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NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.




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**EDDY DEVELOPMENT LLC -
EAST CHINA SCHOOLS**
200 N CARNEY DR. &
301 N 9TH ST.
ST CLAIR, MI 48079
SITE PLAN

PROJECT NO.
210023
FIGURE NO.
2

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TABLE 1
ELIGIBLE COSTS

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities	\$37,005	
<i>Phase I Environmental Site Assessment</i>	\$8,005	2021
<i>Hazardous Material and Asbestos Survey</i>	\$29,000	2021
EGLE Eligible Activities Subtotal	\$37,005	
Contingency (0 %)		
Interest (0 %)		
Brownfield Plan and/or Work Plan Preparation	\$0	
Brownfield Plan and/or Work Plan Implementation	\$0	
EGLE Eligible Activities Total Costs	\$37,005	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition Subtotal	\$161,126	
<i>Building demolition</i>	\$100,000	2021–25
<i>Site demolition</i>	\$32,960	2021–25
<i>Soft costs (engineering, architectural, etc.)</i>	\$28,166	2021–25
Asbestos Abatement Subtotal	\$128,066	
<i>Asbestos abatement</i>	\$105,680	2022–25
<i>Soft costs (engineering, architectural, etc.)</i>	\$22,386	2022–25
Infrastructure Improvements Subtotal	\$25,448	
<i>Sidewalks</i>	\$4,000	2022–25
<i>Streetscape lighting</i>	\$17,000	2022–25
<i>Soft costs (engineering, architectural, etc.)</i>	\$4,448	2022–25
Quieting Title, Selling, Acquiring Property Subtotal	\$20,000	2022
MSF Eligible Activities Subtotal	\$334,640	
Contingency (15 %)	\$50,196	
Interest (0 %)	\$0	
Brownfield Plan and/or Work Plan Preparation	\$10,000	
Brownfield Plan and/or Work Plan Implementation	\$10,000	
MSF Eligible Activities Total Costs	\$404,836	

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TABLE 2

TIF TABLES (TAX CAPTURE)

Table 2: Captured Taxable Value and TIR by Year and Aggregate for Each Taxing Jurisdiction
Eddy Elementary Redevelopment
301 N 9th Street
St. Clair, Michigan

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	1	2	3	4	5	6	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 2,224,750	\$ 2,246,998	\$ 2,269,467	\$ 2,292,162	\$ 2,315,084	\$ 2,338,235	
Incremental Difference (New TV - Base TV)	\$ 2,224,750	\$ 2,246,998	\$ 2,269,467	\$ 2,292,162	\$ 2,315,084	\$ 2,338,235	
School Capture	Millage Rate¹						
State Education Tax (SET)	6.0000	\$ 13,349	\$ 13,482	\$ 13,617	\$ 13,753	\$ 13,891	\$ -
School Operating Tax	18.0000	\$ 40,046	\$ 40,446	\$ 40,850	\$ 41,259	\$ 41,672	\$ -
School Total	24.0000	\$ 53,394	\$ 53,928	\$ 54,467	\$ 55,012	\$ 55,562	\$ -
Local Capture	Millage Rate¹						
County Operating	5.3153	\$ 11,825	\$ 11,943	\$ 12,063	\$ 12,184	\$ 12,305	\$ 12,428
College	1.8830	\$ 4,189	\$ 4,231	\$ 4,273	\$ 4,316	\$ 4,359	\$ 4,403
RESA Spec Ed	2.3038	\$ 5,125	\$ 5,177	\$ 5,228	\$ 5,281	\$ 5,333	\$ 5,387
RESA Inter Ed	0.1931	\$ 430	\$ 434	\$ 438	\$ 443	\$ 447	\$ 452
RESA Voc Ed	0.9215	\$ 2,050	\$ 2,071	\$ 2,091	\$ 2,112	\$ 2,133	\$ 2,155
City Op	12.9327	\$ 28,772	\$ 29,060	\$ 29,350	\$ 29,644	\$ 29,940	\$ 30,240
School Sinking Fund	0.3992	\$ 888	\$ 897	\$ 906	\$ 915	\$ 924	\$ 933
Drugs	0.5598	\$ 1,245	\$ 1,258	\$ 1,270	\$ 1,283	\$ 1,296	\$ 1,309
Seniors	0.7983	\$ 1,776	\$ 1,794	\$ 1,812	\$ 1,830	\$ 1,848	\$ 1,867
Library	0.6985	\$ 1,554	\$ 1,570	\$ 1,585	\$ 1,601	\$ 1,617	\$ 1,633
Parks	0.4944	\$ 1,100	\$ 1,111	\$ 1,122	\$ 1,133	\$ 1,145	\$ 1,156
Veterans	0.0998	\$ 222	\$ 224	\$ 226	\$ 229	\$ 231	\$ 233
County Roads	0.2495	\$ 555	\$ 561	\$ 566	\$ 572	\$ 578	\$ 583
Local Total	26.8489	\$ 59,732	\$ 60,329	\$ 60,933	\$ 61,542	\$ 62,157	\$ 62,779
Non-Capturable Millages	Millage Rate						
School Debt	2.8400	\$ 6,318	\$ 6,381	\$ 6,445	\$ 6,510	\$ 6,575	\$ 6,641
City Bond	3.4594	\$ 7,696	\$ 7,773	\$ 7,851	\$ 7,930	\$ 8,009	\$ 8,089
Total Non-Capturable Taxes	6.2994	\$ 14,015	\$ 14,155	\$ 14,296	\$ 14,439	\$ 14,584	\$ 14,729
Total Remaining Tax Increment Revenue (TIR) Available for Capture	\$	63,570	\$ 64,206	\$ 64,848	\$ 65,497	\$ 66,152	\$ 62,779
							\$ 387,052

Footnotes:

1. Based on 2021 millages
2. Subject to specific tax 2023-2027. Capture is half of all taxes including debt
3. Total Remaining TIR does not include the Land Bank Authorities half.

Table 2: Captured Taxable Value and TIR by Year and Aggregate for Each Taxing Jurisdiction
Gearing Elementary Redevelopment
200 N Carney Drive
St. Clair, Michigan

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year		1	2	3	4	5	6	TOTAL
Calendar Year		2023	2024	2025	2026	2027	2028	
Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$	-	\$ -	\$ 2,331,950	\$ 2,355,270	\$ 2,378,822	\$ 2,402,610	
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ 2,331,950	\$ 2,355,270	\$ 2,378,822	\$ 2,402,610	
School Capture Millage Rate ¹								
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 13,992	\$ 14,132	\$ 14,273	\$ 14,416	\$ 56,812
School Operating Tax	18.0000	\$ -	\$ -	\$ 41,975	\$ 42,395	\$ 42,819	\$ 43,247	\$ 170,436
School Total	24.0000	\$ -	\$ -	\$ 55,967	\$ 56,526	\$ 57,092	\$ 57,663	\$ 227,248
Local Capture Millage Rate ¹								
County Operating	5.3153	\$ -	\$ -	\$ 12,395	\$ 12,519	\$ 12,644	\$ 12,771	\$ 50,329
College	1.8830	\$ -	\$ -	\$ 4,391	\$ 4,435	\$ 4,479	\$ 4,524	\$ 17,829
RESA Spec Ed	2.3038	\$ -	\$ -	\$ 5,372	\$ 5,426	\$ 5,480	\$ 5,535	\$ 21,814
RESA Inter Ed	0.1931	\$ -	\$ -	\$ 450	\$ 455	\$ 459	\$ 464	\$ 1,828
RESA Voc Ed	0.9215	\$ -	\$ -	\$ 2,149	\$ 2,170	\$ 2,192	\$ 2,214	\$ 8,725
City Op	12.9327	\$ -	\$ -	\$ 30,158	\$ 30,460	\$ 30,765	\$ 31,072	\$ 122,455
School Sinking Fund	0.3992	\$ -	\$ -	\$ 931	\$ 940	\$ 950	\$ 959	\$ 3,780
Drugs	0.5598	\$ -	\$ -	\$ 1,305	\$ 1,318	\$ 1,332	\$ 1,345	\$ 5,301
Seniors	0.7983	\$ -	\$ -	\$ 1,862	\$ 1,880	\$ 1,899	\$ 1,918	\$ 7,559
Library	0.6985	\$ -	\$ -	\$ 1,629	\$ 1,645	\$ 1,662	\$ 1,678	\$ 6,614
Parks	0.4944	\$ -	\$ -	\$ 1,153	\$ 1,164	\$ 1,176	\$ 1,188	\$ 4,681
Veterans	0.0998	\$ -	\$ -	\$ 233	\$ 235	\$ 237	\$ 240	\$ 945
County Roads	0.2495	\$ -	\$ -	\$ 582	\$ 588	\$ 594	\$ 599	\$ 2,362
Local Total	26.8489	\$ -	\$ -	\$ 62,610	\$ 63,236	\$ 63,869	\$ 64,507	\$ 254,223
Non-Capturable Millages Millage Rate								
School Debt	2.8400	\$ -	\$ -	\$ 6,623	\$ 6,689	\$ 6,756	\$ 6,823	\$ 26,891
City Bond	3.4594	\$ -	\$ -	\$ 8,067	\$ 8,148	\$ 8,229	\$ 8,312	\$ 32,756
Total Non-Capturable Taxes	6.2994			\$ 14,690	\$ 14,837	\$ 14,985	\$ 15,135	\$ 59,647
Total Remaining Tax Increment Revenue (TIR) Available for Capture								
		\$ -	\$ -	\$ 66,633	\$ 67,300	\$ 67,973	\$ 68,653	\$ 270,559

Footnotes:

1. Based on 2021 Millages
2. Subject to specific tax 2025-2029. Capture is half of all taxes including debt
3. Total Remaining TIR does not include the Land Bank Authorities half.

Table 2: Captured Taxable Value and TIR by Year and Aggregate for Each Taxing Jurisdiction
Senior Living Facility Independent Living Construction
Eddy Redevelopment
St. Clair, Michigan

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year		1	2	3	4	5	6	TOTAL
Calendar Year		2023	2024	2025	2026	2027	2028	
Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$	500,000	\$ 4,166,000	\$ 5,363,010	\$ 5,416,640	\$ 5,470,807	\$ 5,525,515	
Incremental Difference (New TV - Base TV)	\$	500,000	\$ 4,166,000	\$ 5,363,010	\$ 5,416,640	\$ 5,470,807	\$ 5,525,515	
School Capture	Millage Rate¹							
State Education Tax (SET)	6.0000	\$ 3,000	\$ 24,996	\$ 32,178	\$ 32,500	\$ 32,825	\$ -	\$ 125,499
School Operating Tax	18.0000	\$ 9,000	\$ 74,988	\$ 96,534	\$ 97,500	\$ 98,475	\$ -	\$ 376,496
School Total	24.0000	\$ 12,000	\$ 99,984	\$ 128,712	\$ 129,999	\$ 131,299	\$ -	\$ 501,995
Local Capture	Millage Rate¹							
County Operating	5.3153	\$ 2,658	\$ 22,144	\$ 28,506	\$ 28,791	\$ 29,079	\$ 29,370	\$ 140,547
College	1.8830	\$ 942	\$ 7,845	\$ 10,099	\$ 10,200	\$ 10,302	\$ 10,405	\$ 49,790
RESA Spec Ed	2.3038	\$ 1,152	\$ 9,598	\$ 12,355	\$ 12,479	\$ 12,604	\$ 12,730	\$ 60,917
RESA Inter Ed	0.1931	\$ 97	\$ 804	\$ 1,036	\$ 1,046	\$ 1,056	\$ 1,067	\$ 5,106
RESA Voc Ed	0.9215	\$ 461	\$ 3,839	\$ 4,942	\$ 4,991	\$ 5,041	\$ 5,092	\$ 24,366
City Op	12.9327	\$ 6,466	\$ 53,878	\$ 69,358	\$ 70,052	\$ 70,752	\$ 71,460	\$ 341,966
School Sinking Fund	0.3992	\$ 200	\$ 1,663	\$ 2,141	\$ 2,162	\$ 2,184	\$ 2,206	\$ 10,556
Drugs	0.5598	\$ 280	\$ 2,332	\$ 3,002	\$ 3,032	\$ 3,063	\$ 3,093	\$ 14,802
Seniors	0.7983	\$ 399	\$ 3,326	\$ 4,281	\$ 4,324	\$ 4,367	\$ 4,411	\$ 21,109
Library	0.6985	\$ 349	\$ 2,910	\$ 3,746	\$ 3,784	\$ 3,821	\$ 3,860	\$ 18,470
Parks	0.4944	\$ 247	\$ 2,060	\$ 2,651	\$ 2,678	\$ 2,705	\$ 2,732	\$ 13,073
Veterans	0.0998	\$ 50	\$ 416	\$ 535	\$ 541	\$ 546	\$ 551	\$ 2,639
County Roads	0.2495	\$ 125	\$ 1,039	\$ 1,338	\$ 1,351	\$ 1,365	\$ 1,379	\$ 6,597
Local Total	26.8489	\$ 13,424	\$ 111,853	\$ 143,991	\$ 145,431	\$ 146,885	\$ 148,354	\$ 709,938
Non-Capturable Millages	Millage Rate							
School Debt	2.8400	\$ 1,420	\$ 11,831	\$ 15,231	\$ 15,383	\$ 15,537	\$ 15,692	\$ 75,095
City Bond	3.4594	\$ 1,730	\$ 14,412	\$ 18,553	\$ 18,738	\$ 18,926	\$ 19,115	\$ 91,473
Total Non-Capturable Taxes	6.2994	\$ 3,150	\$ 26,243	\$ 33,784	\$ 34,122	\$ 34,463	\$ 34,807	\$ 166,569
Total Tax Increment Revenue (TIR) Available for Capture	\$	14,287	\$ 119,040	\$ 153,243	\$ 154,776	\$ 156,324	\$ 148,354	\$ 746,024

Footnotes:

1. Based on 2021 Millages
2. Subject to specific tax 2023-2027. Capture is half of all taxes including debt
3. Presumed that in 2023 the taxable value of the Land will be realized as the property will no longer be owned by the Land Bank.
4. Total Remaining TIR does not include the Land Bank Authorities half.

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TABLE 3

TIF TABLE (REIMBURSEMENT SCHEDULE)

Table 3: Estimated Reimbursement Schedule

Eddy Redevelopment Project
200 N Carney and 301 N 9th
St. Clair, Michigan

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	47.20%	\$ -	\$ -	\$ -
Local	52.80%	\$ -	\$ -	\$ -
TOTAL		\$ -	\$ -	\$ -
EGLE		\$ 37,005		\$ 37,005
MSF		\$ 300,000		\$ 300,000

Estimated Total
Years of Plan: 6

Estimated Capture

Administrative Fees	\$ 15,000
State Brownfield Redevelopment Fund	\$ 62,600
Local Brownfield Revolving Fund	\$ 287,212

Plan Year	1	2	3	4	5	6											TOTAL
Tax Reverted Property Specific Tax (to BRA)	\$ 38,929	\$ 91,623	\$ 142,363	\$ 143,786	\$ 145,224	\$ 139,893											\$ 701,817
Ad Valorum Tax																	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)	\$ 4,087	\$ 9,619	\$ 14,947	\$ 15,096	\$ 15,247	\$ 3,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,600
State TIR Available for Reimbursement	\$ (4,087)	\$ (9,619)	\$ (14,947)	\$ (15,096)	\$ (15,247)	\$ (3,604)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (62,600)
																	\$ -
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Administrative Fee (estimated fixed fee)	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Local TIR Available for Reimbursement	\$ (2,500)	\$ (2,500)	\$ (2,500)	\$ (2,500)	\$ (2,500)	\$ (2,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (15,000)
																	\$ -
Total State & Local TIR Available	\$ 32,342	\$ 79,503	\$ 124,916	\$ 126,190	\$ 127,477	\$ 133,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624,217
DEVELOPER	Beginning Balance																
Reimbursement Balance	\$ 337,005	\$ 337,005	\$ 304,663	\$ 225,160	\$ 100,244	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
MSF Non-Environmental Costs	\$ 300,000	\$ 300,000	\$ 300,000	\$ 225,160	\$ 100,244	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -
Specific Tax Reimbursement	\$ -	\$ 74,840	\$ 124,916	\$ 100,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 300,000	\$ 225,160	\$ 100,244	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -
EGLE Environmental Costs	\$ 37,005	\$ 37,005	\$ 4,663	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,005
Specific Tax Reimbursement	\$ 32,342	\$ 4,663		\$ -													\$ -
Local Tax Reimbursement	\$ -	\$ -															\$ -
Total EGLE Reimbursement Balance	\$ 4,663	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement																	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reimbursement	\$ 32,342	\$ 79,503	\$ 124,916	\$ 100,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,005
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits *																	
Specific Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ 25,946	\$ 127,477	\$ 133,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,212
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ 25,946	\$ 127,477	\$ 133,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,212

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

*Year 6 includes Eligible Tax Reverted Property Specific Tax for Gearing, while Eddy and the Senior housing return to Ad Valorem Taxes.

*50% of Taxes to be distributed to respective taxing jurisdictions, 50% to be retained by the BRA.

ATTACHMENT A

BROWNFIELD PLAN RESOLUTION(S)

DRAFT

RESOLUTION NO. 22-

**CITY OF ST. CLAIR
COUNTY OF ST. CLAIR, MICHIGAN**

**RESOLUTION SUPPORTING ADOPTION OF A BROWNFIELD PLAN
BY THE CITY OF ST. CLAIR
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the City Council of the City of St. Clair, Michigan, held in the Council Chambers of the Municipal Building located at 547 N. Carney Drive, St. Clair, Michigan, on the _____ day of _____, 2022 at 7 p.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the City of St. Clair, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of St. Clair County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the St. Clair County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the City of St. Clair, relating to the redevelopment project of the Eddy and Gearing Elementary School buildings, consisting of one parcel, approximately 27 acres in size, and located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, St. Clair County, Michigan (the "Site"), as more particularly described and shown in Figures 1 and 2 contained within the attached Plan; and

WHEREAS, the City Commission of St. Clair has reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 3(4) and 14(5) of the Act; and

WHEREAS, as a result of its review of the Plan, the City Council of St. Clair concurs with approval of the Plan.

1. **Plan Approved.** Pursuant to the authority vested in the City Council of St. Clair, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

ABSTAINED:

STATE OF MICHIGAN)
) ss:
CITY OF ST. CLAIR)

I, the undersigned, the fully qualified City Clerk of St. Clair, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of St. Clair at a regular meeting held on the ____ day of _____, 2022, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of ____, 2022.

2

RESOLUTION NO. 22-

ST. CLAIR COUNTY, MICHIGAN

**RESOLUTION APPROVING A BROWNFIELD PLAN
BY THE COUNTY OF ST. CLAIR
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of St. Clair County, Michigan, held in the Board of Commissioners Room, 2nd Floor of the County Building located at 200 Grand River Avenue in Port Huron, Michigan, on the ____ day of ____, 2022 at 6 p.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the St. Clair County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of St. Clair County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the St. Clair County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the City of St. Clair, relating to the redevelopment project of the Eddy and Gearing Elementary School buildings, consisting of one parcel, approximately 27 acres in size, and located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, St. Clair County, Michigan (the "Site"), as more particularly described and shown in Figures 1 and 2 contained within the attached Plan; and

WHEREAS, the St. Clair County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the St. Clair County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, the City of St. Clair has passed a resolution supporting adoption of the Plan;

WHEREAS, the St. Clair County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan, and upon consideration of the views and recommendations of the Taxing Jurisdictions, the St. Clair County Board of Commissioners concur with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. **Plan Approved.** Pursuant to the authority vested in the St. Clair County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

COUNTY OF ST. CLAIR)

I, the undersigned, the fully qualified Clerk of St. Clair County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of St. Clair County at a regular meeting held on the ____ day of _____, 2022, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of _____, 2022.

Jay M. DeBoyer, St. Clair County Clerk

ATTACHMENT B

DEVELOPMENT AND/OR REIMBURSEMENT AGREEMENT

DRAFT



DEVELOPMENT AND REIMBURSEMENT AGREEMENT

This Development and Reimbursement Agreement (the "Agreement") is made and entered into this the 8th day of FEBRUARY, 2021, by and between the ST. CLAIR COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (the "Brownfield Authority"), 200 Grand River Avenue, Suite 202, Port Huron, Michigan 48060, the ST. CLAIR COUNTY LAND BANK AUTHORITY (the "Land Bank"), 200 Grand River Avenue, Suite 202, Port Huron, Michigan 48060 and EDDY DEVELOPMENT, LLC (the "Developer"), 4545 Van Dyke Road, Almont, Michigan 48003.

Recitals

A. The parties are entering into this Agreement to facilitate the development of a parcel of property located in the City of St. Clair, Michigan which is known as Parcel No. 74-07-053-0026-000 the legal description of which is described on the attached Exhibit A. (the "Property")

B. The Brownfield Authority was created by St. Clair County (the "County") pursuant to the Michigan Brownfield Redevelopment Financing Act, MCL 1.252651, et seq. (the "Brownfield Act"). Pursuant to the Brownfield Act the Brownfield Authority will prepare a brownfield plan (the "Brownfield Plan") for approval by the Commissioners of the County and the St. Clair City Council.

C. The Land Bank was created by St. Clair County under the Land Bank Fast Track Act being Public Act 258 of 2003. Pursuant to Act 258, Land Banks are permitted under Michigan law to provide for the acquisition, assembly, disposition of land for a number of purposes including development, or sale and to strengthen or revitalize the economy of the state and its political subdivisions. The projects contemplated by this agreement to acquire and improve obsolete properties and develop affordable and senior housing meets the goals of the Land Bank.

D. The Land Bank has entered into an agreement to acquire the Property from the East China School District (the "School District"). The Property has improvements including two school buildings one of which is functioning and one of which is not operational along with adjoining vacant property. The agreement between the School District and the Land Bank for the acquisition of the Property is attached hereto as Exhibit B. The Land Bank and the School District will enter into a lease (the "Lease") pursuant to which the Gearing School will be leased to the School District under a triple net lease.

E. The Developer has plans to develop the Property commencing with the school building commonly known as the Eddy School. The Eddy School will be developed into senior citizen housing (the "Eddy Project"). The Developer also

has plans to develop the Gearing School which will remain operational on a triple net lease for at least the 2020-2021, 2021-2022 and 2022-2023 school years. The Developer plans to convert the Gearing School into apartments ("Gearing Project"). In addition, there is approximately 20 acres of vacant land which is part of the Property which the Developer plans to develop into a residential subdivision for the construction of affordable homes ("Residential Project"). The Eddy Project, Gearing Project and Residential Project shall be referred to as the "Completed Development".

F. Pursuant to the Brownfield Act and as will be set forth in the Brownfield Plan and potentially Act 381 Work Plan, the Developer will be entitled to be reimbursed from tax increments for existing and anticipated costs for eligible activities as defined in the Brownfield Act, subject to the adoption of a Brownfield Plan and the availability of tax increment due to the Developer's anticipated investments in the project. Those costs include both environmental costs, administrative costs and non-environmental costs such as, by way of example, partial demolition, site demolition, interior demolition, asbestos remediation and other eligible costs as set forth in the Brownfield Plan.

G. The Developer will also be eligible to recover certain infrastructure and site improvements for the Residential Project because the property will be owned or under the control of the Land Bank at the time the Brownfield Plan is adopted. These anticipated eligible costs will also be set forth in the Brownfield Plan.

H. The Developer has agreed to and shall upon the signing of this Agreement reimburse the Land Bank for the costs it incurred to purchase the Property from the School District in the amount of \$150,000.00 together with closing costs. The Developer has also agreed to reimburse the Brownfield Authority and the Land Bank for the costs of completing the environmental assessments of the Property and the buildings located on the Property, preparation of the Brownfield Plan and its other out-of-pocket costs in the approximate amount of \$2,000.00. The Land Bank out-of-pocket costs and the Brownfield Authority out-of-pocket costs shall be collectively referred to as "Out-of-Pocket Costs". The Developer, Land Bank and the Brownfield Authority are entering into this Agreement to facilitate the development of the Property as set forth in this Agreement and to set forth their rights and responsibilities concerning the development of the Property.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Recitals. The Recitals set forth in this Agreement are a substantive portion of this Agreement.

2. Out-of-Pocket Costs. Upon the signing of this Agreement the Developer agrees to and shall pay the Land Bank and the Brownfield Authority their Out-of-Pocket Costs as set forth in Recital H. The \$150,000.00 purchase price for the Property shall be paid to the Land Bank by the Developer not less than 24 hours prior to the closing on the purchase of the Property by the Land Bank. If for any reason the closing for the purchase of the Property does not occur as scheduled, the \$150,000.00 shall be immediately returned by the Land Bank to the Developer.

3. Holding Costs. The Developer agrees to pay the holding costs for the Property which shall include all ownership costs such as utilities, insurance, and maintenance costs (the "Holding Costs"). The bills for holding costs shall be promptly turned over to the Developer by the Land Bank and the Developer shall pay the bills on or before the due date or a date by which they can be paid without penalty. The Developer shall secure the property and monitor the condition of the Property and shall make repairs and perform maintenance as is necessary. The parties understand the East China School District will be paying the Holding Costs until the closing on the purchase of the Property.

4. Completion of Brownfield Plan. To the extent that the Brownfield Plan is not completed as of the date of the signing of this Agreement, the Brownfield Authority agrees it shall cause the Brownfield Plan to be completed by Envirologic on behalf of the Developer. Upon the completion of the Brownfield Plan and after obtaining all necessary approvals, upon the written request of the Developer to the Land Bank, the Land Bank shall transfer title to the Eddy Property by Warranty Deed to the Developer. The legal description for the Eddy Property to be transferred to the Developer shall be determined by a survey which shall be completed by the Developer and approved by the Land Bank. The remaining parcels being the Gearing School parcel and the vacant land will remain titled in the name of the Land Bank until the Developer is prepared to proceed with the development of such properties. The legal descriptions for the Gearing School and the subdivision parcel shall be determined by the survey which shall be completed by the Developer and approved by the Land Bank.

5. Completion of the Eddy Project. The Developer shall complete the Eddy Project as soon as is reasonably possible after the transfer of the Eddy Property to the Developer. The Developer shall proceed with the development of the Gearing parcel upon the expiration of the Lease with the School District and upon the School District vacating the Gearing School. The schedule for the development of the Gearing Project will be determined by the Developer. The Land Bank will hold the title to the Gearing Property until the Developer is prepared to proceed with the Gearing Project. However, the commencement of the Gearing Project shall, under no circumstances, begin less than 24 months after the School District vacates the Gearing School. The Developer shall pay all holding costs incurred by the Land Bank after expiration of the Lease with the School District while the Gearing School is awaiting development.

6. Restriction on Use. Neither the Eddy School Building or the Gearing School Building may be owned by a tax exempt entity except for St. Clair County, the Land Bank, the City of St. Clair, the East China School District or the Community Foundation of St. Clair County.

Further, neither the Gearing School Building or the Eddy School Building may be used or occupied by a non-profit or tax exempt organization. The restrictions set forth in this paragraph will be a deed restriction contained in the deeds from the Land Bank to the Developer.

7. Residential Project. The Developer shall develop the Residential Project which shall be deeded by the Land Bank to the Developer by Warranty Deed containing a legal description (the "Residential Property") determined by a survey completed by the Developer and approved by the Land Bank. The Residential Property shall be deeded to the Developer when the Developer is ready to commence the development of Residential Property. Provided the Developer must take title to the Residential Property and begin installation of infrastructure not later than 3 years from the date the Land Bank takes title to the Property. The 3-year deadline may be extended by agreement of the parties if conditions justify an extension. Pursuant to the terms of this Agreement, the Developer shall not be obligated to complete the Residential Project and may request that the Property be deeded to another entity provided the company taking title to the Residential Property will be required to enter into an agreement with the Land Bank on terms which are reasonably satisfactory to the Land Bank which will require the replacement developer to comply with the terms of this Agreement.

8. Assignment. The Developer may assign its rights and obligations under this Agreement with the written consent of the Land Bank which consent shall not be unreasonably withheld. The Land Bank may put conditions on a proposed assignment such as, by way of example, deadlines for development completion.

9. Binding Effect. This Agreement is binding upon the parties hereto their successors and assigns.

10. Term. The term of this Agreement shall commence on the date written above and shall terminate when the parties have completed their obligations under this Agreement or the parties signing a written document for the termination of this Agreement.

11. Notices. All notices, requests, demands and other communications that are required or permitted to be given under this Agreement will be in writing and will be deemed to have been sufficiently given for all purposes hereunder if (a) delivered personally to the party to whom the same is directed, or (b) sent by certified mail, postage prepaid, return receipt requested, at the addresses identified below; or to such other party at such other address as shall be given in writing in accordance herewith.

If the Authority, to:

St. Clair County Brownfield Redevelopment Authority
200 Grand River Avenue, Suite 202
Port Huron, Michigan 48060
Attention: Geoff Donaldson

If the Land Bank, to:

St. Clair County Land Bank Authority
200 Grand River Avenue, Suite 202
Port Huron, Michigan 48060
Attention: Kelly Roberts-Burnett

If the Developer, to:

Eddy Development, LLC
4545 Van Dyke Road
Almont, Michigan 48003
Attention: Mike Vinckier

12. Choice of Law and Venue. This Agreement will be governed by and construed in accordance with the laws of the state of Michigan. The parties agree that the proper venue for any dispute between them will be St. Clair County Circuit Court.

13. Severability. The invalidity of any paragraph or provision of this Agreement shall not affect the validity of any remaining terms.

14. Paragraph Headings. The headings assigned to the paragraphs in this Agreement do not control the interpretation of this Agreement.

15. Counterparts. This Agreement may be executed in separate counterparts each of which shall be deemed an original and which shall together constitute one and the same instrument.

WHEREFORE, this Agreement has been executed as of the date first written above.

Signatures are on the Following Page

ST. CLAIR COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY

By: Geoffrey Donaldson

Its: Director

ST. CLAIR COUNTY LAND BANK
AUTHORITY

By: Kelly Rold Bennett

Its: Chair/President

EDDY DEVELOPMENT, LLC

By: Michael Vinckier

Its: Authorized Representative

EXHIBIT A

Legal Description of the Property

EXHIBIT B

See Attached Agreement

ATTACHMENT C

NOTICE TO TAXING JURISDICTIONS

DRAFT

NOTICE TO ALL TAXING JURISDICTIONS

The St. Clair County Board of Commissioners proposes to approve a Brownfield Plan for the redevelopment of Eddy and Gearing Elementary Schools, consisting of one parcel, approximately 27 acres in size and located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, St. Clair County, Michigan.

The County of St. Clair has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended (the "Act").

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and adopted a Brownfield Plan related to the redevelopment of the property located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, Michigan. The project includes the redevelopment of two elementary school buildings and new construction of attainable workforce housing.

The development, known as the Eddy Redevelopment project, will benefit the local community by repurposing the school buildings and constructing new workforce housing designed to be priced to be attainable by local residents.

This document serves to notify local taxing units of the intent to approve a Brownfield Plan for the noted property. The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in the Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real and personal property located on the "eligible property", which may include certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including new construction, rehabilitation, remodeling, alterations, additions, economic and market conditions, and the installation of personal property on the eligible site.

The plan will be considered for adoption at the _____, 2022 meeting of the St. Clair County Board of Commissioners held at 6 pm in the County Building – 200 Grand River Avenue, Port Huron, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or adoption of the Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to Mr. Jay M. DeBoyer, the St. Clair County Clerk, at (810) 985-2200.

Dated: _____, 2022

Jay M. DeBoyer
St. Clair County Clerk

ATTACHMENT D

NOTICE OF PUBLIC HEARING

DRAFT

NOTICE OF PUBLIC HEARING

**THE BROWNFIELD REDEVELOPMENT AUTHORITY
OF ST. CLAIR COUNTY**

**REGARDING ADOPTION OF A BROWNFIELD PLAN
OF
EDDY REDEVELOPMENT, CITY OF ST. CLAIR
COUNTY OF ST. CLAIR, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE COUNTY OF ST. CLAIR

PLEASE TAKE NOTICE that the County Commissioners of the County of St. Clair, Michigan, will hold a Public Hearing on Thursday, the ____ day of May, 2022, at approximately 6 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 200 Grand River Avenue, Port Huron, Michigan, to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 301 N. 9th Street and 200 N Carney Drive, in the City of St. Clair, Michigan. The following legal parcel is included in the “eligible property”:

Parcel ID#
07-053-0026-000

The subject property consists of one parcel, approximately 27 acres in size and is located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, St. Clair County, Michigan (property). The property is occupied by the Eddy Elementary School Building and the Gearing Elementary School Building. The main focus of the proposed redevelopment is to support the re-use of publicly owned buildings and support the new construction of attainable housing.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the City of St. Clair City Clerk’s Office located at 547 N. Carney Drive, St. Clair, Michigan 48079. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Brownfield Redevelopment Authority of St. Clair County at (810) 989-6950. THIS NOTICE is given by order of the County Board of Commissioners of the County of St. Clair, Michigan.

Geoffrey Donaldson, Senior Planner
St. Clair County Metropolitan Planning Commission

NOTICE OF PUBLIC HEARING

**THE BROWNFIELD REDEVELOPMENT AUTHORITY
OF ST. CLAIR COUNTY**

**REGARDING ADOPTION OF A BROWNFIELD PLAN
OF
EDDY REDEVELOPMENT, CITY OF ST. CLAIR
COUNTY OF ST. CLAIR, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE COUNTY OF ST. CLAIR

PLEASE TAKE NOTICE that the County Commissioners of the County of St. Clair, Michigan, will hold a Public Hearing on Thursday, the 16th day of June, 2022, at approximately 4 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 200 Grand River Avenue, Port Huron, Michigan, to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 301 N. 9th Street and 200 N Carney Drive, in the City of St. Clair, Michigan. The following legal parcel is included in the “eligible property”:

Parcel ID#
07-053-0026-000

The subject property consists of one parcel, approximately 27 acres in size and is located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, St. Clair County, Michigan (property). The property is occupied by the Eddy Elementary School Building and the Gearing Elementary School Building. The main focus of the proposed redevelopment is to support the re-use of publicly owned buildings and support the new construction of attainable housing.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the City of St. Clair City Clerk’s Office located at 547 N. Carney Drive, St. Clair, Michigan 48079. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Brownfield Redevelopment Authority of St. Clair County at (810) 989-6950. THIS NOTICE is given by order of the County Board of Commissioners of the County of St. Clair, Michigan.

Geoffrey Donaldson, Director
St. Clair County Brownfield Redevelopment Authority

RESOLUTION NO. 22-16

ST. CLAIR COUNTY, MICHIGAN

**RESOLUTION APPROVING A BROWNFIELD PLAN
BY THE COUNTY OF ST. CLAIR
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of St. Clair County, Michigan, held in the Board of Commissioners Room, 2nd Floor of the County Building located at 200 Grand River Avenue in Port Huron, Michigan, on the ____ day of _____, 2022 at 4 p.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the St. Clair County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of St. Clair County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the St. Clair County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the City of St. Clair, relating to the redevelopment project of the Eddy and Gearing Elementary School buildings, consisting of one parcel, approximately 27 acres in size, and located at 301 N. 9th Street and 200 N Carney Drive in the City of St. Clair, St. Clair County, Michigan (the "Site"), as more particularly described and shown in Figures 1 and 2 contained within the attached Plan; and

WHEREAS, the St. Clair County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the St. Clair County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, the City of St. Clair has passed a resolution supporting adoption of the Plan;

WHEREAS, the St. Clair County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan, and upon consideration of the views and recommendations of the Taxing Jurisdictions, the St. Clair County Board of Commissioners concur with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. **Plan Approved.** Pursuant to the authority vested in the St. Clair County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss:
COUNTY OF ST. CLAIR)

I, the undersigned, the fully qualified Clerk of St. Clair County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of St. Clair County at a regular meeting held on the ____ day of _____, 2022, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of _____, 2022.

Jay M. DeBoyer, St. Clair County Clerk

Smiths Creek Landfill Activities Reports

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
📎	Data Comparisons 2019-22	5/17/2022	Exhibit
📎	Landfill Gas to Energy	5/17/2022	Exhibit
📎	April Volume	5/17/2022	Exhibit

COUNTY OF ST CLAIR
SMITHS CREEK LANDFILL
COMPARISON
2019- 2022

Year Month	2019 Tons	2020 Tons	2021 Tons	2022 Tons	2022 Income	2022 Expense*	2022 Net
January	16,090	22,917	19,901	23,371	\$ 1,123,726	\$ 318,858	\$ 804,868
February	16,010	20,284	19,118	19,073	\$ 445,930	\$ 359,452	\$ 86,478
March	20,319	21,928	34,858	31,004	\$ 666,076	\$ 473,790 *	\$ 192,286
April	26,568	17,404	39,622	34,648	\$ 544,241	\$ 298,239	\$ 246,002
May	32,958	22,192	31,164				\$ -
June	26,425	26,795	31,515				\$ -
July	29,270	26,303	30,695				\$ -
August	25,832	24,824	30,983				\$ -
September	25,734	29,798	30,478				\$ -
October	27,927	54,751	28,850				\$ -
November	24,899	44,857	29,649				\$ -
December	21,665	45,554	27,727				\$ -
Total	293,698	357,607	354,560	108,097	\$ 2,779,973	\$ 1,450,338	\$ 1,329,635

Landfill Expenses detailed in the Income and Expense Report (ONESolution).

* SRF Loan Interest Payment \$100,428.89

COUNTY OF ST CLAIR
SMITHS CREEK LANDFILL
GAS TO ENERGY
2022

2022	Plant Efficiency	Electric Power Sale Royalty	Section 45 Tax Credit Royalty	Additional Gas Rights	Total Revenue
January	98.6%	\$ 55,037		\$ 4,024	\$ 59,062
February	80.0%	\$ 41,141		\$ 4,024	\$ 45,166
March	97.7%	\$ 56,443		\$ 4,024	\$ 60,468
April	95.2%				
May					
June					
July					
August					
September					
October					
November					
December					
Total	92.8%	\$ 152,621	\$ -	\$ 12,072	\$ 164,696

COUNTY OF ST CLAIR
SMITHS CREEK LANDFILL
VOLUME REPORT
APRIL 2022

CUSTOMER	DEMO (TONS)	MUNICIPAL SOLID WASTE (TONS)	SPECIAL WASTE (TONS)	TOTAL TONS	TOTAL YARDS
BASIC TRANSPORTATION GROUP, LLC	0	9,413	0	9,413	31,320
JOB SITE SERVICES, INC	0	0	4,901	4,901	4,248
CURRAN RECYCLING LTD.	0	3,458	0	3,458	10,200
EMTERRA ENVIRONMENTAL USA	27	2,620	13	2,661	7,805
WASTE MANAGEMENT	97	1,672	43	1,812	7,712
MARCOTTE DISPOSAL	13	1,710	0	1,723	5,848
SOUTH BARRIE TRANSFER LTD	0	1,650	0	1,650	4,800
JEFF'S RUBBISH DISPOSAL	57	1,157	0	1,214	3,764
GROVE RECYCLING SERVICES	0	822	0	822	10,440
OTHER CUSTOMERS	<u>2,904</u>	<u>2,290</u>	<u>966</u>	<u>6,159</u>	<u>24,036</u>
	3,098	24,792	5,923	33,813	110,173

SEPTAGE CUSTOMERS	TOTAL GALLONS	TOTAL YARDS	TOTAL TONS
CARLS SEPTIC	44,105	218	180
JAY'S SEPTIC SERVICE	3,092	15	13
LEES SEPTIC SERVICE LLC	35,349	175	144
R&P HODGES SEPTIC SERVICE	51,134	253	209
RATTEE SEPTIC	62,632	310	256
SCOTTY'S POTTY'S	<u>8,308</u>	<u>41</u>	<u>34</u>
	204,619	1,013	835

TOTAL TONS 34,648
TOTAL YARDS 111,185

Monthly PARC Financial Documents

Summary:

ATTACHMENTS:

Description		Upload Date	Type
	PARC Finance Committee Minutes 5.2.22	5/18/2022	Cover Memo
	PARC Budget Year to Date 3.31.22	5/18/2022	Cover Memo

MINUTES
ST. CLAIR COUNTY PARKS AND RECREATION COMMISSION
FINANCE COMMITTEE
Monday, May 2, 2022

1. **Call Meeting to Order:** The meeting was called to order at 4:33 p.m. by Chair Bier in Conference Room B of the County Administration Building.
2. **Roll Call:** Bier, Haggerty, Smith and Ward
Excused: Cooper, Leto and McNamee
Absent: None
3. **Approval of Minutes: Motion** by Ward, supported by Smith to approve the minutes of the April 4, 2022, meeting as presented. Motion carried unanimously.
4. **Receipt of Financial Reports: Motion** by Haggerty, supported by Ward to recommend receipt of the financial reports for the period ending March 31, 2022, as presented. Motion carried unanimously.
5. **Proposals:**
 - a. **Disc Golf Course Expansion Grant:** County Parks received a \$10,000.00 grant from the Community Foundation of Southeast Michigan. Part of the grant will include purchasing discs to leave at the park for people to try the sport out without buying anything.
6. **Invoices Paid:** Invoices totaling \$17,265.00 were paid in April.
7. **Local Millage Distribution Reports:** The 2022 local millage distribution forms were presented to the Committee for review. **Motion** by Smith, supported by Ward to recommend PARC approve the forms as presented. Motion carried unanimously.
8. **Capital Asset Inventories:** None.
9. **Other:** The kayak launch at Woodsong is being permanently removed. Nancy has been in contact with three different people from the state of Michigan, and they all cannot find any record of the grant. After a pre-construction meeting with Raymond, it was determined that the labyrinth from the Goodells playground needs to be removed. **Motion** by Ward, supported by Smith to give Nancy the authority to resolve the labyrinth at the least cost to the County and alienation to the donor. Motion carried unanimously. **Motion** by Ward, supported by Haggerty to recommend PARC approve the 2023 facility fees being the same as they were in 2022. Motion carried unanimously.
10. **Next Meeting Date and Location:** The next Finance Committee meeting is scheduled for Monday, June 6, 2022, at 4:30 p.m. at the Fort Gratiot Light Station.
11. **Adjournment: Motion** by Ward, supported by Haggerty to adjourn. The meeting was adjourned at 5:28 p.m.

**St Clair County
Parks and Recreation Commission
03/31/2022**

Object	Object Description	2021 Budget	3/31/21 Actual	2022 Budget	3/31/22 Actual
4007	Current Property Taxes	3,178,368.00	2,359,981.58	3,277,799.00	3,069,477.62
4033	Current Personal Property Tax	1,792.00	0.00	1,500.00	0.00
4043	Delinq Real Prp Tx-Extra Voted	1,253.00	0.00	1,000.00	0.00
		3,181,413.00	2,359,981.58	3,280,299.00	3,069,477.62
4332	Federal Grants - Operating	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
4450	State Grants - General	0.00	0.00	0.00	0.00
4452	State Grants - Operating	1,425,300.00	0.00	148,000.00	0.00
4573	Local Comm Stabilization Shar	6,000.00	0.00	6,000.00	0.00
		1,431,300.00	0.00	154,000.00	0.00
4689	Charges for Services - Fees	117,346.00	29,960.00	80,000.00	34,210.00
4836	Chrgs Fr Srvc-Use&Admissn Fee	13,840.00	900.00	12,400.00	8,650.00
		131,186.00	30,860.00	92,400.00	42,860.00
4882	Interest Revenue	4,000.00	2,231.84	4,000.00	249.48
4883	Interest on Delinquent Taxes	232.00	0.00	500.00	0.00
		4,232.00	2,231.84	4,500.00	249.48
4909	Sale of Fixed Assets	0.00	0.00	0.00	0.00
4916	Cntrbtn&Donatn Frm Privat Srcs	24,195.00	10,295.00	0.00	100.00
4956	Refunds and Rebates Received	2,288.00	473.19	500.00	239.67
4969	Miscellaneous	200.00	0.00	500.00	0.00
4979	Cash Over & Short	0.00	0.00	0.00	0.00
		26,683.00	10,768.19	1,000.00	339.67
5050	Salaries&Wages-Appntd Official	3,000.00	210.00	3,000.00	450.00
5083	Salaries&Wages-Supervisory	60,000.00	20,086.01	0.00	26,766.35
5099	Salaries&Wages-Regular	450,000.00	97,798.57	530,000.00	77,414.46
5105	Salaries&Wages - Parttime	320,000.00	54,720.60	305,000.00	65,941.04
5116	Salaries&Wages-Temporary	160,000.00	551.25	160,000.00	0.00
5132	Salaries&Wages-Overtime	2,000.00	0.00	2,000.00	25.40
5182	Employer Provided Health Insur	125,000.00	25,160.40	115,000.00	24,017.10
5231	Employer Provided Life Insur	1,000.00	150.15	700.00	136.62
5248	Employer Provided Disblty Insr	8,000.00	1,178.47	5,500.00	1,041.56
5281	Employer Retirement Contributn	80,000.00	18,390.07	67,287.00	14,926.00
5285	Employers Retiree Health	14,100.00	3,103.12	9,192.00	2,067.28
5290	Employer 457 Match	17,000.00	2,913.71	22,302.00	3,579.37
5330	Employer's FICA Contribution	60,000.00	10,566.27	61,650.00	10,436.16
5347	Employer's Medicare Contributn	14,000.00	2,471.23	14,418.00	2,440.78
5363	Unemployment Insurance	3,000.00	137.95	795.00	135.47
5380	Workers Compensation Insurance	8,000.00	1,026.79	5,966.00	1,011.12
5394	Employee Mileage Reimbursement	1,500.00	0.00	3,000.00	305.62
5396	Employee Travel	3,500.00	0.00	7,000.00	379.00
5397	Employee Meals	200.00	0.00	900.00	213.00
5398	Employer Provided Uniforms	4,000.00	832.49	4,000.00	68.00
5404	Employee Dues & Subscriptions	1,500.00	20.00	2,500.00	0.00
5410	Employee Health and Welfare	1,000.00	344.00	1,000.00	367.00
5420	Contracted Labor	88,400.00	0.00	88,400.00	0.00

**St Clair County
Parks and Recreation Commission
03/31/2022**

Object	Object Description	2021 Budget	3/31/21 Actual	2022 Budget	3/31/22 Actual
		1,425,200.00	239,661.08	1,409,610.00	231,721.33
5446	Supplies	105,000.00	8,912.29	105,000.00	10,639.06
5545	Fuel	30,000.00	3,890.38	35,000.00	4,601.41
		135,000.00	12,802.67	140,000.00	15,240.47
6683	Legal Services	2,000.00	120.00	3,000.00	165.00
6749	Professional Services	133,000.00	4,941.10	120,000.00	13,478.54
6799	Court Appointed Attny-Other	0.00	0.00	0.00	0.00
7013	Maintenance Contracts	4,000.00	2,939.00	4,000.00	3,632.51
7508	Internet Access	4,500.00	1,079.70	4,500.00	339.70
7541	Telephone	6,600.00	1,138.23	6,600.00	2,105.83
7591	Cellular Phone	3,000.00	810.84	4,000.00	771.18
7700	Licenses, Permits, & Fees	2,000.00	225.00	2,000.00	26.28
7723	Postage/Freight	25,000.00	16.62	37,000.00	17.93
8036	Program Promotion	10,000.00	0.00	110,000.00	0.00
8300	Printing and Publishing	30,000.00	1,377.50	54,000.00	1,655.00
8531	Training	4,000.00	249.00	8,000.00	1,775.00
8548	Regulatory Updates/Reference	100.00	0.00	400.00	0.00
8581	County Membership	3,000.00	1,000.00	3,000.00	0.00
8647	Electric Utility	43,000.00	6,719.40	47,300.00	7,976.60
8663	Gas Utility	13,000.00	4,373.36	14,300.00	5,485.49
8680	Water/Sewer Utility	4,000.00	10.00	4,000.00	467.30
8795	Repairs and Maintenance	110,000.00	3,652.12	110,000.00	9,797.31
8977	Equipment Rental	10,000.00	496.50	10,000.00	735.00
9092	Local Unit Fee	781,000.00	0.00	820,000.00	0.00
9208	Miscellaneous	1,200.00	46.85	1,200.00	0.00
9356	Refunds Paid	4,500.00	1,771.25	4,500.00	330.00
		1,193,900.00	30,966.47	1,367,800.00	48,758.67
9472	Land	1,630,000.00	0.00	200,000.00	0.00
9480	Uncapitalized Assets < \$5,000	80,000.00	10,231.53	75,000.00	18,712.40
9521	Land Improvements	300,000.00	0.00	545,000.00	0.00
9538	Buildings	200,000.00	0.00	150,000.00	0.00
9554	Equipment	110,000.00	0.00	84,000.00	0.00
9620	Vehicles	175,000.00	0.00	85,000.00	32,212.35
		2,495,000.00	10,231.53	1,139,000.00	50,924.75
9868	Interest Expense	0.00	0.00	0.00	0.00
9884	Late Payment Fees	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
9934	Appropriation Transfer Out	200,000.00	0.00	200,000.00	0.00
		200,000.00	0.00	200,000.00	0.00
Revenue Total:		4,774,814.00	2,403,841.61	3,532,199.00	3,112,926.77
Expense Total:		5,449,100.00	293,661.75	4,256,410.00	346,645.22
Net:		-674,286.00	2,110,179.86	-724,211.00	2,766,281.55

Parks and Recreation Accounts Payable Register

GL Account	Vendor Name	Description	Check #	CK Date	Dist. Amount
208000	Parks & Recreation				
208000 -2530	DUPUIS, JESSICA	SEC DEPOSIT RETURN	00288716	03/10/2022	100.00
208000 -2530	ST CLAIR COUNTY 4H COUNCIL	SEC DEPOSIT RETURN	00288787	03/10/2022	100.00
		Total Customers Depst&Interest Pyble		2530	200.00
		Org Key Total		208000	200.00
208751	Recreation/Parks				
208751 -5446	KERR ALBERT OFFICE SUPPLY	JAN 22 OFFICE SUPPLIES	00288561	03/03/2022	91.75
		Total Supplies		5446	91.75
208751 -7591	AT AND T MOBILITY II LLC	CHARGES 02/17/22	00288484	03/03/2022	257.24
208751 -7591	AT AND T MOBILITY II LLC	CHARGES 03/17/22	00289116	03/31/2022	256.71
		Total Cellular Phone		7591	513.95
208751 -8300	FEDERATED PUBLICATIONS	FEB 22 NTC PUBLIC HEARING	00288859	03/17/2022	58.00
208751 -8300	LASERLECTRIC ENGRAVING	PLAQUE H. HEDIEMANN	00288566	03/03/2022	69.50
		Total Printing and Publishing		8300	127.50
208751 -8531	COLLABORATIVE TRAINING NETWORKLEADERSHIP & SUPERVISOR TRAIN		00289005	03/24/2022	375.00
208751 -8531	COLLABORATIVE TRAINING NETWORKLEADERSHIP & SUPERVISOR TRAIN		00289005	03/24/2022	875.00
		Total Training		8531	1,250.00
		Org Key Total		208751	1,983.20
940020	Wadhams to Avoca Trail				
940020 -5446	CEDAR HILL GRAPHICS LLC	ADOPT A TRAIL SIGNS	00288835	03/17/2022	60.00
		Total Supplies		5446	60.00
940020 -6749	BOLDT MCLEOD AND JOHNSON INC	SCCPARC GENERAL	00288493	03/03/2022	175.00
		Total Professional Services		6749	175.00
940020 -8647	DTE ENERGY	CHARGES 02/01-02/28/22	00288713	03/10/2022	127.94
		Total Electric Utility		8647	127.94
		Org Key Total		940020	362.94
940021	Fort Gratiot County Park				
940021 -6749	FRIENDS OF THE ST CLAIR RIVER	STEWARDSHIP SRVC PHASE I FGCP	00288726	03/10/2022	2,468.00
		Total Professional Services		6749	2,468.00
940021 -7541	MICHIGAN BELL TELEPHONE CO	CHARGES 02/05-03/04/22	00289061	03/24/2022	246.99
		Total Telephone		7541	246.99
940021 -8647	DTE ENERGY	CHARGES 02/03-03/04/22	00288856	03/17/2022	25.30
940021 -8647	DTE ENERGY	CHARGES 02/08-03/09/22	00289020	03/24/2022	97.09
		Total Electric Utility		8647	122.39
940021 -8680	TOWNSHIP OF FORT GRATIOT MICH	CHARGES 11/03/21-02/01/22	00288801	03/10/2022	10.00
		Total Water/Sewer Utility		8680	10.00
940021 -8977	CARLS SEPTIC SERVICE	TOILET RNTL 2/7/22-3/7/22	00288686	03/10/2022	160.00
		Total Equipment Rental		8977	160.00
		Org Key Total		940021	3,007.38
940026	Columbus County Park				
940026 -5446	ADAIR SALVAGE INC	6x6x12 BOARDS (5)	00288474	03/03/2022	357.75
940026 -5446	CEDAR HILL GRAPHICS LLC	SIGNS FOR DISC GOLF COURSE	00288835	03/17/2022	210.00
940026 -5446	KERR ALBERT OFFICE SUPPLY	JAN 22 OFFICE SUPPLIES	00288561	03/03/2022	28.28
940026 -5446	ZIMMERS SALES AND SERVICE	CABLE, BLADES, AIR FILTERS	00288969	03/17/2022	278.95
		Total Supplies		5446	874.98
940026 -5545	FOSTER BLUE WATER OIL LLC	GASOLINE	00288537	03/03/2022	632.16
940026 -5545	FOSTER BLUE WATER OIL LLC	GASOLINE	00289182	03/31/2022	534.92
		Total Fuel		5545	1,167.08
940026 -6749	FRIENDS OF THE ST CLAIR RIVER	STEWARDSHIP SRVC PHASE I CCP	00288726	03/10/2022	2,468.00

Parks and Recreation Accounts Payable Register

GL Account	Vendor Name	Description	Check #	CK Date	Dist. Amount
Total Professional Services				6749	2,468.00
940026 -7541	FRONTIER COMMUNICATIONS OF MIC	CHARGES 03/01/22	00288872	03/17/2022	233.34
940026 -7541	FRONTIER COMMUNICATIONS OF MIC	CHARGES 02/20/22	00288539	03/03/2022	184.71
940026 -7541	FRONTIER COMMUNICATIONS OF MIC	CHARGES 03/20/22	00289118	03/31/2022	269.40
Total Telephone				7541	687.45
940026 -8647	DTE ENERGY	CHARGES 01/25-02/23/22	00288710	03/10/2022	302.17
940026 -8647	DTE ENERGY	CHARGES 01/25-02/23/22	00288710	03/10/2022	336.33
940026 -8647	DTE ENERGY	CHARGES 01/25-02/23/22	00288707	03/10/2022	40.49
940026 -8647	DTE ENERGY	CHARGES 01/25-02/23/22	00288715	03/10/2022	49.49
Total Electric Utility				8647	728.48
940026 -8663	SEMCO ENERGY	CHARGES 02/01-03/03/22	00288934	03/17/2022	195.68
Total Gas Utility				8663	195.68
940026 -8795	FIRST VEHICLE SERVICES INC	REPAIRS 01/23-02/19/22 CCP	00288863	03/17/2022	260.66
940026 -8795	NOBLE LOCK SERVICES	RPR CYLINDER	00288916	03/17/2022	90.00
940026 -8795	SUPERIOR HEATING AND COOLING I	SRVC CALL LOOP PUMP	00288946	03/17/2022	137.00
940026 -8795	WASTE MANAGEMENT OF MICHIGAN	MAR 22 WASTE RMVL HAUL CCP	00288962	03/17/2022	48.40
Total Repairs and Maintenance				8795	536.06
940026 -8977	SCOTTYS POTTYS	FEB 22 POTTY RENTAL CCP	00288784	03/10/2022	95.00
Total Equipment Rental				8977	95.00
940026 -9480	ZIMMERS SALES AND SERVICE	BILLYGOAT SP BLOWER F1002SPV	00288969	03/17/2022	1,699.00
Total Uncapitalized Assets < \$5,000				9480	1,699.00
Org Key Total				940026	8,451.73
940032	Woodsong County Park				
940032 -5446	CEDAR HILL GRAPHICS LLC	ENTRANCE SIGNS	00288835	03/17/2022	512.00
Total Supplies				5446	512.00
940032 -6683	FLETCHER FEALKO SHOUDY AND FRAJAN	22 PARKS	00288722	03/10/2022	165.00
Total Legal Services				6683	165.00
940032 -8647	DTE ENERGY	CHARGES 02/05-03/06/22	00289020	03/24/2022	20.80
Total Electric Utility				8647	20.80
940032 -8977	SCOTTYS POTTYS	FEB 22 POTTY RENTAL WCP	00288784	03/10/2022	95.00
Total Equipment Rental				8977	95.00
Org Key Total				940032	792.80
940033	Goodells County Park				
940033 -5545	FOSTER BLUE WATER OIL LLC	DIESEL	00289031	03/24/2022	282.74
940033 -5545	FOSTER BLUE WATER OIL LLC	GASOLINE	00289031	03/24/2022	595.46
940033 -5545	FOSTER BLUE WATER OIL LLC	GASOLINE	00288725	03/10/2022	624.87
Total Fuel				5545	1,503.07
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288707	03/10/2022	62.87
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288708	03/10/2022	14.76
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288708	03/10/2022	14.76
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288708	03/10/2022	737.63
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288708	03/10/2022	25.05
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288709	03/10/2022	155.15
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288709	03/10/2022	84.98
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288710	03/10/2022	9.03
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288714	03/10/2022	295.17
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288714	03/10/2022	665.60
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288705	03/10/2022	14.76
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288705	03/10/2022	76.50
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288705	03/10/2022	45.63

Parks and Recreation Accounts Payable Register

GL Account	Vendor Name	Description	Check #	CK Date	Dist. Amount
940033 -8647	DTE ENERGY	CHARGES 01/27-02/25/22	00288715	03/10/2022	305.46
940033 -8647	DTE ENERGY	CHARGES 02/01-02/28/22	00288713	03/10/2022	100.22
940033 -8647	DTE ENERGY	CHARGES 02/01-03/02/22	00288856	03/17/2022	101.05
		Total Electric Utility		8647	2,708.62
940033 -8663	SEMCO ENERGY	CHARGES 02/07-03/08/22	00289247	03/31/2022	182.46
940033 -8663	SEMCO ENERGY	CHARGES 02/07-03/08/22	00289247	03/31/2022	200.21
940033 -8663	SEMCO ENERGY	CHARGES 02/07-03/08/22	00289247	03/31/2022	382.34
940033 -8663	SEMCO ENERGY	CHARGES 02/07-03/08/22	00289247	03/31/2022	606.51
940033 -8663	SEMCO ENERGY	CHARGES 02/07-03/08/22	00289247	03/31/2022	16.51
		Total Gas Utility		8663	1,388.03
940033 -8795	J AND E TREE SERVICE	REMOVAL TWO TREES GCP	00288556	03/03/2022	4,000.00
940033 -8795	JEFFS RUBBISH DISPOSAL INC	MAR 22 DUMPSTER SERVICES GCP	00288557	03/03/2022	125.00
940033 -8795	JEFFS RUBBISH DISPOSAL INC	APR 22 DUMPSTER SERVICES GCP	00289195	03/31/2022	125.00
940033 -8795	MARYSVILLE TIRE AND AUTO	2005 DUMP TRAILER GCP	00288577	03/03/2022	1,186.72
940033 -8795	PORT HURON AUTO GLASS INC	INSTLL 3 INSULATED UNITS	00288772	03/10/2022	794.00
940033 -8795	QUALITY LUBE	OIL CHANGE '18 GMC SAVANA GCP	00289078	03/24/2022	63.95
		Total Repairs and Maintenance		8795	6,294.67
940033 -9356	PARKS, STACY	REFUND RENTAL LESS 25%	00288600	03/03/2022	165.00
		Total Refunds Paid		9356	165.00
940033 -9480	FRANCEK WATER CONDITIONING	POWERLINE PS840 WATER SOFTENER	00289032	03/24/2022	1,795.00
940033 -9480	ZIMMERS SALES AND SERVICE	JRCO BLOWER BUGGY 601	00288969	03/17/2022	1,125.00
		Total Uncapitalized Assets < \$5,000		9480	2,920.00
940033 -9620	TODD WENZEL BUICK GMC OF WESTL	2022 GMC SIERRA 161095	00289257	03/31/2022	32,212.35
		Total Vehicles		9620	32,212.35
			Org Key Total	940033	47,191.74
940034	Ft Gratiot Lighthouse				
940034 -7508	COMCAST CABLE COMMUNICATIONS I	CHARGES 03/13/22	00289010	03/24/2022	109.90
		Total Internet Access		7508	109.90
940034 -7541	MICHIGAN BELL TELEPHONE CO	CHARGES 01/29-02/28/22	00288759	03/10/2022	77.43
		Total Telephone		7541	77.43
940034 -8647	DTE ENERGY	CHARGES 02/11-03/11/21	00289021	03/24/2022	55.13
		Total Electric Utility		8647	55.13
940034 -8663	SEMCO ENERGY	CHARGES 02/02-03/04/22	00288934	03/17/2022	131.37
		Total Gas Utility		8663	131.37
940034 -8680	CITY OF PORT HURON MICHIGAN	CHARGES 01/20-02/20/22	00288689	03/10/2022	175.32
		Total Water/Sewer Utility		8680	175.32
940034 -8795	FIRST VEHICLE SERVICES INC	REPAIRS 01/23-02/19/22 FGSL	00288863	03/17/2022	1,745.14
		Total Repairs and Maintenance		8795	1,745.14
			Org Key Total	940034	2,294.29
940035	Mobile Recreation				
940035 -5410	PORT HURON HOSPITAL	FEB 22 SERVICES	00289056	03/24/2022	367.00
		Total Employee Health and Welfare		5410	367.00
			Org Key Total	940035	367.00
940036	Blue Water River Walk				
940036 -6749	FRIENDS OF THE ST CLAIR RIVER	STEWARDSHIP SRVC PHASE I BWRW	00288726	03/10/2022	7,404.00
		Total Professional Services		6749	7,404.00
940036 -8647	DTE ENERGY	CHARGES 02/08-03/09/22	00289020	03/24/2022	15.27
		Total Electric Utility		8647	15.27
			Org Key Total	940036	7,419.27
				Grand Total	72,070.35

940020 Wadhams to Avoca Trail**03/31/2022
YTD Actual**

Object	Description	
5099	Salaries&Wages-Regular	2,438.38
5105	Salaries&Wages - Parttime	1,141.37
5132	Salaries&Wages-Overtime	1.27
5182	Employer Provided Health Insur	699.19
5231	Employer Provided Life Insur	3.41
5248	Employer Provided Disblty Insr	24.39
5281	Employer Retirement Contributn	438.55
5285	Employers Retiree Health	97.45
5290	Employer 457 Match	53.41
5330	Employer's FICA Contribution	213.21
5347	Employer's Medicare Contributn	49.86
5363	Unemployment Insurance	2.93
5380	Workers Compensation Insurance	21.12
8300	Printing and Publishing	1,377.50
8647	Electric Utility	269.07
Revenue Total:		0.00
Expense Total:		6,831.11
Net:		-6,831.11

940021 Fort Gratiot County Park**03/31/2022
YTD Actual**

Object	Description	
4689	Charges for Services - Fees	1,705.00
5099	Salaries&Wages-Regular	1,854.53
5105	Salaries&Wages - Parttime	1,817.15
5182	Employer Provided Health Insur	282.75
5231	Employer Provided Life Insur	2.44
5248	Employer Provided Disblty Insr	18.56
5281	Employer Retirement Contributn	416.01
5290	Employer 457 Match	7.56
5330	Employer's FICA Contribution	224.83
5347	Employer's Medicare Contributn	52.59
5363	Unemployment Insurance	2.92
5380	Workers Compensation Insurance	21.75
5446	Supplies	394.93
5545	Fuel	30.55
6749	Professional Services	2,468.00
7013	Maintenance Contracts	272.26
7541	Telephone	731.88
8647	Electric Utility	378.57
8680	Water/Sewer Utility	10.00
8977	Equipment Rental	355.00
9480	Uncapitalized Assets < \$5,000	1,056.00
Revenue Total:		1,705.00
Expense Total:		10,398.28
Net:		-8,693.28

940026 Columbus County Park**03/31/2022
YTD Actual**

Object	Description	
4689	Charges for Services - Fees	5,930.00
4956	Refunds and Rebates Received	29.26
5099	Salaries&Wages-Regular	18,264.95
5105	Salaries&Wages - Parttime	11,439.78
5182	Employer Provided Health Insur	6,046.94
5231	Employer Provided Life Insur	24.37
5248	Employer Provided Disblty Insr	182.63
5281	Employer Retirement Contributn	4,868.52
5285	Employers Retiree Health	590.40
5290	Employer 457 Match	11.10
5330	Employer's FICA Contribution	1,728.69
5347	Employer's Medicare Contributn	404.30
5363	Unemployment Insurance	23.63
5380	Workers Compensation Insurance	175.35
5394	Employee Mileage Reimbursement	14.04
5397	Employee Meals	30.00
5398	Employer Provided Uniforms	68.00
5446	Supplies	2,673.25
5545	Fuel	1,665.82
6749	Professional Services	2,493.00
7013	Maintenance Contracts	977.12
7541	Telephone	1,238.18
8647	Electric Utility	1,478.16
8663	Gas Utility	571.76
8795	Repairs and Maintenance	651.86
8977	Equipment Rental	190.00
9356	Refunds Paid	165.00
9480	Uncapitalized Assets < \$5,000	3,661.00
Revenue Total:		5,959.26
Expense Total:		59,637.85
Net:		-53,678.59

940032 Woodsong County Park**03/31/2022
YTD Actual**

Object	Description	
5099	Salaries&Wages-Regular	2,690.99
5182	Employer Provided Health Insur	900.89
5231	Employer Provided Life Insur	3.29
5248	Employer Provided Disblty Insr	26.91
5281	Employer Retirement Contributn	712.64
5290	Employer 457 Match	4.03
5330	Employer's FICA Contribution	143.48
5347	Employer's Medicare Contributn	33.56
5363	Unemployment Insurance	2.14
5380	Workers Compensation Insurance	15.69
6683	Legal Services	165.00
8647	Electric Utility	62.66

8977 Equipment Rental

190.00

Revenue Total: 0.00

Expense Total: 4,951.28

Net: -4,951.28

940033 Goodells County Park**03/31/2022
YTD Actual**

Object	Description	
4689	Charges for Services - Fees	22,245.00
4916	Cntrbtrn&Donatn Frm Privat Srcs	100.00
4956	Refunds and Rebates Received	195.41
5099	Salaries&Wages-Regular	22,072.31
5105	Salaries&Wages - Parttime	38,665.10
5132	Salaries&Wages-Overtime	21.59
5182	Employer Provided Health Insur	5,494.85
5231	Employer Provided Life Insur	33.48
5248	Employer Provided Disblty Insr	220.66
5281	Employer Retirement Contributn	2,413.73
5285	Employers Retiree Health	506.93
5290	Employer 457 Match	852.50
5330	Employer's FICA Contribution	3,735.20
5347	Employer's Medicare Contributn	873.54
5363	Unemployment Insurance	48.29
5380	Workers Compensation Insurance	358.89
5397	Employee Meals	60.00
5446	Supplies	7,124.46
5545	Fuel	2,859.22
6749	Professional Services	1,091.80
7013	Maintenance Contracts	1,404.15
7700	Licenses, Permits, & Fees	21.28
8647	Electric Utility	5,510.21
8663	Gas Utility	4,524.22
8795	Repairs and Maintenance	6,544.67
9356	Refunds Paid	165.00
9480	Uncapitalized Assets < \$5,000	13,879.79
9620	Vehicles	32,212.35

Revenue Total: 22,540.41

Expense Total: 150,694.22

Net: -128,153.81

940034 Ft Gratiot Lighthouse**03/31/2022
YTD Actual**

Object	Description	
4689	Charges for Services - Fees	120.00
5099	Salaries&Wages-Regular	7,640.27
5182	Employer Provided Health Insur	1,368.73
5231	Employer Provided Life Insur	10.79
5248	Employer Provided Disblty Insr	76.36
5281	Employer Retirement Contributn	1,978.14
5285	Employers Retiree Health	23.37
5290	Employer 457 Match	7.56

5330	Employer's FICA Contribution	459.74
5347	Employer's Medicare Contributn	107.53
5363	Unemployment Insurance	6.07
5380	Workers Compensation Insurance	44.73
5394	Employee Mileage Reimbursement	55.28
5545	Fuel	45.82
7013	Maintenance Contracts	978.98
7508	Internet Access	339.70
7541	Telephone	135.77
8647	Electric Utility	215.15
8663	Gas Utility	389.51
8680	Water/Sewer Utility	351.25
8795	Repairs and Maintenance	2,589.44
Revenue Total:		120.00
Expense Total:		16,824.19
Net:		-16,704.19

940035 Mobile Recreation

Object	Description	03/31/2022 YTD Actual
4836	Chrgs Fr Srvcs-Use&Admissn Fee	8,350.00
5099	Salaries&Wages-Regular	2,638.22
5105	Salaries&Wages - Parttime	2,723.00
5132	Salaries&Wages-Overtime	2.54
5182	Employer Provided Health Insur	676.14
5231	Employer Provided Life Insur	3.94
5248	Employer Provided Disblty Insr	26.36
5281	Employer Retirement Contributn	300.61
5285	Employers Retiree Health	66.81
5290	Employer 457 Match	98.71
5330	Employer's FICA Contribution	328.05
5347	Employer's Medicare Contributn	76.72
5363	Unemployment Insurance	4.19
5380	Workers Compensation Insurance	31.34
5410	Employee Health and Welfare	367.00
Revenue Total:		8,350.00
Expense Total:		7,343.63
Net:		1,006.37

940036 Blue Water River Walk

Object	Description	03/31/2022 YTD Actual
4689	Charges for Services - Fees	4,190.00
5099	Salaries&Wages-Regular	1,276.61
5182	Employer Provided Health Insur	188.49
5231	Employer Provided Life Insur	1.55
5248	Employer Provided Disblty Insr	12.77
5281	Employer Retirement Contributn	277.35
5290	Employer 457 Match	2.52
5330	Employer's FICA Contribution	77.13
5347	Employer's Medicare Contributn	18.04

5363	Unemployment Insurance	1.02
5380	Workers Compensation Insurance	7.48
6749	Professional Services	7,404.00
8647	Electric Utility	46.17
Revenue Total:		<u>4,190.00</u>
Expense Total:		<u>9,313.13</u>
Net:		<u>-5,123.13</u>

940038 Clay Township Park

Object	Description	03/31/2022 YTD Actual
Revenue Total:		0.00
Expense Total:		<u>0.00</u>
Net:		<u>0.00</u>

940040 North Channel Waterfront Park

Object	Description	03/31/2022 YTD Actual
5099	Salaries&Wages-Regular	217.25
5105	Salaries&Wages - Parttime	1,260.00
5248	Employer Provided Disblty Insr	2.17
5330	Employer's FICA Contribution	91.59
5347	Employer's Medicare Contributn	21.41
5363	Unemployment Insurance	1.18
5380	Workers Compensation Insurance	8.86
6749	Professional Services	21.74
7700	Licenses, Permits, & Fees	5.00
8300	Printing and Publishing	219.50
8647	Electric Utility	16.61
8680	Water/Sewer Utility	106.05
Revenue Total:		<u>0.00</u>
Expense Total:		<u>1,971.36</u>
Net:		<u>-1,971.36</u>