

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY

October 17, 2024, Meeting - Communication

To: DDA Members and Staff
From: Dan King
Date: October 8, 2024
Subject: Information Regarding October 17, 2024, Meeting of DDA

The next meeting of the Hastings DDA is scheduled for **8:00 a.m.** on **Thursday October 17th** in the Council Chambers, second floor of City Hall.

5. Financial Statement and Budget Review

Budget data has been updated through September 30, 2024.

6. Façade and BEIG Update

The façade grant and BEIG spreadsheets have been updated through September 30, 2024.

8. Old Business

Both Harder & Warner and Hunt and Gather have provided quotes for holiday plantings.

9. New Business

420 E. Mills LLC has submitted a Brownfield Plan Amendment for the properties located at 328 and 420 E. Mill Street (former Royal Coach site). The amended plan includes incremental tax capture for both traditional Brownfield activities (site remediation and activities to safeguard public health) as well as the new housing tax increment financing administered by MSHDA. The project will include 134 multi-family housing units of which 27 units will be available for tenants that earn 80% to 100% of the annual median income. The project will contain a separate commercial building to be used for food and other cultural services.

Like the Lofts at 128, this project is in the DDA district so an Interlocal Agreement assigning DDA tax capture to the BRA is required. The developer has agreed to pass through 20% of the tax capture to the DDA.

Both Postema Signs and Valley City Signs have submitted proposals for a sign for Parking Lot 8.

The second PA 57 of 2018 informational meeting is due for scheduling.

Please let us know if you are unable to attend the meeting.

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Meeting Thursday October 17, 2024

MEETING AT CITY HALL

1. Call to Order/ Roll Call. (Meeting starts at 8:00 a.m.)
2. Pledge to the Flag
3. Approval/Additions/Deletions to Agenda
4. Approval of Minutes – Review Minutes from the September 19, 2024 Meeting
5. Receive Financial Statements & Budget Review
6. Façade and BEIG update
7. Open Public Discussion and Comments
8. Old Business:
 - A. Review Holiday Planting Proposals from Harder & Warner and Hunt and Gather
9. New Business
 - A. Review for Approval Interlocal Agreement with the Brownfield Redevelopment Authority for Development Project at 328 E. Mill and 420 E. Mill Street *
 - B. Review Parking Lot 8 Sign Proposals from Postema Signs and Valley City Signs
 - C. Consider Scheduling Second PA 57 of 2018 Informational Meeting for November 21, 2024
10. DDA member comments
11. Open Public Discussion and Comments
12. Adjourn

* Draft Minutes of September 26, 2024 Brownfield Redevelopment Authority Included in Packet

City of Hastings
Downtown Development Authority
DRAFT Meeting Minutes
September 19, 2024

1. Meeting Call to Order and Roll Call—

The meeting was called to order at 8:00 a.m. by Hatfield

Roll Call –

Present: Albrecht, Baker, Button, Hatfield, Tossava, Ulberg, Wiswell

Absent: Peterson and Woods

City Staff and Appointees: King, Resseguie

Others Present: None

2. Pledge to the Flag

3. Approval/Additions/Deletions to Agenda –

Motion by Wiswell, second by Button, to approve the agenda.

All ayes, motion carried.

4. Approval of Minutes

Motion by Tossava, second by Baker, to approve the minutes of the August 15, 2024, DDA meeting as presented.

All ayes, motion carried.

5. Financial Statements & Budget for Review –

King said the financial information provided in the packet has been updated through August 2024.

6. Façade and BEIG Update-

King said the façade grant information in the packet is updated through August 31, 2024.

7. Open Public Comment and Discussion - None

8. Old Business-

A. Holiday Decoration Update-

Baker stated the holiday decorations have arrived and brought one of the snowflake light pole decorations to display. King stated the street banners will be ordered upon confirmation of the number of banners to order.

9. New Business

A. Façade Grant Request from the Trumble Agency for property located at 128 S. Jefferson St.

Trumble Agency submitted a façade grant application in the amount of \$10,000.00 and an additional \$1,000.00 for an architectural rendering.

Motion by Tossava, second by Baker to approve the grant request in the amount of \$10,000.00 for façade and \$1,000.00 for an architectural rendering.

Ayes: Albrecht, Baker, Button, Hatfield, Tossava, Ulberg

Nays: None

Abstain: Wiswell

Absent Peterson and Woods

Motion carried 6-0 with one abstention

B. Façade Grant Reimbursement for Deb Button at 122 W. State St.

King state the façade grant for Deb Button at 122 W. State St., was reimbursed. Tossava inquired as to whether the DDA should receive multiple bids for façade grant activities. King stated the grant reimbursement was less than approved due to the scope of work completed being of a smaller scope than projected.

C. Harder & Warner Expenditure Discussion for 2 x 6 Planter Boxes

Board discussed receiving a second quote for the 2' x 6' planter boxes and (58) 3' diameter pots pertaining to holiday greenery. Albrecht stated that Dan from Hunt and Gather would be willing to supply a quote for the project.

10. DDA Member Comment – None

11. Open Public Comment and Discussion – None

12. Adjournment

Motion by Tossava, second by Baker, to adjourn

All ayes, motion carried

Meeting adjourned at 9:02 a.m.

Deb Hatfield, Vice- Chair

Deb Button, Secretary

Prepared by: Dan King, City of Hastings

DDA Budget 2024/2025 October 8, 2024 Update (thru 09.30.24)					
Account Number	Title	Budget	Year to Date	Projected	Budget 2024/2025
248.100.404.000	Tax Capture	\$ 725,000	\$ 648,327	\$ 725,000	\$ 725,000
248.100.573.000	LCSA Appropriation	\$ 60,000		\$ 60,000	\$ 60,000
248.100.642.000	Sculpture Sales	\$ 5,000		\$ -	\$ 5,000
248.100.642.010	Advertising Sales				
248.100.648.000	Application Fees	\$ 1,000	\$ 200		\$ 1,000
248.100.654.000	Electrical Vehicle Station	\$ 250			\$ 250
248.100.665.000	Interest Earned	\$ 16,000	\$ 7,587	\$ 16,000	\$ 16,000
248.100.672.000	Other Revenue				
248.100.674.000	Private Contributions or Donations		\$ -	\$ -	
248.100.675.000	Sponsorships	\$ 700		\$ 700	\$ 700
Total Revenue		\$807,950	\$ 656,114	\$ 801,700	\$ 807,950
248.728.756.000	Repair and Maintenance Supplies				
248.728.766.000	Disposable Technology				
248.728.772.000	Promotion Supplies	\$ 500			\$ 500
248.728.803.000	Administrative Services	\$ 35,000		\$ 35,000	\$ 35,000
248.728.806.000	Legal Services - Streetscape Bonding	\$ 500			\$ 500
248.728.807.000	Planning Services	\$ 2,000			\$ 2,000
248.728.861.000	Transportation (Milage)	\$ 100			\$ 100
248.728.872.000	Parking SAD	\$ 15,962		\$ 15,962	\$ 15,962
248.728.879.000	Website	\$ 650		\$ 650	\$ 650
248.728.882.000	Advertising - Social Media	\$ 13,000	\$ 3,000	\$ 13,000	\$ 13,000
248.728.883.000	Advertising - Print	\$ 5,000		\$ 5,000	\$ 5,000
	Michigan Trails Magazine	\$ 812	\$ 812		
	Hastings Reminder - Holiday	\$ 2,000			
	Battle Creek Shopper - Holiday	\$ 750			
	Lowell's Buyers Guide - Holiday	\$ 130			
	J-Ad Summer Fun Guide	\$ 475			
	J-Ad Streetscape Construction		\$ 918		
248.728.884.000	Billboards	\$ 9,000	\$ 2,550	\$ 9,000	\$ 9,000
248.728.885.000	Advertising-Radio	\$ 2,000	\$ 540		\$ 2,000
248.728.886.000	Videography	\$ 4,000			\$ 4,000
248.728.887.000	Speakers/Performers	\$ 1,000			\$ 1,000
248.728.891.000	Licenses and Fees	\$ 250			\$ 250
248.728.900.000	Printing and Publishing	\$ 8,000			\$ 8,000
	J-Ad Dine - Hastings Live	\$ 700			
	J-Ad (Event Schedules)	\$ 300			
	J-Ad (Roubaix Booklets)	\$ 2,700			
	J-Ad (Farmers Market Brochures)	\$ 1,300		\$ -	
	Progressive Graphics Mag. Calendar	\$ 850			
	Progressive Graphics Rack Cards	\$ 500			
	J-Ad (Downtown Parking Brochures)	\$ 250			
	J-Ad RFP Lot 8				
	Progressive Graphics (Name Badges)				
248.728.906.000	Promotions/Marketing	\$ 500			\$ 500
248.728.907.000	Sponsorship and Donations	\$ 14,000			\$ 14,000
	Chamber of Commerce	\$ 2,000	\$ 250		
	Summerfest	\$ 1,000			

Account Number	Title	Budget	Year to Date	Projected	Budget 2024/2025
	Jingle and Mingle	\$ 2,900			
	Ball Drop	\$ 2,000			
	Farmer's Market	\$ 1,500	\$ 1,500		
	Barry Roubaix	\$ 2,000			
	Barry Community Foundation	\$ 3,000			
248.728.911.000	Conferences/Trainings	\$ 1,000			\$ 1,000
	MFEA	\$ 295			
	Boyne USA	\$ 333			
	Other Training	\$ 800			
248.728.912.000	Meetings	\$ 100			\$ 100
248.728.915.000	Membership Dues	\$ 600			\$ 600
	West Michigan Tourist Assoc.	\$ 284			
	MI Festivals and Events	\$ 250			
248.728.918.000	Water/Sewer				
248.728.920.000	Electric		\$ 177		
248.728.921.000	Gas		\$ 17		
248.728.926.000	Property Taxes	\$ -			
248.728.929.000	Ground Repair and Maintenance				
248.728.929.010	Snow Plowing and Removal	\$ 5,000		\$ -	\$ 5,000
248.728.930.000	Repair and Maintenance	\$ 100			\$ 100
248.728.940.000	Equipment Fund Rental	\$ 5,000	\$ 52		\$ 5,000
248.728.946.000	Engineering (SME) Light Pole Inspect.				
248.728.974.000	Land Improvements (Depreciable)				
	Plaza(s) Painting				
	Parking Lot Imp/Paving Lot 8	\$ 235,000		\$ 235,000	\$ 235,000
	Fencing/Screening				
	MC Smith Streetscape Design		\$ 6,424	\$ 6,424	
	Streetscape Project		\$ 458,905	\$ 419,260	
248-728-801-000	Streetscape Bonding Services				
248-728-980-010	Furniture				
	Kendall Electric				
	Downtown Street Short Pole Globes				
	Street Light Painting				
	Consort Banner Flags				
	Water/Sewer Improvement/Scape				
248.728.974.010	Land Improvements (Non-Dep)	\$ 14,500			\$ 14,500
	Sculpture Bases		\$ 3,375		
	Consort				
	Sculpture Purchase				
	Spray Plaza Maintenance				
	Holiday Decorations	\$ 50,000			
248.728.978.010	Technology - Non Depreciable				
248.728.986.000	Sculpture Rehab				
248.728.991.000	Façade Improvement Grants	\$ 50,000			\$ 50,000
248.728.992.000	Annual Streetscape Debt Service	\$ 197,400	\$ 1,900		\$ 197,400
Total Expenditures		\$ 670,162	\$ 480,420	\$ 739,296	\$ 385,162

248.728.905.000	Transfer to Other Governments	\$ 498,229			\$ 498,229
	Administration	\$ 197,225		\$ 197,225	
	Spray Plaza Security (EPS)	\$ 1,400		\$ 1,104	
	MSI - Sculpture Rental	\$ 10,600		\$ 10,600	
	MSI - Sculpture Installation	\$ 7,100		\$ 7,100	
	MSI-Flatlanders - Sculpture Repair	\$ 3,900		\$ 3,900	
	Speakers and Performers (Buskers)	\$ 1,000			
	J-Ad - Hastings Live Booklets	\$ 5,000		\$ 2,400	
	J-Ad - Sculpture Tour Booklets	\$ 1,500		\$ 1,500	
	Progressive Graphics-Hastings Live	\$ 700		\$ 600	
	TAC Sponsorship	\$ 5,925		\$ 5,925	
	Water and Sewer - Spray Plaza	\$ 9,900	\$ 3,665	\$ 8,512	
	Parking Lot 8				\$ 235,000
Total Transfers		\$ 498,229	\$ 3,665	\$ 238,866	\$ 498,229
Account Number	Title	Budget	Year to Date	Projected	Budget 2024/2025
Total	Expenditures and Transfers	\$1,168,391	\$ 484,085	\$ 978,162	\$ 883,391
Total Revenue		\$ 807,950	\$ 656,114	\$ 801,700	\$ 807,950
Total Expenditure and Transfers		\$1,168,391	\$ 484,085	\$ 978,162	\$ 883,391
Total Net Position		(\$360,441)	\$172,029	\$ (176,462)	\$ (75,441)
Beginning Fund Balance		\$ 654,056	\$ 654,056	\$ 654,056	\$ 477,594
Ending Fund Balance		\$ 293,615	\$826,085	\$ 477,594	\$ 402,153

Façade Improvement Grant 2024/2025 Budget**\$50,000.00**

October 8, 2024

Paid FY 2024/25 To Date (09/30)

150 E. State Street - Nathan Winick	8/6/2024	\$6,433.00
122 W. State Street - Deb Button - Hodges Jewelry and Gifts	9/6/2024	\$1,900.00

TOTAL DISBURSED

\$8,333.00***Façade Grants Pledged for the 2024/2025 FY Budget***

112 E. Court Street - Donna and Dave Kensington - Razor's Edge	2/16/2023	\$10,000.00
144 E. State Street - Kevin Anderson	4/20/2023	\$10,000.00
148 E. State Street - Kevin Anderson	4/20/2023	\$10,000.00
128 S. Jefferson - Zach Santmier - Trumble Agency	9/19/2024	\$10,000.00

TOTAL PLEDGED

\$40,000.00***Architectural Renderings Pledged for the 2024/2025 FY Budget***

128 S. Jefferson - Zach Santmier - Trumble Agency	9/19/2024	\$1,000.00
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TOTAL PLEDGED FOR ARCHITECTURAL

\$1,000.00**Total Approved 2024/2025 Budget****\$50,000.00****Total Approved and Disbursed 2024/2025 Projects****\$49,333.00**

Available

\$667.00

BEIG LOAN TOTAL BUDGET	\$100,000.00
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109 and 111 E. State Street - Barlow Florist #2	\$3,839.11
125 S. Jefferson Street - Jacinto Currently Past Due \$595.25 - Five Payments	\$4,880.85

Total BEIG Loans Outstanding as of October 1, 2024	\$8,719.96
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BEIG Loans Committed and Not Funded

TOTAL	\$0.00
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Total Approved 2024/2025 Budget	\$100,000.00
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Total Outstanding and Approved Projects 2024/2025 Budget	\$8,719.96
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Available for Loan Commitments	\$91,280.04
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Hastings City Hall
201 East State Street
Hastings, Michigan 49058
Attention Sarah
Dan King
Tracy Baker

HOLIDAY STREET PLANTERS

- 1. There are 12 rectangular planters with a planting area of 15 by 58.**

We would decorate them with greens, birch logs, red twig or red berries and other holiday décor.

Basic Holiday Planting is \$350 per planter = \$4200

Deluxe Holiday Planting is \$450 per planter = \$5400

- 2. You have 58 of the round planters**

If you would like to do a base of green mountain boxwood which would be festive for Christmas and then remain as the focal point for summer planting it would be \$110 per planter. You can choose to do just a few to see if you like the look.

Thank you so much!!

Respectively submitted

Kathy Warner 616 299-3434

Received Via email September 23, 2024

Good afternoon Dan,

Terri Albrecht shared that DDA was looking for quotes to bid on downtown holiday planters this year.

I've done a quick rendering and some math for the DDA's consideration for outdoor planters this holiday season.

Rectangle planters and round planters for the downtown street scape are itemized below.

A design of mixed evergreens, ponderosa pine cones, red branches and birch logs would look very festive and appropriate for the season.

12 Rectangle Planters \$300 each

\$3,600 total

58 Round Planters \$85 each

\$4930 total

Combined total for rectangle and round planters

\$8530 TOTAL materials/ labor/ install/spring removal

Please share this with the DDA board for their consideration.

Thank you,

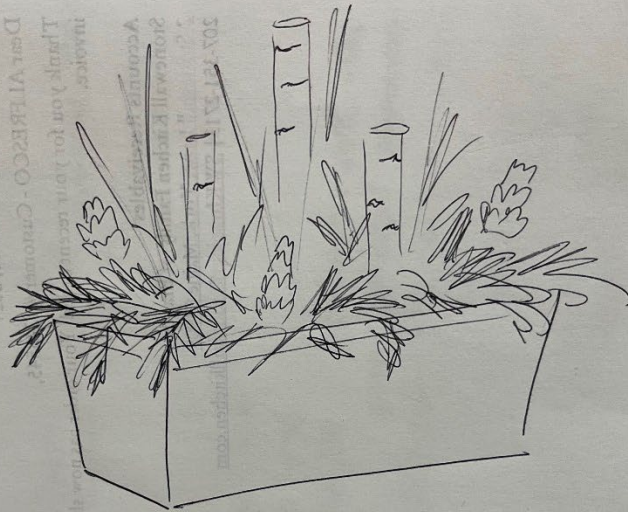
Daniel Koutz

12 PLANTERS

15" X 58"

MIXED GREENS
SUGAR CONES
RED TWIG
BIRCH
FESTIVE

58 ROUND
PLANTERS



CITY
PLANTERS
MAIN STREET

VERTICAL
BIRCH LOGS
MIXED WITH RED TWIG DOGWOOD
FOR HEIGHT
PINECONES (LARGE SUGAR CONES)
CEDAR, DOUGLAS, PRAIRIE, WHITE PINE

**City of Hastings
Brownfield Redevelopment Authority
DRAFT Meeting Minutes
September 26, 2024**

Meeting was called to order at 8:01 a.m. by Neil

1. Roll Call

Present: Cowan, Davis, Holland, Neil, Schneiderhan, Tolles, Tossava

Absent: Hatfield

Others Present: King, Moyer-Cale, Perin, Resseguie.

2. Pledge of Allegiance

3. Approval of the Agenda

Motion by Cowan, second by Tolles, to approve agenda as amended with addition of resolution approving the Brownfield Plan Amendment.

All ayes, motion carried

4. Public Hearing

A. 420 E. Mills, LLC Brownfield Plan Amendment

The Public Hearing was opened by Neil at 8:29 a.m.,

The BRA Board heard presentations from Jared Belka, attorney, Warner, Norcross & Judd and Greg Taylor from CopperRock.

Chelsey Foster spoke in favor of the Brownfield Plan during public comment. King stated that letters of support from Bonnie Gettys, President of the Barry Community Foundation and Jennifer Heinzman, President of the Barry County Chamber of Commerce and Economic Development Alliance had been submitted for inclusion in the public record. John Resseguie also voiced support for the Brownfield Plan Amendment.

The Public Hearing was closed by Neil at 8:33 a.m.

Motion by Tolles, second by Cowan, to approve the Brownfield Plan Amendment for the 420 E. Mills, LLC, project located at 328 and 420 E. Mill Street and adopt resolution

2024-01 and submit the amended plan to Hastings City Council, with the recommendation for approval.

Ayes: Cowan, Davis, Holland, Neil, Schneiderhan, Tolles, Tossava
Nays: None
Absent: Hatfield

Motion carried 7-0

5. New Business

A. Development and Reimbursement Agreement – 420 E. Mills, LLC and Hastings Brownfield Redevelopment Authority

Motion by Cowan, second by Tolles, to approve the Development and Reimbursement agreement between 420 E. Mills, LLC and the Hastings Brownfield Redevelopment Authority.

Ayes: Cowan, Davis, Holland, Neil, Schneiderhan, Tolles, Tossava
Nays: None
Absent: Hatfield

Motion carried 7-0

B. Interlocal Revenue Sharing Agreement – Hastings Brownfield Redevelopment Authority and Hastings Downtown Development Authority

Motion by Davis, second by Tolles, to approve the Interlocal Revenue Sharing Agreement between the Hastings Brownfield Redevelopment Authority and the Hastings Downtown Development Authority.

Ayes: Cowan, Davis, Holland, Neil, Schneiderhan, Tolles, Tossava
Nays: None
Absent: Hatfield

Motion carried 7-0

6. Open Public Discussion and Comments

King thanked the board for their approval participation and decision to move the project forward. Belka thanked the BRA for their time and consideration of the project.

7. BRA Member Comments – None

8. Adjournment-

Meeting adjourned 8:47 a.m.

Clint Neil
Chair

Brad Tolles
Secretary

Prepared by Dan King, City of Hastings

INTERLOCAL AGREEMENT

BETWEEN THE CITY OF HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY AND THE
CITY OF HASTINGS BROWNFIELD REDEVELOPMENT AUTHORITY TO IMPROVE
PROPERTY COMMONLY LOCATED AT 328 AND 420 E. MILL STREET IN HASTINGS
MICHIGAN, CONSISTING OF TWO (2) PARCELS PRESENTLY KNOWN AS THE 420 E. MILLS,
LLC DEVELOPMENT PROJECT

THIS INTERLOCAL AGREEMENT (the “Agreement”) dated _____, 2024, is entered into between the **CITY OF HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY** (the “DDA”), whose address is 201 E. State Street, Hastings, Michigan 49058; and the **CITY OF HASTINGS BROWNFIELD REDEVELOPMENT AUTHORITY** (the “BRA”), whose address is 201 E. State Street, Hastings, Michigan 49058. The DDA and the BRA shall be referred to, collectively, as the “Parties.”

RECITALS

WHEREAS, the Urban Cooperation Act, Public Act 7 of 1967 (“Act 7”) provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share in common and that each might exercise separately, and allow for the allocation of certain taxes or money received from tax increment financing plans as revenues; to permit tax sharing; and to provide for the imposition of certain surcharges; and

WHEREAS, the DDA is an authority established pursuant to Act 197 of the Public Acts of 1975, as amended, and now operating pursuant to the recodified Act 57 of 2018; and

WHEREAS, the BRA is an authority established pursuant to Act 381 of the Public Acts of 1996, as amended (“Act 381”); and

WHEREAS, the DDA and BRA are each considered a “public agency” under Act 7; and

WHEREAS, the Property does constitute eligible property for the purpose of such capture of tax increment revenues; and

WHEREAS, the BRA has the authority to reimburse the cost of “Eligible Activities” and other reimbursable costs through the capture “Tax Increment Revenue” on “Eligible Property” pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on eligible property pursuant to and as described in Act 57; and

WHEREAS, 420 E. Mills, LLC (“Developer”) has completed a Brownfield Plan (the “Brownfield Plan”), which is included with this Agreement as Attachment A, for redevelopment of certain property (the “Property”); and

WHEREAS, the DDA and the BRA now wish to enter into this Agreement to transfer the tax increment revenues, which are generated by the redevelopment of the Property located at 328 and 420 E. Mill Street in Hastings, Michigan, consisting of two (2) parcels and subject to capture by the DDA pursuant to Act 57, to the BRA for reimbursement of Act 381 “Eligible Activities” and any other reimbursable costs pursuant to the Brownfield Plan; and

WHEREAS, the Boards of the BRA (September 26, 2024) and DDA (_____, 2024) have respectively approved the contents of this Agreement and authorized the signatures contained herein.

NOW THEREFORE, the DDA and BRA agree to the following:

1. **Transfer and Use of Tax Increment Revenues.** Upon the affirmative vote by the BRA and the City of Hastings City Council approving the Brownfield Plan the tax increment revenues captured by the DDA that are generated by redevelopment of the Property shall be transferred to the BRA within thirty (30) days of receipt, so that the BRA can reimburse approved costs pursuant to the Brownfield Plan and in accordance with Act 381.

2. **Limitation to Tax Increment Revenues from the Property.** The DDA shall transfer to the BRA eighty percent (80%) of the DDA's capturable new tax increment revenues generated by the Property to reimburse approved eligible costs identified in the approved Brownfield Plan and any further amendments, which are authorized by Act 381. Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the Property shall be captured by the DDA as authorized by Act 57.

3. **BRA as Agent under this Agreement and Development or Reimbursement Agreements.** The Parties designate the BRA as the agent to enforce the terms under this Agreement, any development or reimbursement agreement, and disbursement of all tax increment revenues generated by the Property until such time as all obligations and terms of the approved Brownfield Plan have been satisfied.

4. **Limitation to Tax Increment Revenues from Property.** The DDA and BRA shall only use tax increment revenues generated by the identified "Eligible Property" to pay for approved Eligible Activity costs and other uses authorized by Act 381 and the approved Brownfield Plan, and neither party shall be required to use other revenues generated by virtue of other properties or projects other than for the identified Eligible Property. Upon conclusion or dissolution of the Brownfield Plan, all eligible tax increment revenues generated by the Eligible Properties shall be captured by the DDA pursuant to the DDA's Downtown Development and Tax Increment Financing Plan, hereafter referred to as the "DDA Plan." This Agreement does not affect those tax incremental revenues that the BRA can receive which are not subject to capture by the DDA. Furthermore, this Agreement does not affect incremental taxes collected from those Property parcels that the BRA can receive solely which are not subject to capture by the DDA.

5. **Effective Date.** The Agreement shall take effect upon its approval by the Hastings City Council following the approval by the DDA and BRA boards, and execution by their authorized representatives, and subsequent filing with the Barry County Clerk and Secretary of State of the State of Michigan, as required by Act 7.

6. **Severability.** To the extent that any provisions contained in this Agreement are deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

7. **Term.** The parties agree that the transfer of tax increment revenue from the Property to reimburse approved costs pursuant to Act 381 shall begin once tax increment revenues are collected from the Property, which will only occur after official approval of the Brownfield Plan by the City of Hastings City Council and as outlined in the Brownfield Plan. This Agreement extends until all obligations under this Agreement are met, but in no case shall it extend past December 31, 2049.

The DDA and the BRA, by their authorized representatives, have executed this Agreement on the dates set forth below.

Witness:

**CITY OF HASTINGS DOWNTOWN
DEVELOPMENT AUTHORITY**

By: _____

Title: _____

Date: _____

Witness:

**CITY OF HASTINGS BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____

Title: _____

Date: _____

EXHIBIT A
BROWNFIELD PLAN

CITY OF HASTINGS BROWNFIELD REDEVELOPMENT AUTHORITY

AMENDMENT TO THE BROWNFIELD PLAN

FOR

420 E. MILLS, LLC

DEVELOPMENT PROJECT

328 & 420 E. MILL ST
HASTINGS, MI 49058

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

Last Revision: August 6, 2024

Prepared with the assistance of:

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

Approved by the Brownfield Redevelopment Authority on September 26, 2024

Approved by the City of Hastings City Council on _____

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 a. A description of costs intended to be paid for with the tax increment revenues [MCL 125.2663(2)(a)]. 6

 b. A brief summary of the eligible activities that are proposed for each eligible property [MCL 125.2663(2)(b)]. 7

 c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate [MCL 125.2663(2)(c)]. 9

 d. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City [MCL 125.2663(2)(d)]. 9

 e. The maximum amount of the note or bonded indebtedness to be incurred, if any [MCL 125.2663(2)(e)]. 9

 f. The proposed beginning date and duration of capture of tax increment revenues which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years [MCL 125.2663(2)(f) & MCLA 125.2663b(16)]. 9

 g. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan [MCL 125.2663(2)(g)]. 9

 h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property [MCL 125.2663(2)(h)]. 10

 i. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any [MCL 125.2663(2)(i)]. 6

 j. A plan for establishing priority for the relocation of persons displaced by

implementation of the Plan, if applicable [MCL 125.2663(2)(j)].	10
k. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any [MCL 125.2663(2)(k)].	10
l. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable [MCL 125.2663(2)(l)].	11
m. Other material that the Authority or the City Council considers pertinent [MCL 125.2663(2)(m)].	11
Table 1: Table of Eligible Activities	5
Property Location and Site Maps	Exhibit A
Legal Description of Eligible Property	Exhibit B
Documentation of Facility Status	Exhibit C
Potential Rent Loss	Exhibit D
Projected Tax Increment Capture and Effect on Taxing Jurisdictions	Exhibit E

I. Introduction

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

II. Proposed Development

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

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

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

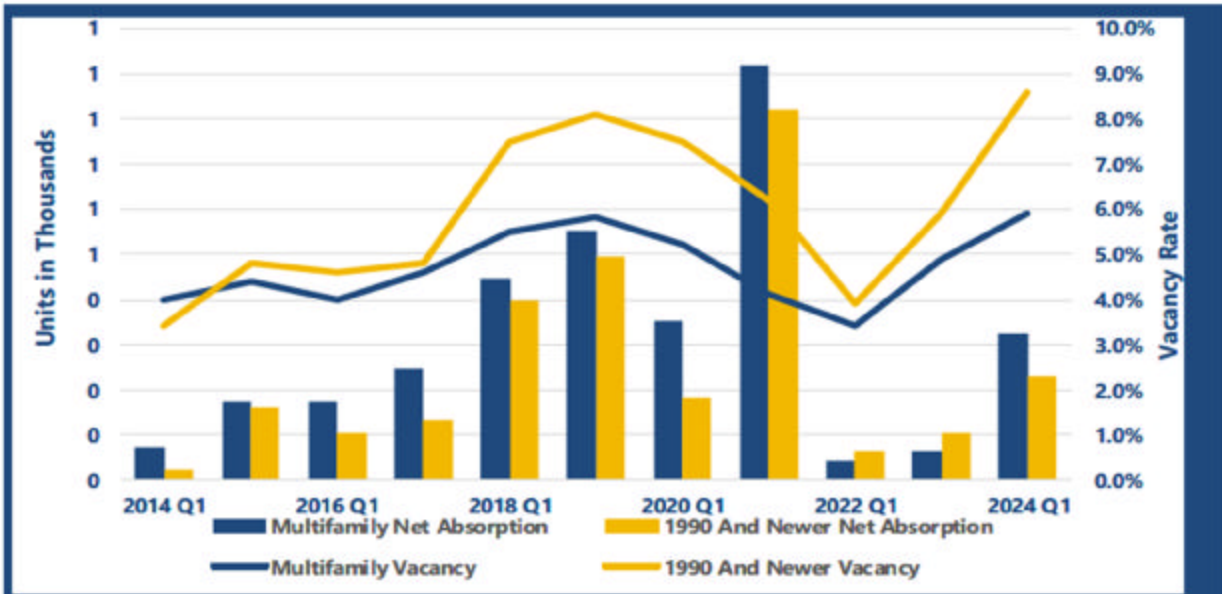
Total capital investment is estimated to be approximately \$32.3 million and the Project is expected to generate five (5) new full time jobs. Construction of the Project is expected to begin in the fourth quarter of 2024 and is expected to be completed within twenty-four (24) months.

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

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

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

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



Time Period	2024 Q1	1-Year	3-Year	5-Year	10-Year
Kent-Allegan-Barry County - Multifamily					
Avg. Annual Net Absorp. Units	-	822	706	1.2K	963
Avg. Annual Deliveries Units	-	1.5K	1.1K	1.3K	1.1K
Kent-Allegan-Barry County - 1990 And Newer					
Avg. Annual Net Absorp. Units	-	762	862	1.2K	959
Avg. Annual Deliveries Units	-	2	1	1	1

Source: CoStar Group, Inc.

III. Basis of Eligibility

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

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

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

The Property is also considered “Housing Property” under the Act.

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

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

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

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

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

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

Table 1 – Estimated Costs of MSHDA Eligible Activities	
Activity	Cost Estimate
1. Demolition (Preapproved)	\$207,000
2. Site Preparation to Support Housing Development Activities <ul style="list-style-type: none"> – Mass Grading/Land Balancing – Engineered fill – Special Foundations – Aggregate Piers – Temporary construction facilities – Erosion control – Site design, geotechnical engineering, permits, and surveying 	\$150,000 \$70,000 \$260,000 \$10,000 \$77,000 \$73,000
3. Housing Development Activities – Potential Rent Loss (PRL) ²	\$8,109,900
4. Infrastructure Improvements to Support Housing Activities and Property <ul style="list-style-type: none"> - Stormwater Management System - Water and sewer utilities for community center - Sidewalks and pedestrian walkway/emergency access 	\$260,500 \$80,000 \$267,000
Subtotal	\$9,564,400
5. Contingency (15%) – excludes PRL	\$218,175
6. Brownfield Plan/Work Plan Preparation, Development and Implementation	\$30,000
TOTAL MSF COSTS	\$9,812,575

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

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

² See Exhibit D for Potential Rent Loss

Department Specific Activities

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

MSHDA Activities

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

7. Authority Administrative and Operating Expenses. Administrative and operating costs incurred by the Authority or the City on behalf of the Authority in implementing this Plan Amendment.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate [MCL 125.2663(2)(c)].**

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

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

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

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

No bonds or notes will be issued for the Project.

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

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

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

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

through.

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property [MCL 125.2663(2)(h)].

1. *Legal Description:* See Exhibit B.
2. *Location and Site Map:* See Exhibit A.
3. *Characteristics of Property:* The Property was formerly used for the following operations:
 - 1884-1949 – James L. Wilkins sawmill in eastern portion.
 - 1896 – Hastings Table Company west of the sawmill and railroad present. International Seal and Lock Company present on the western portion.
 - 1900 – James L. Wilkins box factory replaced the sawmill.
 - 1909 – Box factory no longer present and Seal and Lock Company was replaced with Consolidated Press and Tool Company until 1928 when it was again occupied by Seal and Lock Company. A dwelling was present in the northwestern portion and a second was present by 1916.
 - 1949 – Table Company in the eastern portion was replaced by Royal Coach, which manufactured auto house trailers by 1949.
 - 2018-2020 – Industrial building was no longer present on the western end and the Royal Coach building suffered a catastrophic fire in late 2020. The site has remained vacant since.
4. *Personal property:* All new personal property added to the Property is included as part of the “eligible property” to the extent it is taxable.

i. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any [MCL 125.2663(2)(i)].

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

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

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

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

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

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

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

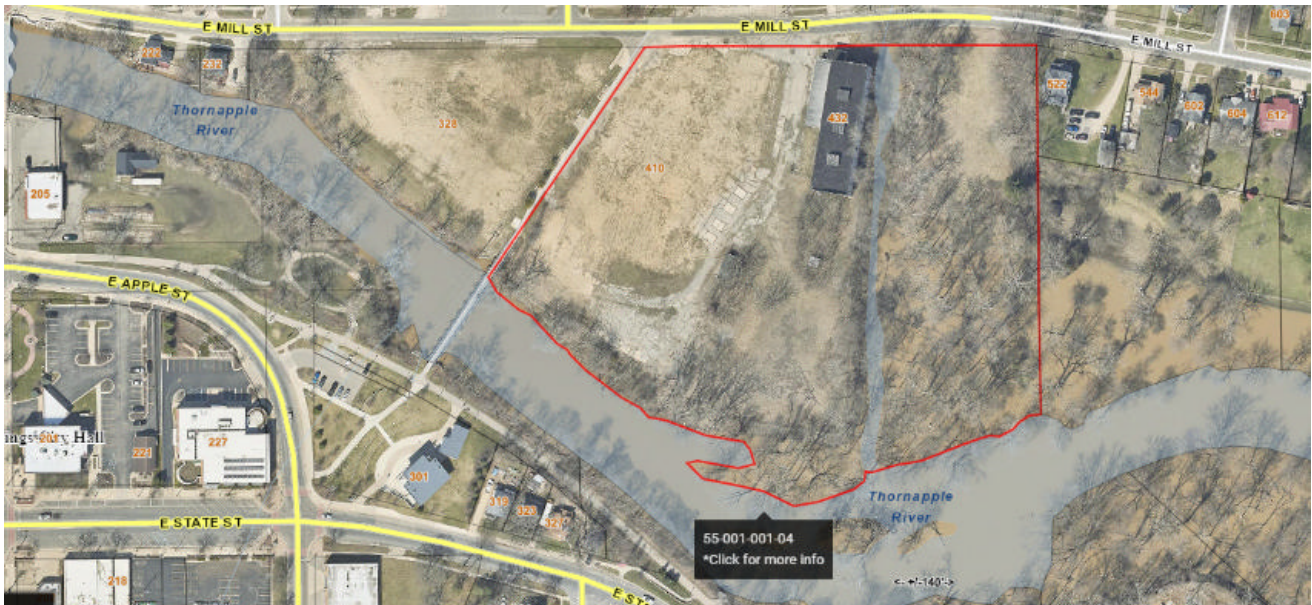
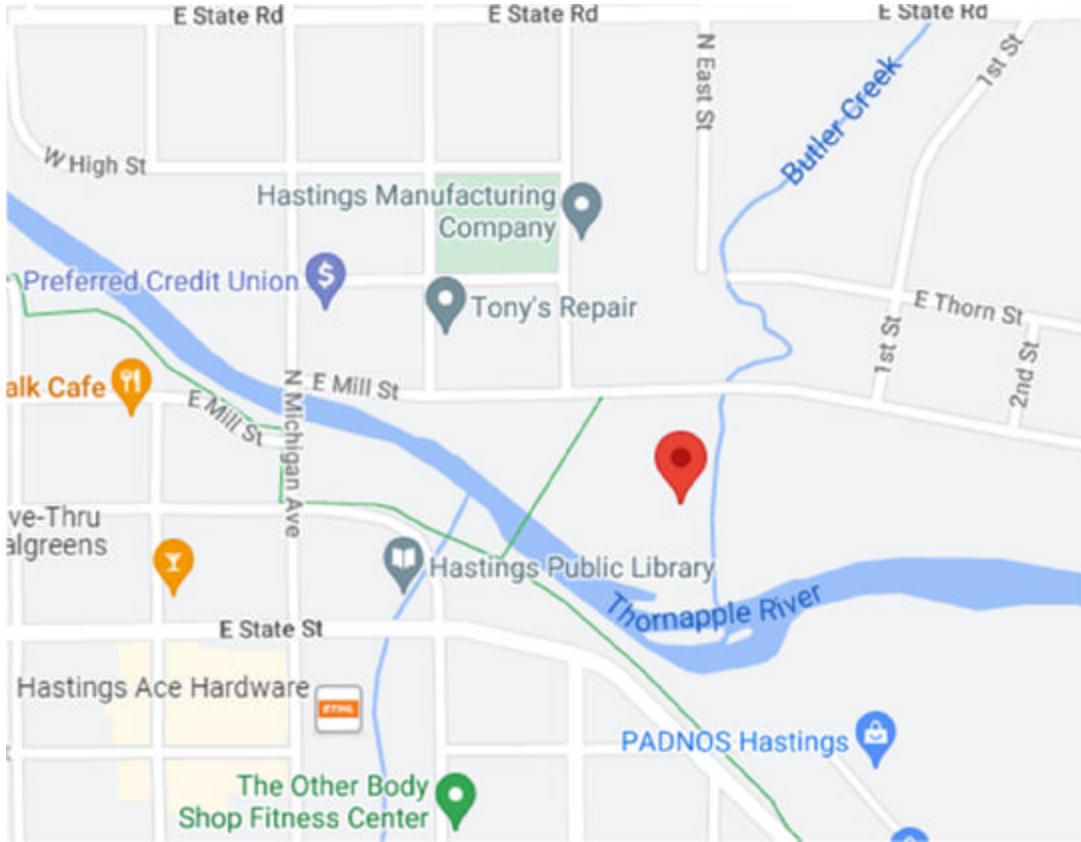
There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

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

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

Exhibit A

Property Location and Site Maps



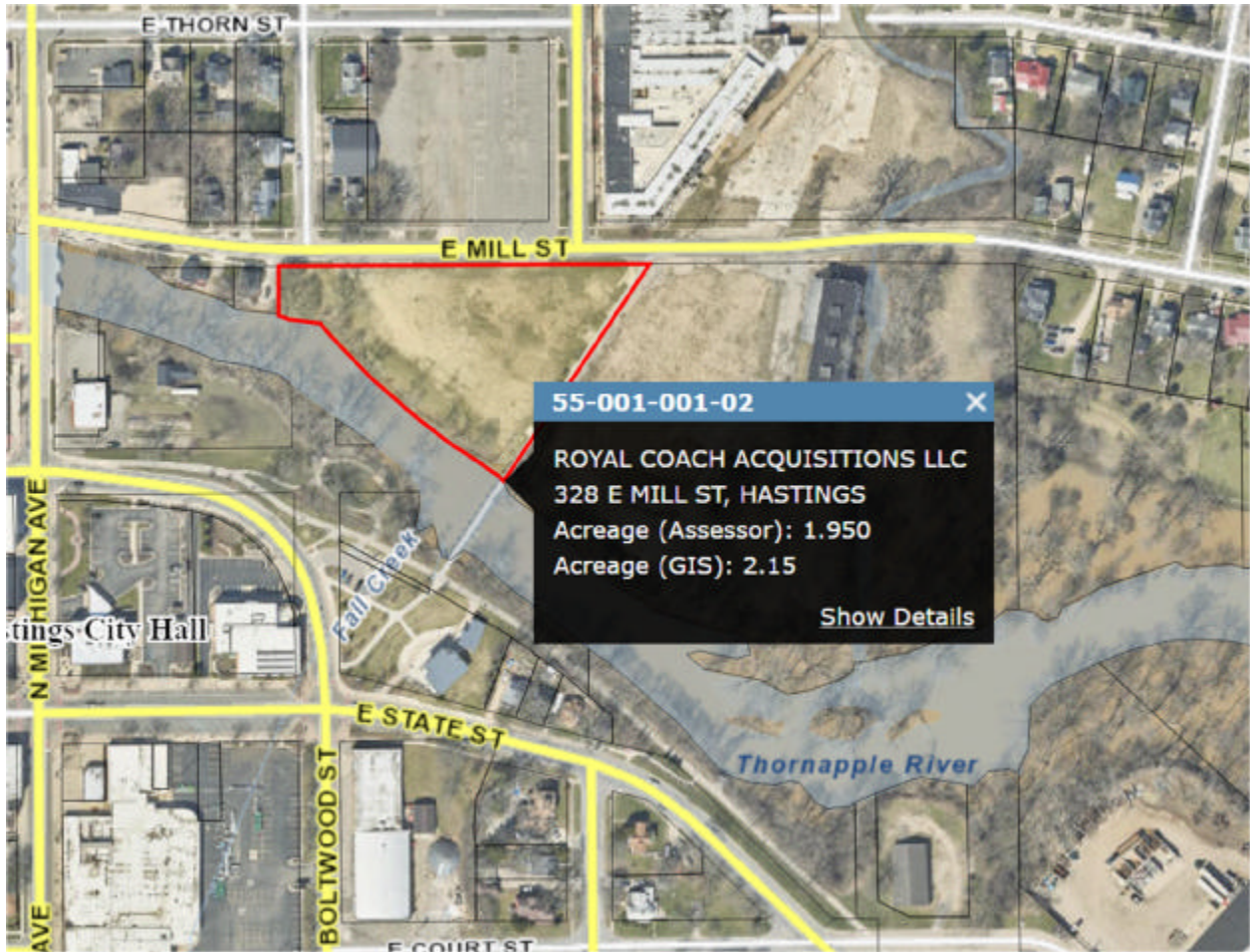


Exhibit B

Legal Description of the Eligible Property

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

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

Legal Description:

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

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

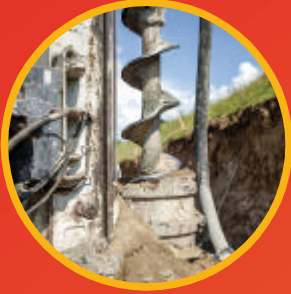
Tax Parcel No.: 55-001-001-02

Legal Description:

Land in the City of Hastings, County of Barry, State of Michigan, described as follows:
ALL OF LOTS 330, 332, 333, AND 334 AND PART OF LOTS 329, 331, AND 335 AND PART OF VACATED PLATTED HANOVER STREET, AND PART OF VACATED PLATTED BOLTWOOD STREET, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST: THENCE S00°15'23"W, 1121.83 FEET ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET; THENCE ALONG SAID SOUTH LINE

N89°46'48"W, 534.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE S34°44'13"W, 359.13 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BAND OF THE THORNAPPLE RIVER; THENCE ALONG SAID TRAVERSE LINE N50°51'15"W, 331.34 FEET; THENCE CONTINUING ALONG SAID TRAVERSE LINE N68°47'24"W, 82.56 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE ALONG THE WEST LINE OF VACATED BOLTWOOD STREET N00°19'59"E, 58.15 FEET TO SAID SOUTH LINE OF MILL STREET; THENCE ALONG SAID SOUTH LINE S89°46'48"E, 538.24 FEET TO THE POINT OF BEGINNING. INCLUDING LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER, AS LIMITED BY THE SIDE LINES EXTENDED TO THE WATER EDGE. CONTAINING 1.95 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AS UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER.SPLIT/COMBINED ON 01/13/2017 FROM 55-001-001-00

Exhibit C
Documentation of Facility Status



PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

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

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



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FIGURES

FIGURE 1: PROPERTY LOCATION MAP

FIGURE 2: PROPERTY FEATURES DIAGRAM

FIGURE 3: SOIL BORING LOCATIONS AND SOIL CONDITIONS SUMMARY

FIGURE 4: SUMMARY OF SURFACE SOIL CONDITIONS

FIGURE 5: SUMMARY OF GROUNDWATER CONDITIONS

FIGURE 6: SUMMARY OF SOIL GAS CONDITIONS

TABLES

TABLE 1: 2020 GROUNDWATER ELEVATION SUMMARY

TABLE 2: SUMMARY OF ANALYSIS RESULTS – SOIL

TABLE 3: SUMMARY OF ANALYSIS RESULTS – GROUNDWATER

TABLE 4: SUMMARY OF ANALYSIS RESULTS – SOIL GAS

APPENDIX A

GEOPHYSICAL SURVEY REPORT – MAY 17, 2020

APPENDIX B

SAMPLING PROCEDURES SUMMARY

APPENDIX C

LABORATORY REPORTS

APPENDIX D

SOIL BORING LOGS

APPENDIX E

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

1. INTRODUCTION

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

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

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

2. PROPERTY INFORMATION AND HISTORY

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

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

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

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

3. SUMMARY OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

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

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

4. PHASE II ENVIRONMENTAL SITE ASSESSMENT

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

4.1 GEOPHYSICAL SURVEY

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

4.2 SAMPLING LOCATIONS AND RATIONALES

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

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

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

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

A summary of the rationale for each sampling location is provided in the table below.

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

4.3 SAMPLE COLLECTION PROCEDURES

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

4.4 CHEMICAL ANALYSES

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

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

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

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

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

4.5 QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)

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

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

5. PHASE II ESA FINDINGS

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

5.1 SURFACE AND SUBSURFACE CONDITIONS

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

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

5.2 CHEMICAL ANALYSIS RESULTS

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

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

5.2.1 ANALYSIS RESULTS – SOIL

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

5.2.1.1 SURFACE SOIL SAMPLES

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

5.2.1.2 SUBSURFACE SOIL SAMPLES

Subsurface soil samples collected from borings were analyzed for VOCs, PAHs, PCBs, and/or various metals to evaluate soil conditions and potential human direct contact exposure concerns. Tetrachloroethene (PCE), benzo(a)pyrene, fluoranthene, phenanthrene, arsenic, chromium (total), copper, lead, mercury, selenium, and/or zinc were measured at concentrations exceeding the Part 201 criteria in the subsurface soil samples collected from SB2, SB4, SB7, SB8, SB10, SB12, SB13, SB15, and/or SB16. Additionally, naphthalene, PCE, xylenes, 2-methylnaphthalene, phenanthrene, and mercury were measured at concentrations exceeding EGLE's residential VIAP screening levels in the subsurface soil samples collected from SB2, SB4, SB7, and/or SB11 through SB16. No PCBs were measured at concentrations above the laboratory RLs in the subsurface soil samples analyzed. The concentrations of benzo(a)pyrene, arsenic, and lead reported exceeded the Part 201 residential direct contact criteria and are shown on Figure 3.

5.2.2 ANALYSIS RESULTS – GROUNDWATER

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

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

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

5.2.3 ANALYSIS RESULTS – SOIL GAS

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

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

5.2.4 DATA VERIFICATION/VALIDATION AND USABILITY

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

6. SUMMARY

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

6.1 SOIL CONDITIONS

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

6.2 GROUNDWATER CONDITIONS

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

6.3 SOIL GAS CONDITIONS

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

6.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS

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

6.5 EGLE-REQUIRED CONCEPTUAL REMEDIATION ESTIMATE

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

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

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

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

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

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

7. GENERAL NOTES

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

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

Report prepared by:



Mitchell D. Cline, LPG
Senior Staff Geologist



Casey E. Smith, CPG
Senior Project Geologist

Report reviewed by:



Mark J. Quimby
Senior Consultant

8. REFERENCES

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

FIGURES

FIGURE 1: PROPERTY LOCATION MAP

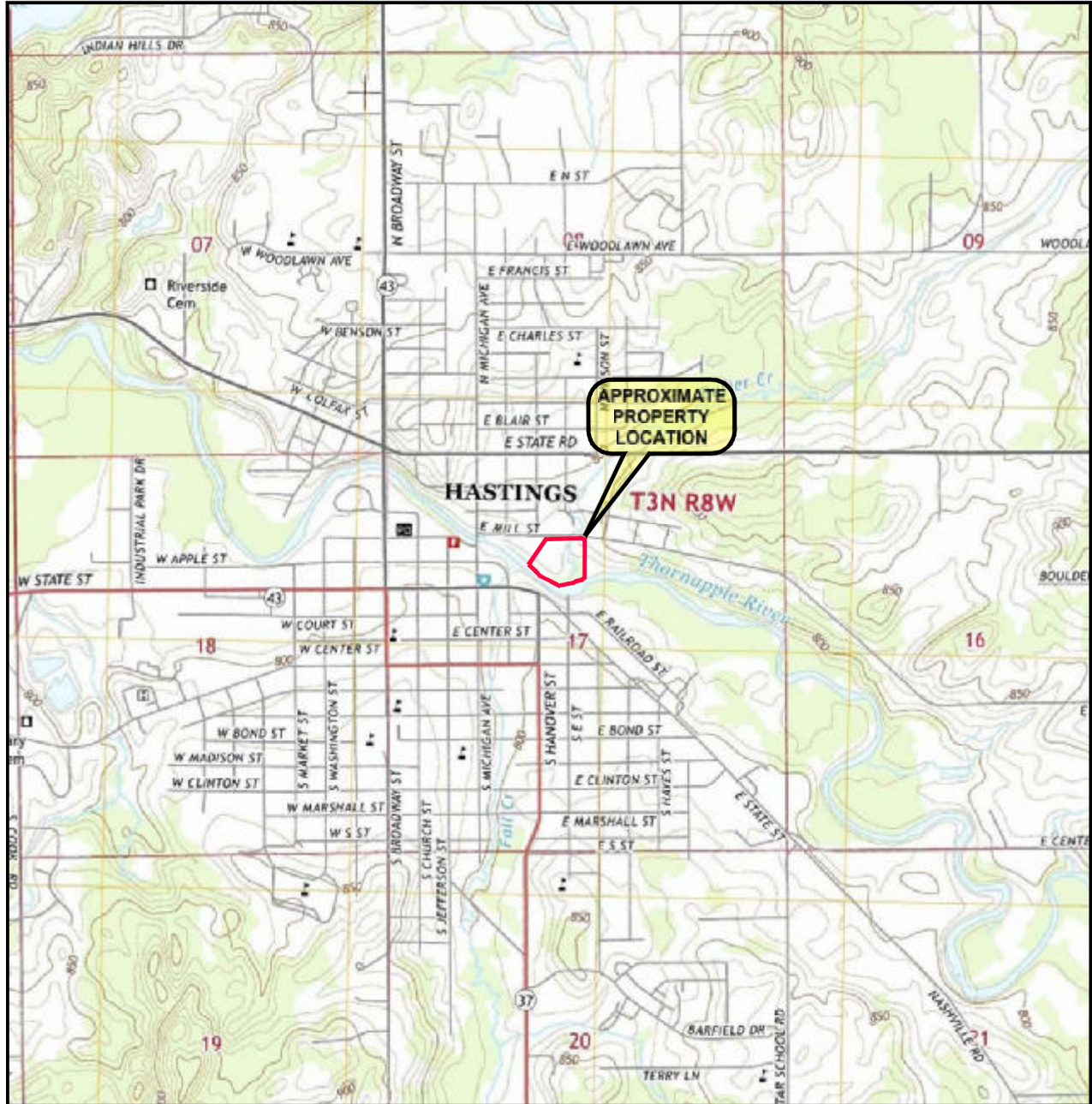
FIGURE 2: PROPERTY FEATURES DIAGRAM

FIGURE 3: SOIL BORING LOCATIONS AND SOIL CONDITIONS SUMMARY

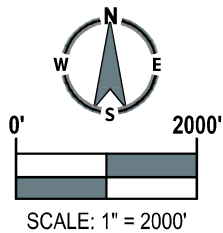
FIGURE 4: SUMMARY OF SURFACE SOIL CONDITIONS

FIGURE 5: SUMMARY OF GROUNDWATER CONDITIONS

FIGURE 6: SUMMARY OF SOIL GAS CONDITIONS



Base map obtained from EDR®



USGS QUADRANGLE(S) REFERENCED
HASTINGS (MI) 2014

No.	Revision Date	Date	10-12-2020
	Drawn By	JAB	
	Designed By	CES	
	Scale	1" = 2000'	
	Project	081604.00.001	

**PROPERTY LOCATION MAP
FORMER HMC ROYAL COACH SITE
420 EAST MILL STREET
HASTINGS, MICHIGAN**



Figure No. 1



Project

**FORMER HMC
ROYAL COACH SITE
OF 325 NORTH
HANOVER STREET**

Project Location

HASTINGS, MICHIGAN

Sheet Name

**PROPERTY FEATURES
DIAGRAM**

No.

Revision Date

Date

10-12-2020

CADD

JAB

Designer

CES/IMDC

Scale

AS NOTED

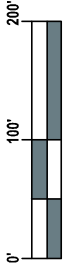
Project

081604.00.001

Figure No.

2

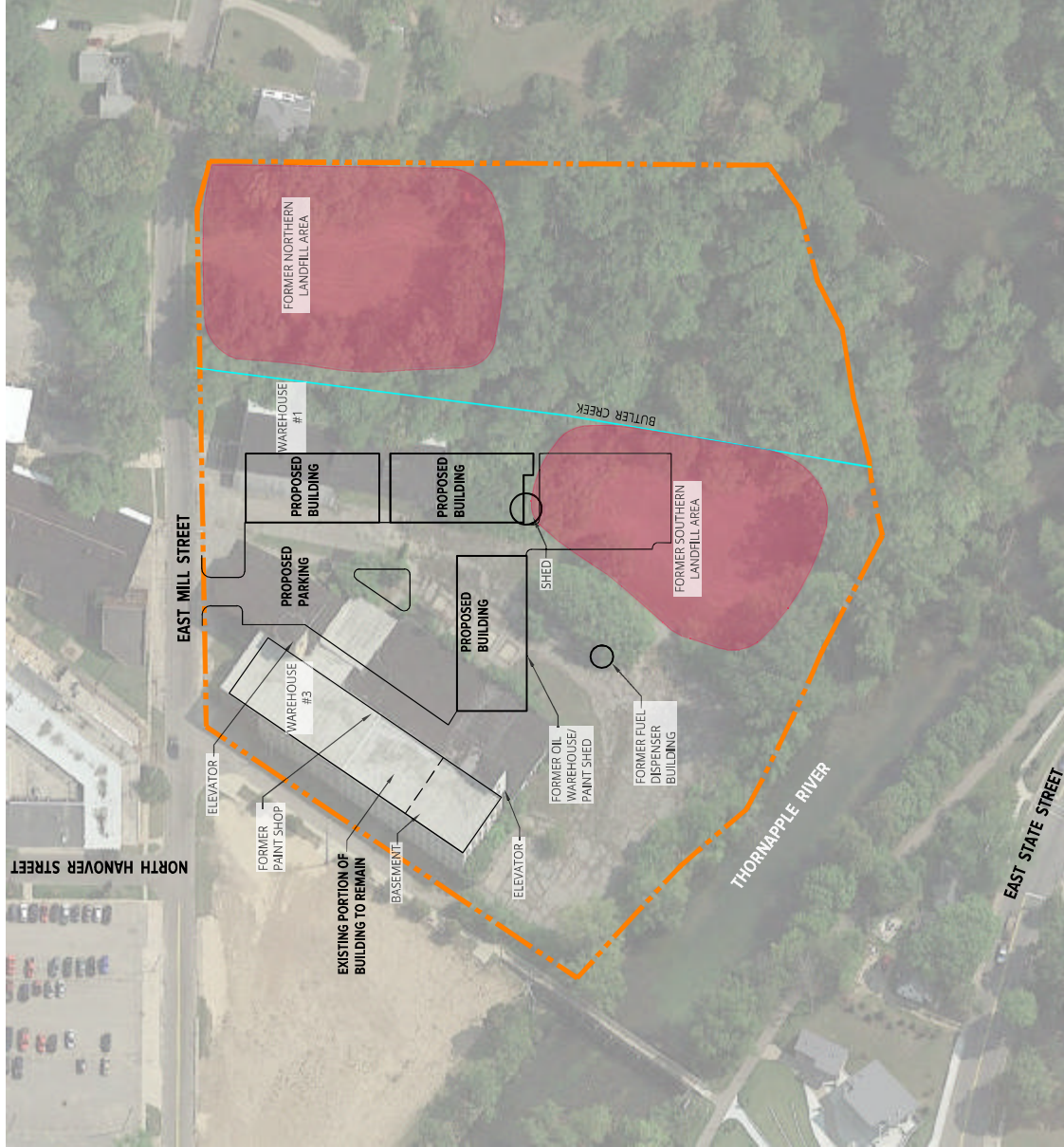
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GRAPHIC SCALE: 1" = 100'

LEGEND

--- APPROXIMATE PROPERTY BOUNDARY



NOTE:
BASE DRAWING INFORMATION TAKEN FROM
GOOGLE EARTH PRO WITH IMAGE DATE 9-10-2017
AND A DRAWING TITLED "SITE LAYOUT PLAN"
(SHEET C-205) PREPARED BY NEDERVELD.



Project
FORMER HMC
ROYAL COACH SITE
SOUTHERN PORTION
OF 325 NORTH
HANOVER STREET

Project Location
HASTINGS, MICHIGAN

Sheet Name
SOIL BORING
SAMPLING
LOCATIONS AND
ANALYTICAL RESULTS

No.	Revision	Date

Date
10-12-2020

CADD
JAB

Designer
CES/IMDC

Scale
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Project
081604.00.001

Figure No.
3

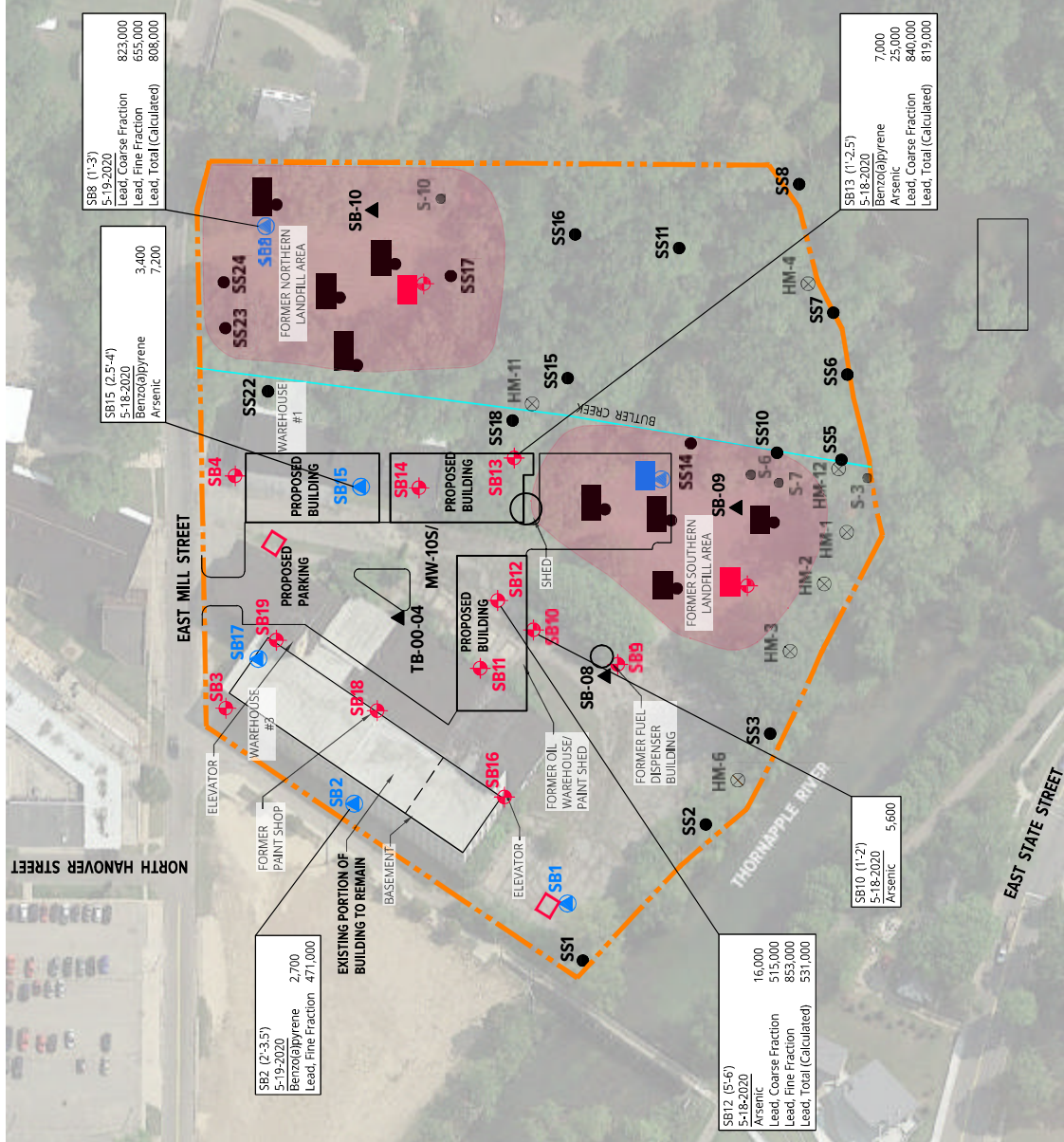
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 NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME.



GRAPHIC SCALE: 1" = 100'

- LEGEND**
- APPROXIMATE PROPERTY BOUNDARY
 - SOIL SAMPLE LOCATION (1989)
 - ⊗ SOIL AND/OR GROUNDWATER SAMPLE LOCATION (1995)
 - SURFACE SOIL SAMPLE LOCATION
 - ⬆ SOIL BORING LOCATION
 - ⬆ SOIL BORING LOCATION WITH TEMPORARY MONITORING WELL
 - UNKNOWN SUBSURFACE ANOMALY

- NOTES:**
- BASE DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH IMAGE DATE 9-10-2017 AND A DRAWING TITLED "SITE LAYOUT PLAN" (SHEET C-205) PREPARED BY NEDERVELD.
 - CONCENTRATIONS ARE SHOWN IN MICROGRAMS PER KILOGRAM (µg/kg) AND EXCEED ONE OR MORE PART 201 GENERIC RESIDENTIAL DIRECT CONTACT SCREENING LEVELS.
 - SAMPLING LOCATIONS IN GRAY TEXT ARE HISTORICAL AND NO LONGER IDENTIFIABLE AT THE PROPERTY.





Project
**FORMER HMC
 ROYAL COACH SITE
 SOUTHERN PORTION
 OF 325 NORTH
 HANOVER STREET**

Project Location
HASTINGS, MICHIGAN

Sheet Name
**SURFACE SOIL
 SAMPLE LOCATIONS
 AND ANALYTICAL
 RESULTS**

No.	Revision Date

Date
10-12-2020

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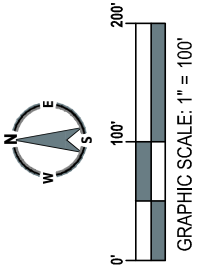
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Project
081604.00.001

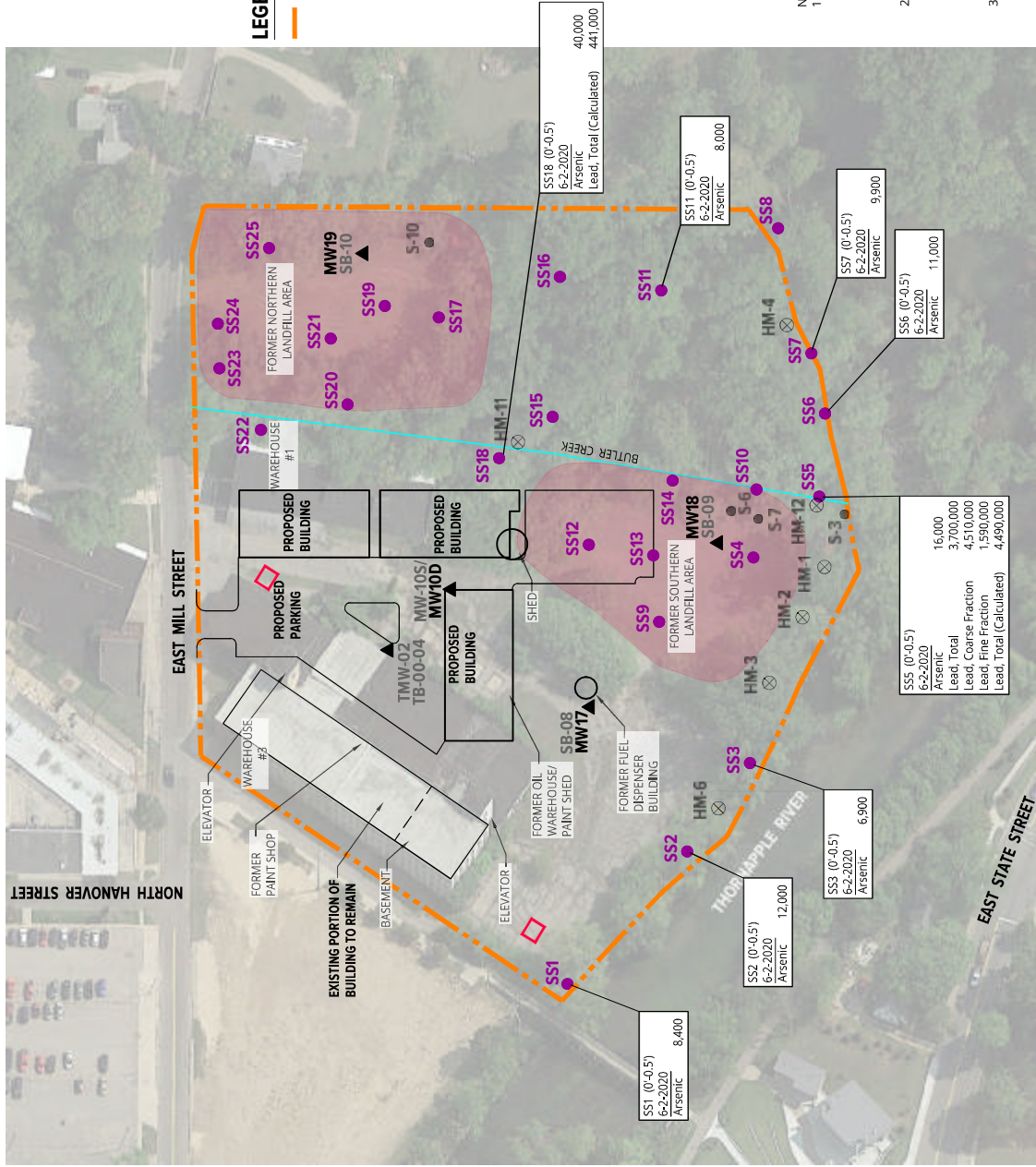
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4

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- LEGEND**
- APPROXIMATE PROPERTY BOUNDARY
 - SOIL SAMPLE LOCATION (1989)
 - ⊗ SOIL AND/OR GROUNDWATER SAMPLE LOCATION (1995)
 - ▲ SOIL AND/OR GROUNDWATER SAMPLE LOCATION (2000/2013)
 - SURFACE SOIL SAMPLE LOCATION
 - ◊ UNKNOWN SUBSURFACE ANOMALY

- NOTES:**
- BASE DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH IMAGE DATE 9-10-2017 AND A DRAWING TITLED "SITE LAYOUT PLAN" (SHEET C-205) PREPARED BY NEDERVELD.
 - CONCENTRATIONS ARE SHOWN IN MICROGRAMS PER KILOGRAM (µg/kg) AND EXCEED ONE OR MORE PART 201 GENERIC RESIDENTIAL DIRECT CONTACT SCREENING LEVELS.
 - SAMPLING LOCATIONS IN GRAY TEXT ARE HISTORICAL AND NO LONGER IDENTIFIABLE AT THE PROPERTY.





Project
FORMER HMC
ROYAL COACH SITE
OF 325 NORTH
HANOVER STREET

Project Location
HASTINGS, MICHIGAN

Sheet Name
GROUNDWATER
SAMPLING
LOCATIONS,
POTENTIOMETRIC
SURFACE AND
ANALYTICAL RESULTS

No.	Revision Date

Date 10-12-2020

CADD JAB

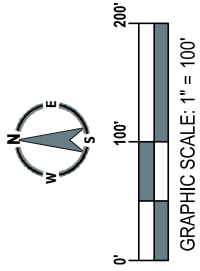
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Project 081604.00.001

Figure No. 5

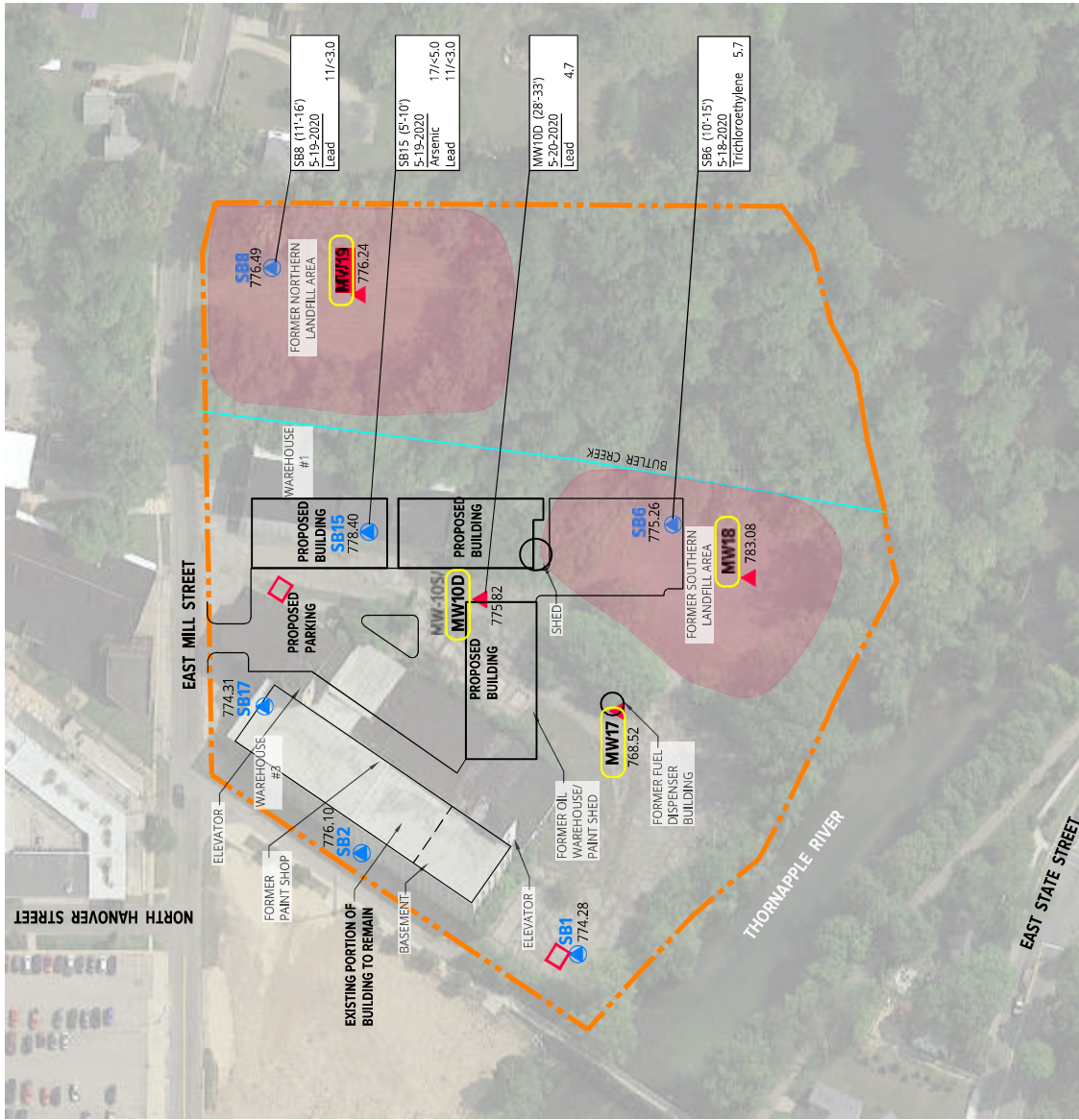
DRAWING SCALE EXCEPT AS NOTED FOR 1" X 1" AND WILL CALIBRATE PER 200 MGA. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME CONSULTING.

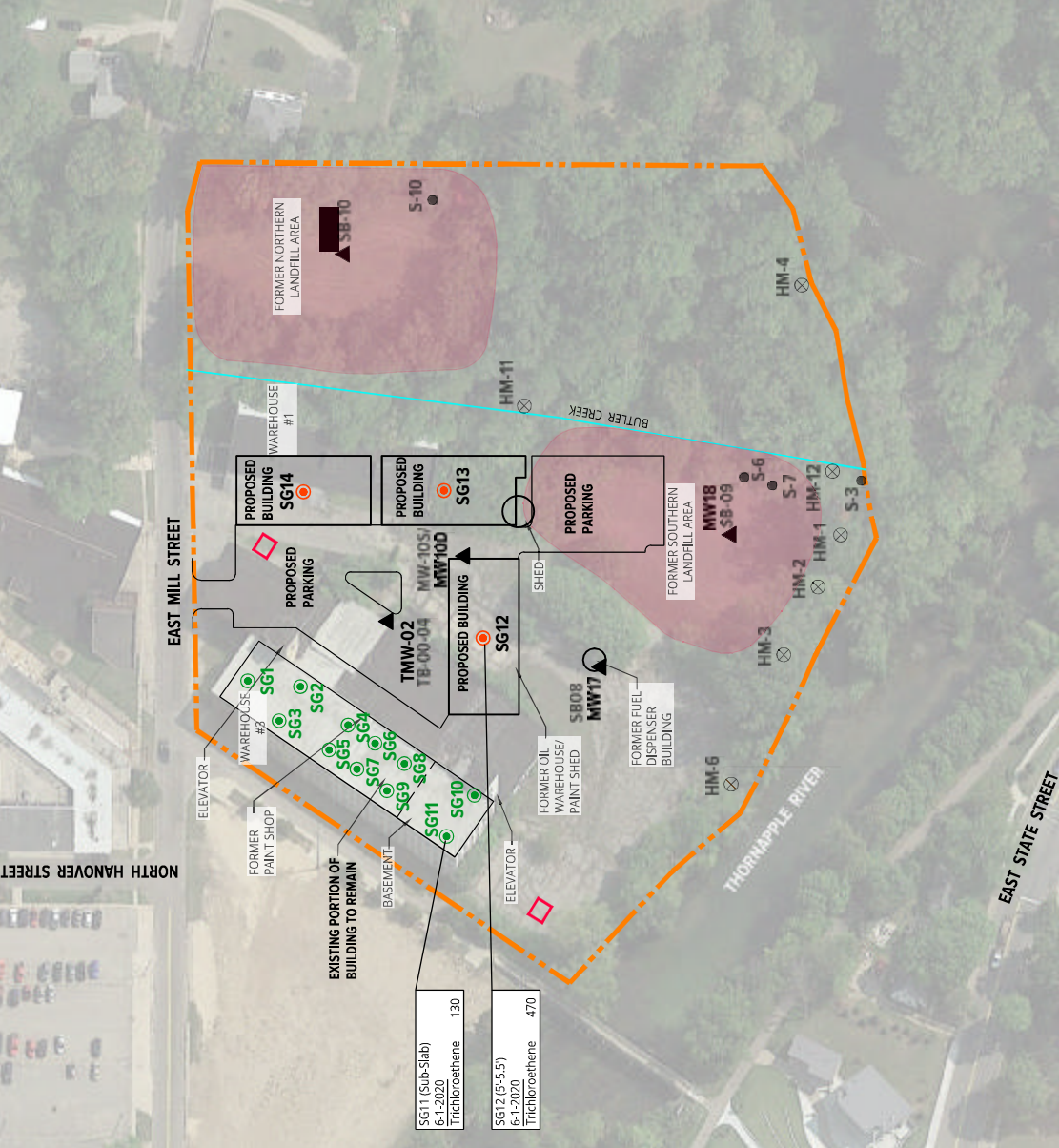


LEGEND

- - - APPROXIMATE PROPERTY BOUNDARY
- ▲ SOIL AND/OR GROUNDWATER SAMPLE LOCATION (2000/2013)
- SOIL BORING LOCATION WITH TEMPORARY MONITORING WELL
- ▲ EXISTING WELL SAMPLE LOCATION
- UNKNOWN SUBSURFACE ANOMALY

- NOTES:**
- BASE DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO. WITH IMAGE DATE 9-10-2017 AND A DRAWING TITLED "SITE LAYOUT PLAN" (SHEET C-205) PREPARED BY NEDERVELD.
 - CONCENTRATIONS ARE SHOWN IN MICROGRAMS PER LITER (µg/L) AND EXCEED PART 201 GENERIC RESIDENTIAL DRINKING WATER SCREENING LEVELS.
 - SAMPLING LOCATIONS IN GRAY TEXT ARE HISTORICAL AND NO LONGER IDENTIFIABLE AT THE PROPERTY.





Project
**FORMER HMC
 ROYAL COACH SITE
 SOUTHERN PORTION
 OF 325 NORTH
 HANOVER STREET**

Project Location
HASTINGS, MICHIGAN

Sheet Name
**SOIL GAS SAMPLE
 LOCATIONS AND
 ANALYTICAL RESULTS**

No.	Revision Date

Date
10-12-2020

CADD
JAB

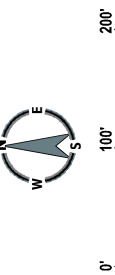
Designer
CES/IMDC

Scale
AS NOTED

Project
081604.00.001

Figure No.
6

DRAWING NOTE: SCALE EXERCISE IS INTENT FOR 11" X 17"
 AND WILL BE CALIBRATED TO MATCH THE SCALE AND
 NUMBER OF SHEETS.
 NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR
 CONSENT OF SME
 ©2020



- LEGEND**
- APPROXIMATE PROPERTY BOUNDARY
 - SOIL SAMPLE LOCATION (1989)
 - ⊗ SOIL AND/OR GROUNDWATER SAMPLE LOCATION (1995)
 - ▲ SOIL AND/OR GROUNDWATER SAMPLE LOCATION (2000/2013)
 - SUB-SLAB SOIL GAS SAMPLE LOCATION
 - DEEP(S) SOIL GAS SAMPLE LOCATION
 - ◇ UNKNOWN SUBSURFACE ANOMALY

- NOTES:**
- BASE DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH IMAGE DATE 9-10-2017 AND A DRAWING TITLED "SITE LAYOUT PLAN" (SHEET C-205) PREPARED BY NEDERVELD.
 - CONCENTRATIONS ARE SHOWN IN MICROGRAMS PER CUBIC METER (µg/m³) AND EXCEED PART 201 GENERIC RESIDENTIAL VOLATILIZATION TO INDOOR AIR PATHWAY SCREENING LEVELS.
 - SAMPLING LOCATIONS IN GRAY TEXT ARE HISTORICAL AND NO LONGER IDENTIFIABLE AT THE PROPERTY.

TABLES

TABLE 1: 2020 GROUNDWATER ELEVATION SUMMARY

TABLE 2: SUMMARY OF ANALYSIS RESULTS – SOIL

TABLE 3: SUMMARY OF ANALYSIS RESULTS – GROUNDWATER

TABLE 4: SUMMARY OF ANALYSIS RESULTS – SOIL GAS



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

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

Notes:

1. Top of Casing elevation were measured using a Leica GPS.
2. MW10D, MW17 through MW19 were installed by Stantec in 2013.
3. Temporary wells SB1, SB2, SB6, SB8, SB15 and SB17 were installed by SME in 2020.



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

CONSTITUENT	CHEMICAL ABSTRACT SERVICE NUMBER	STATEWIDE DEFAULT BACKGROUND LEVELS	Part 201 Generic Cleanup Criteria				EGLE Volatilization to Indoor Air Pathway (VAP)	CHEMICAL ANALYSIS RESULTS							
			Residential Drinking Water Protection Criteria	Nonresidential Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Residential Direct Contact Criteria		Nonresidential Direct Contact Criteria	SBB	Duplicate Soil	S89	S810	S811	S812	S813
			Residential Drinking Water Protection Criteria	Nonresidential Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Residential Direct Contact Criteria	Nonresidential Direct Contact Criteria	Residential Soil	SBB	Duplicate Soil	S89	S810	S811	S812	S813
VOCs:															
Methane	91-20-3	NA	35,000	100,000	730	16,000,000	52,000,000	67	<330	<330	<330	<330	<330	<330	<330
1,1-Dichloroethane	127-184	NA	100	100	1,200	200,000	930,000	6.2	<60	<60	<60	<60	<60	<60	<60
Tetrachloroethylene	108-88-3	NA	16,000	16,000	5,400	50,000,000	160,000,000	3.70	<60	<60	<60	<60	<60	<60	<60
Xylenes	1339-20-7	NA	5,600	5,600	980	410,000,000	1,000,000,000	230	<150	<150	<150	<150	<150	<150	<150
Other Analyzed VOCs	CS	NA	CS	CS	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL
SVOCs, PAHs															
Acenaphthene	83-32-9	NA	300,000	680,000	6,700	41,000,000	130,000,000	250,000	<330	<330	<330	<330	<330	<330	<330
Acenaphthylene	208-96-8	NA	5,900	17,000	ID	16,000,000	5,200,000	ID	<330	<330	<330	<330	<330	<330	<330
Anthracene	120-127	NA	41,000	47,000	ID	230,000,000	730,000,000	13,000,000	<330	<330	<330	<330	<330	<330	<330
Benzo[a]anthracene	86-35-3	NA	NLL	NLL	NLL	80,000	80,000	NA	600	670	<330	<330	<330	<330	<330
Benzo[b]fluoranthene	96-32-9	NA	NLL	NLL	NLL	20,000	20,000	NA	1,100	1,100	<330	<330	<330	<330	<330
Benzo[k]fluoranthene	91-90-1	NA	NLL	NLL	NLL	20,000	20,000	NA	1,600	1,600	<330	<330	<330	<330	<330
Benzo[a]pyrene	191-22-2	NA	NLL	NLL	NLL	2,500,000	7,800,000	NA	1,300	1,300	<330	<330	<330	<330	<330
Benzo[b]perylene	207-08-4	NA	NLL	NLL	NLL	200,000	800,000	NA	500	500	<330	<330	<330	<330	<330
Chrysene	218-01-9	NA	NLL	NLL	NLL	2,000,000	8,000,000	NA	710	650	<330	<330	<330	<330	<330
Dibenz[a,h]anthracene	55-70-3	NA	NLL	NLL	5,500	46,000,000	130,000,000	NA	650	620	<330	<330	<330	<330	<330
Fluoranthene	206-44-0	NA	350,000	680,000	5,300	27,000,000	87,000,000	470,000	1,200	1,200	<330	<330	<330	<330	<330
Indeno[1,2,3-cd]pyrene	193-39-5	NA	NLL	NLL	NLL	20,000	80,000	NA	20,000	20,000	<330	<330	<330	<330	<330
1-Methylpiperidine	91-57-6	NA	57,000	170,000	4,200	8,100,000	26,000,000	1,700	<330	<330	<330	<330	<330	<330	<330
Phenanthrene	85-01-8	NA	56,000	160,000	2,100	16,000,000	52,000,000	1,700	<330	<330	<330	<330	<330	<330	<330
Pyrene	128-00-0	NA	480,000	480,000	ID	230,000,000	840,000,000	25,000,000	600	620	<330	<330	<330	<330	<330
PAHs - Aroclor 1254															
Total PCBs	11097-89-1	NA	NA	NA	NA	NA	NA	ID	<100	<100	<100	<100	NE	NE	<100
Mutagens	1336-36-3	NA	NLL	NLL	NLL	4,000	16,000	ID	<100	<100	<100	<100	NE	NE	<100
Aroclor	7440-38-2	6,800	5,600	5,600	7,600	37,000	37,000	NA	5,000	4,500	5,600	3,700	16,000	25,000	
Barium	7440-39-3	75,000	1,300,000	1,300,000	440,000*	37,000,000	130,000,000	NA	28,000	26,000	NE	56,000	38,000	180,000	
Cadmium	7440-43-9	1,200	6,000	3,600*	550,000	2,000,000	3,000,000	NA	950	1,100	NE	1,500	1,200	610	
Chromium, Total**	7440-47-3	18,000 (total)	30,000	30,000	160,000	2,500,000	9,200,000	NA	9,500	7,700	NE	37,000	8,900	11,000	
Chromium VI	19540-29-9	NA	30,000	30,000	3,200	2,500,000	9,200,000	NA	<450	<440	NE	<2,300	NE	NE	
Copper	7440-50-9	32,000	5,800,000	5,800,000	20,000,000	75,000,000	300,000,000	NA	1,600,000	1,900,000	NE	44,000	15,000	75,000	
Lead, Total	7439-92-1	21,000	700,000	700,000	400,000	4,000,000	800,000,000	NA	210,000	260,000	NE	230,000	18,000	130,000	
Lead, Chain Fraction	7439-92-1	2,100	70,000	70,000	40,000	400,000	80,000,000	NA	21,000	26,000	NE	23,000	1,800	9,000	
Lead, Soluble Fraction	7439-92-1	2,100	70,000	70,000	40,000	400,000	80,000,000	NA	21,000	26,000	NE	23,000	1,800	9,000	
Lead, Total (Calculated)	7439-92-1	2,100	70,000	70,000	40,000	400,000	80,000,000	NA	21,000	26,000	NE	23,000	1,800	9,000	
Nickel	7440-02-0	130	1,700	1,700	160,000	580,000	1,500,000	22	<50	<50	NE	<50	56	<50	
Selenium	7440-02-0	20,000	100,000	100,000	76,000*	40,000,000	150,000,000	NA	21,000	22,000	NE	10,000	7,000	7,000	
Silver	7440-22-4	1,000	4,500	4,500	470	2,600,000	9,600,000	NA	250	220	NE	330	<200	310	
Zinc	7440-66-6	47,000	2,400,000	5,000,000	170,000	170,000,000	630,000,000	NA	620,000	760,000	NE	230,000	140,000	190,000	

Notes:
 1. Concentrations reported in micrograms per kilogram (µg/kg).
 2. Analytical results compared to the December 30, 2013 Promulgated Cleanup Criteria. Residential and/or Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels (GSI Protection Criteria Updated June 25, 2018); and EGLE's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VAP) Screening Levels. Results exceeding one or more Part 201 criteria are shaded orange, as are the criteria exceeded. Results exceeding only EGLE Volatilization to Indoor Air Pathway criteria are shaded yellow, as are the criteria.
 3. CS - Concentration is below the analytical detection limit.
 4. CS - Concentration is below the analytical detection limit.
 5. CS - Concentration is below the analytical detection limit.
 6. <RL - Analytical result was below laboratory reporting limit.
 7. ID - Insufficient data to develop criteria.
 8. NA - Not applicable.
 9. NE - Not evaluated.
 10. NLL - Not likely to leach.
 11. * = GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO3 was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.
 12. ** = The respective criterion was below the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
 13. * = The criterion was below the laboratory reporting limit in the soil sample that had the highest concentration.
 14. ** = The criterion was below the laboratory reporting limit in the soil sample that had the highest concentration.
 15. Concentrations were also compared to, and found to be below, the ambient and indoor air criteria and the soil saturation concentration screening levels.



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

CONSTITUENT	CHEMICAL ABSTRACT SERVICE NUMBER	STATEWIDE DEFAULT BACKGROUND LEVELS	Part 201 Generic Cleanup Criteria						EGLE Volatilization to Indoor Air Pathway (VIAP)	CHEMICAL ANALYSIS RESULTS Sample Identification Depth (feet) Date Collected					
			Residential Drinking Water Protection Criteria	Nonresidential Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Residential Direct Contact Criteria	Nonresidential Direct Contact Criteria	SB14 2'-3.5' 05/18/20		SB15 2.5'-4' 05/18/20	SB16 2'-3.5' 5/19/2020	SB18 0.5'-1.5' 05/20/20	SB19 1.5'-2.5' 05/20/20	SB1 0'-0.5' 06/02/20	SS2 0'-0.5' 06/02/20
VOCs	Methane	NA	35,000	100,000	750	16,000,000	52,000,000	67	<330	<330	<330	<330	NE	NE	
	Tetrachloroethylene	NA	100	100	1,200	200,000	930,000	6.2	<60	<60	<60	<60	NE	NE	
	Toluene	NA	16,000	16,000	5,400	50,000,000	160,000,000	3,700	64	<75	83	<53	NE	NE	
Other Analyzed VOCs	Xylenes	NA	5,600	5,600	880	410,000,000	1,000,000,000	280	210	<150	<150	<150	NE	NE	
	CS	NA	CS	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	NE	NE	
SVOCs, PAHs	Acenaphthene	NA	300,000	880,000	8,700	41,000,000	130,000,000	250,000	<330	460	<330	<330	<330	<330	
	Acenaphthylene	NA	5,800	17,000	ID	1,600,000	5,200,000	ID	<330	850	<330	<330	<330	<330	
Benzol	Anthracene	NA	41,000	41,000	ID	230,000,000	730,000,000	13,000,000	1,600	1,200	<330	<330	<330	<330	
	Benzo(a)anthracene	NA	NLL	NLL	NLL	20,000	80,000	160,000	3,700	6,300	<330	<330	750	690	
Benzol	Benzo(b)fluoranthene	NA	NLL	NLL	NLL	2,000	8,000	16,000	3,400	5,400	<330	<330	300	630	
	Benzo(k)fluoranthene	NA	NLL	NLL	NLL	2,500,000	7,000,000	NA	1,600	5,300	<330	<330	1,400	3,200	
Benzol	Benzo(k)fluoranthene	NA	NLL	NLL	NLL	200,000	800,000	NA	2,000	2,800	<330	<330	340	620	
	Chrysene	NA	NLL	NLL	NLL	2,000,000	8,000,000	NA	3,800	5,500	<330	<330	600	530	
Benzol	Dibenz(a,h)anthracene	NA	NLL	NLL	NLL	2,000	8,000	NA	480	1,200	<330	<330	600	530	
	Fluoranthene	NA	730,000	730,000	5,500	46,000,000	130,000,000	NA	10,000	11,000	<330	<330	1,500	1,100	
Benzol	Fluoranthene	NA	380,000	890,000	5,300	27,000,000	87,000,000	470,000	540	500	<330	<330	370	600	
	Indeno(1,2,3-cd)pyrene	NA	NLL	NLL	NLL	20,000	80,000	NA	2,100	4,800	<330	<330	370	600	
Benzol	1-Methylpiperthalene	NA	57,000	170,000	4,200	8,100,000	26,000,000	1,700	7,800	4,500	<330	<330	<330	<330	
	Phenanthrene	NA	85,000	180,000	2,100	1,600,000	5,200,000	1,700	7,800	4,500	<330	<330	7,700	3,400	
Benzol	Pyrene	NA	480,000	480,000	ID	280,000,000	840,000,000	25,000,000	<330	9,600	<330	<330	1,100	970	
	CS	NA	NA	NA	NA	NA	NA	ID	<100	<100	<100	<100	NE	NE	
Total PCBs	1,1097-69-1	NA	NLL	NLL	NLL	4,000	16,000	ID	<100	<100	<100	<100	NE	NE	
	1,1336-36-3	NA	NLL	NLL	NLL	4,000	16,000	ID	<100	<100	<100	<100	NE	NE	
Metals	Arsenic	7440-38-2	5.800	5.800	5.800	7.800	37.000	NA	3,300	7,200	NE	3,900	NE	8,400	12,000
	Barium	7440-39-3	75,000	1,300,000	440,000*	37,000,000	130,000,000	NA	17,000	46,000	NE	31,000	NE	NE	NE
Metals	Cadmium	7440-43-9	6,000	6,000	3,600*	550,000	2,100,000	NA	56	640	NE	76	NE	NE	NE
	Chromium, Total**	7440-47-3	18,000 (total)	30,000	180,000	2,500,000	9,200,000	NA	8,500	12,000	NE	6,400	NE	NE	NE
Metals	Chromium VI	18540-29-9	30,000	30,000	3,300	2,500,000	9,200,000	NA	NE	NE	NE	NE	NE	NE	NE
	Copper	7440-50-8	32,000	5,800,000	75,000**	200,000,000	73,000,000	NA	8,500	48,000	NE	29,000	NE	NE	NE
Metals	Lead, Total	7439-92-1	700,000	700,000	400,000**	400,000	900,000	NA	4,200	120,000	NE	15,900	NE	59,000	59,000
	Lead, Cadmium Fraction	7438-92-1	2,100	700,000	5,100,000**	400,000	900,000	NA	NE	NE	NE	NE	NE	NE	NE
Metals	Lead, Cadmium Fraction	7438-92-1	2,100	700,000	5,100,000**	400,000	900,000	NA	NE	NE	NE	NE	NE	NE	NE
	Lead, Total (Chromium VI)	7438-92-1	21,000	700,000	5,100,000**	400,000	900,000	NA	NE	NE	NE	NE	NE	NE	NE
Metals	Mercury	7439-97-6	1,300	1,700	130	160,000	580,000	22	<50	<50	NE	<50	NE	NE	NE
	Nickel	7440-02-0	20,000	100,000	76,000*	40,000,000	150,000,000	NA	6,700	12,000	NE	12,000	NE	NE	NE
Metals	Selenium	7782-49-2	410	4,000	470	2,600,000	9,800,000	NA	<200	310	NE	<200	NE	NE	NE
	Silver	7440-22-4	1,000	13,000	1,000	2,500,000	9,000,000	NA	<100	<100	NE	<100	NE	NE	NE
Metals	Zinc	7440-66-6	47,000	2,400,000	170,000	170,000,000	630,000,000	NA	17,000	120,000	NE	17,000	NE	NE	NE

Notes: 1. Concentrations reported in micrograms per kilogram (ug/kg).
2. Analytical results compared to the December 30, 2013 Promulgated Cleanup Criteria, Residential and/or Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels (GSI Protection Criteria Updated June 25, 2016); and EGLE's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels.
3. Results exceeding one or more Part 201 criteria are shaded orange, as are the criteria exceeded. Results exceeding only EGLE Volatilization to Indoor Air Pathway criteria are shaded yellow, as are the criteria.
4. * - The respective criterion was not tested in the laboratory.
5. ** - The respective criterion was not tested in the laboratory.
6. CS - Criterion concentration.
7. ID - Insufficient data to develop criteria.
8. NA - Not applicable.
9. NE - Not evaluated.
10. NLL - Not likely to volatilize.
11. NLL - Not likely to leach.
12. * - GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.
13. * - The respective criterion was below the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
14. ** - The respective criterion was below the laboratory reporting limit in the soil sample that had the highest concentration.
15. Concentrations were also compared to, and found to be below, the ambient and indoor air criteria and the soil saturation concentration screening levels.



TABLE 2
 SUMMARY OF ANALYSIS RESULTS - SOIL
 FORMER HMC ROYAL COACH
 HASTINGS, MICHIGAN
 SME Project No. 081604.00.001
 PAGE 4 OF 6

CONSTITUENT	CHEMICAL ABSTRACT SERVICE NUMBER	STATEWIDE DEFAULT BACKGROUND LEVELS	Part 201 Generic Cleanup Criteria				EGL E Volatilization to Indoor Air Pathway (VIAP)	CHEMICAL ANALYSIS RESULTS										
			Residential Drinking Water Protection Criteria	Nonresidential Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Residential Direct Contact Criteria		Nonresidential Direct Contact Criteria	Residential Soil	Sample Identification	Depth (feet)	Date Collected	SS7	SS8	SS9	SS10		
VOCs																		
Acetone	91-20-3	NA	35,000	100,000	750	16,000,000	52,000,000	67	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
1,1,1-Trichloroethane	127-18-4	NA	100	100	1,200	200,000	930,000	6.2	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Toluene	108-88-3	NA	16,000	16,000	5,400	50,000,000	160,000,000	3,700	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Xylenes	1330-20-7	NA	5,600	5,600	980	410,000,000	1,000,000,000	280	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Other Analyzed VOCs	CS	CS	CS	CS	CS	CS	CS		NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
SVOCs/PAHs																		
Acenaphthene	85-32-9	NA	300,000	890,000	8,700	41,000,000	130,000,000	250,000	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Acenaphthylene	208-96-8	NA	5,800	17,000	ID	1,600,000	5,200,000	ID	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Anthracene	120-127	NA	41,000	41,000	ID	230,000,000	730,000,000	13,000,000	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Benzo[a]anthracene	56-55-3	NA	NLL	NLL	NLL	20,000	80,000	180,000	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Benzo[b]fluoranthene	50-52-6	NA	NLL	NLL	NLL	2,000	8,000	20,000	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Benzo[k]fluoranthene	207-08-9	NA	NLL	NLL	NLL	2,500,000	7,800,000	NA	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Chrysene	218-01-9	NA	NLL	NLL	NLL	200,000	800,000	NA	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Dibenz[ah]anthracene	53-70-3	NA	NLL	NLL	NLL	2,000	8,000	NA	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Fluoranthene	206-44-0	NA	730,000	730,000	5,500	46,000,000	130,000,000	NA	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Fluorene	86-74-7	NA	300,000	890,000	5,300	27,000,000	87,000,000	470,000	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Indeno[1,2,3-c]pyrene	193-39-5	NA	NLL	NLL	NLL	20,000	80,000	NA	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
2-Methylanthracene	85-01-8	NA	57,000	170,000	4,200	8,100,000	26,000,000	1,700	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Phenanthrene	85-01-8	NA	96,000	180,000	2,100	1,600,000	5,200,000	1,700	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Pyrene	129-00-0	NA	480,000	480,000	ID	23,000,000	84,000,000	25,000,000	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30	<-30
Sesquiterpene Lactones																		
PCB Arochlor 1254	11097-89-1	NA	NA	NA	NA	NA	NA	ID	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Total PCBs	1336-36-3	NA	NLL	NLL	NLL	4,000	16,000	NA	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100
Metals																		
Arsenic	7440-39-2	5,800	5,800	5,800	7,600	37,000	37,000	NA	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900
Barium	7440-39-3	75,000	1,300,000	440,000 *	37,000,000	130,000,000	130,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	7440-43-9	1,200	6,000	3,600 *	550,000	2,100,000	2,100,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Chromium, Total*	7440-47-3	18,000 (total)	30,000	30,000	780,000	2,500,000	9,200,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Chromium VI	19540-28-9	NA	30,000	30,000	3,300	2,500,000	9,200,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Copper	7440-50-8	32,000	5,800,000	5,800,000	20,000,000	73,000,000	20,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Lead, Total	7439-92-1	21,000	700,000	700,000	400,000	900,000	900,000	NA	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300
Lead, Inorganic Fraction	7439-92-1	21,000	700,000	700,000	400,000	900,000	900,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Lead, Organic Fraction	7439-92-1	21,000	700,000	700,000	400,000	900,000	900,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Lead, Total (Calculated)	7439-92-1	21,000	700,000	700,000	400,000	900,000	900,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Manganese	7439-96-4	410	1,700	1,700	180,000	580,000	580,000	22	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Nickel	7440-02-0	20,000	100,000	100,000	40,000,000	150,000,000	150,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Selenium	7782-49-2	410	4,000	410	2,600,000	9,600,000	9,600,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Silver	7440-22-4	1,000	4,500	13,000	2,500,000	9,000,000	9,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Zinc	7440-66-6	47,000	2,400,000	5,000,000	170,000,000	630,000,000	630,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE

Notes:

- Concentrations reported in micrograms per kilogram (µg/kg).
- Analytical results compared to the December 30, 2013 Promulgated Cleanup Criteria, Residential and/or Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels (GSI Protection Criteria Updated June 25, 2018), and EGLE's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels.
- Results exceeding one or more criteria are shaded, as are the criteria exceeded.
- CS = Characteristic Soil (GSI) analyses.
- CS* = Characteristic Soil (GSI) analyses for the residential soil.
- CS* - Analytical data to develop criteria.
- ID - Insufficient data to develop criteria.
- NA - Not applicable.
- NE - Not evaluated.
- NLL - Not likely to leach.
- NLV - Not likely to volatilize.
- calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.
- trigger the respective criterion was below the Statewide Default Background Level (SDBL) and therefore the value default to the SDBL value.
- ** - Other criteria are shaded as they are either below the laboratory reporting limit in the soil sample that had the highest concentration.
- Concentrations were also compared to, and found to be below, the ambient and indoor air criteria and the soil saturation concentration screening levels.



TABLE 2
SUMMARY OF ANALYSIS RESULTS - SOIL
FORMER HMC ROYAL COACH
HASTINGS, MICHIGAN
SME Project No. 081604.00.001
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CONSTITUENT	CHEMICAL ABSTRACT SERVICE NUMBER	STATEWIDE DEFAULT BACKGROUND LEVELS	Part 201 Generic Cleanup Criteria					EGL E Volatilization to Indoor Air Pathway (VAP)	CHEMICAL ANALYSIS RESULTS								
			Residential Drinking Water Protection Criteria	Nonresidential Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Residential Direct Contact Criteria	Nonresidential Direct Contact Criteria		Sample Identification Depth (feet)	SS11	SS12	SS13	SS14	SS15	SS16	SS17	SS18
VOCs:																	
Methane	91-20-3	NA	35,000	100,000	730	16,000,000	52,000,000	67	NE	NE	NE	NE	NE	NE	NE	NE	NE
Tetrachloroethylene	127-18-4	NA	100	100	1,200	200,000	930,000	6.2	NE	NE	NE	NE	NE	NE	NE	NE	NE
Toluene	108-88-3	NA	16,000	16,000	5,400	50,000,000	160,000,000	3.700	NE	NE	NE	NE	NE	NE	NE	NE	NE
Xlenes	1339-20-7	NA	5,600	980	CS	410,000,000	1,000,000,000	230	NE	NE	NE	NE	NE	NE	NE	NE	NE
Other Analyzed VOCs	CS	NA	CS	CS	CS	CS	CS	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
SVOCs, PAHs																	
Acenaphthene	83-32-9	NA	300,000	860,000	6,700	41,000,000	130,000,000	250,000	<330	<330	<330	<330	<330	<330	<330	<330	<330
Acenaphthylene	208-96-8	NA	5,900	17,000	ID	1,600,000	5,200,000	ID	<330	<330	<330	<330	<330	<330	<330	<330	<330
Anthracene	120-12-7	NA	41,000	41,000	ID	230,000,000	730,000,000	13,000,000	<330	<330	<330	<330	<330	<330	<330	<330	<330
Benzo[a]anthracene	95-95-3	NA	NLL	NLL	NLL	20,000	80,000	160,000	770	<330	<330	<330	<330	<330	<330	<330	<330
Benzo[b]fluoranthene	95-95-3	NA	NLL	NLL	NLL	2,000	8,000	16,000	400	<330	<330	<330	<330	<330	<330	<330	<330
Benzo[k]fluoranthene	95-95-3	NA	NLL	NLL	NLL	2,000	8,000	16,000	470	<330	<330	<330	<330	<330	<330	<330	<330
Benzo[a]fluoranthene	191-24-2	NA	NLL	NLL	NLL	2,500,000	7,000,000	NA	<330	<330	<330	<330	<330	<330	<330	<330	<330
Chrysene	207-08-9	NA	NLL	NLL	NLL	200,000	800,000	NA	<330	<330	<330	<330	<330	<330	<330	<330	<330
Dibenz[a,h]anthracene	52-70-3	NA	NLL	NLL	NLL	2,000,000	8,000,000	NA	<330	<330	<330	<330	<330	<330	<330	<330	<330
Fluoranthene	206-44-0	NA	380,000	730,000	5,500	46,000,000	130,000,000	NA	<330	<330	<330	<330	<330	<330	<330	<330	<330
Indeno[1,2,3-cd]pyrene	867-7-7	NA	NLL	NLL	NLL	20,000	80,000	470,000	<330	<330	<330	<330	<330	<330	<330	<330	<330
1-Methyl-2-naphthalene	91-57-6	NA	57,000	170,000	4,200	8,100,000	26,000,000	1,700	<330	<330	<330	<330	<330	<330	<330	<330	<330
1-Methyl-3-naphthalene	85-07-8	NA	160,000	160,000	2,100	1,600,000	5,200,000	1,700	<330	<330	<330	<330	<330	<330	<330	<330	<330
Pyrene	128-09-0	NA	480,000	480,000	ID	230,000,000	84,000,000	25,000,000	<330	<330	<330	<330	<330	<330	<330	<330	<330
PAHs																	
PAHs Index 1,254	11097-89-1	NA	NA	NA	NA	NA	NA	NA	ID	NE	NE	NE	NE	NE	NE	NE	<100
Total PCBs	1336-36-3	NA	NLL	NLL	NLL	4,000	16,000	16,000	ID	<120	NE	NE	NE	NE	NE	NE	<100
Metals																	
Arsenic	7440-38-2	5,800	5,600	5,600	5,600	7,600	37,000	NA	8,000	4,600	4,200	3,100	4,300	5,100	4,300	40,000	
Barium	7440-39-3	75,000	1,300,000	40,000*	37,000,000	NA	130,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Cadmium	7440-43-9	1,200	6,000	3,600*	2,100,000	NA	2,100,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Chromium, Total**	7440-47-3	18,000 (total)	30,000	187,000	2,500,000	NA	9,200,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Chromium VI	18540-28-9	NA	3,300	2,500,000	30,000	NA	9,200,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Copper	7440-50-8	32,000	5,800,000	75,000*	20,000,000	NA	73,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Lead, Total	7439-92-1	21,000	700,000	700,000*	400,000	NA	907,000	NA	39,000	7,500	62,000	14,000	33,000	24,000	7,200	270,000	
Lead, Coarse Fraction	7439-92-1	21,000	700,000	700,000*	400,000	NA	907,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Lead, Fine Fraction	7439-92-1	21,000	700,000	5,100,000*	400,000	NA	907,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Methyl Lead (Leadates)	7439-92-1	21,000	700,000	5,100,000*	400,000	NA	907,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Mercury	7439-97-6	130	1,700	130	160,000	NA	590,000	22	NE	NE	NE	NE	NE	NE	NE	NE	NE
Nickel	7440-02-0	20,000	100,000	100,000	150,000,000	NA	150,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Selenium	7782-49-2	410	4,000	410	2,600,000	NA	9,600,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Silver	7440-22-4	1,000	4,500	1,000	2,500,000	NA	9,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE
Zinc	7440-66-6	47,000	2,400,000	170,000	170,000,000	NA	630,000,000	NA	NE	NE	NE	NE	NE	NE	NE	NE	NE

Notes:
 1. Concentrations reported in micrograms per kilogram ($\mu\text{g}/\text{kg}$).
 2. Analytical results compared to the December 30, 2013 Promulgated Cleanup Criteria, Residential and/or Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels (GSI Protection Criteria Updated June 25, 2018); and EGL E's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VAP) Screening Levels.
 3. Results exceeding one or more criteria are shaded, as are the criteria exceeded.
 4. "NE" - Analytical results not available for this constituent.
 5. "CS" - Cleanup criteria for this constituent are below the detection limit.
 6. "NLL" - Analytical result was below laboratory reporting limit.
 7. "ID" - Insufficient data to develop criteria.
 8. "NA" - Not applicable.
 9. "NE" - Not evaluated.
 10. "NLL" - Not likely to leach.
 11. "NLLV" - Not likely to volatilize.
 12. "*" = GSI Protection was calculated for the indicated metals using the EGL E spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.
 13. The respective criteria are shown in the Standard Default Background and Level (SDBL) and therefore the value default to the SDBL value.
 14. "†" - Total chromium was not detected or reported at his laboratory reporting limit in the soil sample that had the highest concentration.
 15. Concentrations were also compared to, and found to be below, the ambient and indoor air criteria and the soil saturation concentration screening levels.



TABLE 3
SUMMARY OF ANALYSIS RESULTS - GROUNDWATER
FORMER HMC ROYAL COACH SITE
HASTINGS, MICHIGAN
SME PROJECT NO. 081604.00.001
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CONSTITUENT	CHEMICAL ABSTRACT SERVICE NUMBER	Part 201 Generic Cleanup Criteria			EGLV Volatilization to Indoor Air Pathway (VIAP) Screening Levels	CHEMICAL ANALYTICAL RESULTS								
		Residential Drinking Water Criteria	Nonresidential Drinking Water Criteria	Groundwater Surface Water Interface Criteria		Residential Groundwater Not in Contact Criteria (GWNIC)	SB1 2.5' - 7.5' 05/19/20	Duplicate SB1 (2.5'-7.5') 05/19/20	SB2 8' - 13' 05/19/20	SB6 10' - 15' 05/18/20	SB8 11' - 16' 05/19/20	SB15 5' - 10' 05/18/20	SB17 6' - 11' 05/19/20	MW10D 28' - 33' 05/20/20
VOCs														
cis-1,2-Dichloroethylene	156-99-2	70	70	620	95	<1.0	<1.0	<1.0	2.6	<1.0	<1.0	<1.0	<1.0	<1.0
Toluene	108-88-3	780	780	270	41,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.4	<1.0	<1.0
1,1,1-Trichloroethane	71-55-6	200	200	89	14,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trichloroethylene	79-01-6	5	5	200	10	1.2	1.2	<1.0	5.7	<1.0	<1.0	<1.0	<1.0	<1.0
Vinyl chloride	75-01-4	2	2	13	2.1	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Other Analyzed VOCs														
PAHs														
All Analyzed PAHs	129-00-0	140	140	ID	NA	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Per- and Polyfluoroalkyl Substances (PFAS)														
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	0.07	0.07	0.012	NA	NE	NE	NE	NE	NE	NE	NE	NE	<0.0017
Perfluorobutanoic acid (PFBA)	375-22-4	NA	NA	NA	NA	NE	NE	NE	NE	NE	NE	NE	NE	<0.0017
Perfluorooctanesulfonamide (FOSA)	754-91-6	NA	NA	NA	NA	NE	NE	NE	NE	NE	NE	NE	NE	0.0027
Other Analyzed PFAS														
Metals														
Arsenic	7440-38-2	10.0	10.0	10	NA	<5.0	<5.0	<5.0	<5.0	<5.0	17 / -5.0	<5.0	<5.0	<5.0
Barium	7440-39-3	2,000	2,000	670 *	NA	130	130	<100	<100	<100	240	<100	<100	<100
Cadmium	7440-43-9	5	5	3.0 *	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Chromium, Total	7440-47-3	100	100	100	NA	<1.0	<1.0	<1.0	<1.0	<1.0	19 / -4.0	<1.0	<1.0	<1.0
Chromium VI	18540-29-9	100	100	11	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Copper	7440-50-8	1,000	1,000	19 *	NA	<4.0	4.2	<4.0	<4.0	<4.0	67 / 5.0	<4.0	<4.0	5.9
Lead	7439-92-1	4.0	4.0	29 *	NA	<3.0	<3.0	<3.0	<3.0	<3.0	11 / -3.0	<3.0	<3.0	4.7
Mercury	7439-97-6	2.0	2.0	0	2.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Nickel	7440-02-0	100	100	73 *	NA	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Selenium	7782-49-2	50	50	5	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Silver	7440-22-4	34	98	0.2	NA	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Zinc	7440-66-6	2,400	5,000	170 *	NA	<50	<50	<50	<50	51	69	<50	<50	620

- Notes:
- Concentrations reported in micrograms per liter (ug/L).
 - Analytical results compared to the December 30, 2013 Promulgated Cleanup Criteria, Residential and/or Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels (GSI Protection Criteria Updated June 25, 2018), and EGLV's May 14, 2020, Draft Residential Volatilization (Volatilization to Indoor Air Pathway (VIAP) Screening Levels).
 - Results exceeding one or more Part 201 criteria are shaded orange, as are the criteria exceeded. Results exceeding only EGLV Volatilization to Indoor Air Pathway criteria are shaded yellow, as are the criteria.
 - Refer to the analytical report for the full list of analytes.
 - CS - Criterion is specific to individual constituent.
 - RL - Analytical result was below laboratory reporting limit.
 - NE - Not evaluated.
 - NA - Not available.
 - ID - Insufficient data to develop criterion.
 - NLV - Not likely to volatilize under most soil conditions.
 - * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.
 - **Total chromium concentrations were compared to the trivalent chromium criteria because hexavalent chromium was analyzed in one or more samples, and was found to be below laboratory reporting limit.
 - Concentration values were also compared to, and found to be below, the groundwater volatilization to indoor air inhalation criteria and the flammability and explosivity screening levels.
 - For metals reported with two values 'X/X', the first value is the unfiltered (total) sample result and the second value is the filtered (dissolved) sample result.



TABLE 3
SUMMARY OF ANALYSIS RESULTS - GROUNDWATER
FORMER HMC ROYAL COACH SITE
HASTINGS, MICHIGAN
SME PROJECT NO. 081604.00.001
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CONSTITUENT	CHEMICAL ABSTRACT SERVICE NUMBER	Part 201 Generic Cleanup Criteria			EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels		CHEMICAL ANALYTICAL RESULTS						
		Residential Drinking Water Criteria	Nonresidential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Not in Contact Criteria (GWNC)	MW17	Duplicate	MW18	MW19	Field Blank	Equipment Blank	Trip Blank	
						9' - 16'	MW17 (9'-16')	12' - 17'	14' - 19'	Quality Control	Quality Control	Quality Control	Quality Control
						05/20/20	05/20/20	05/20/20	05/20/20	05/20/20	05/20/20	05/20/20	05/20/20
VOCs													
cis-1,2-Dichloroethylene	156-59-2	70	70	620	95	<1.0	NE	7.7	<1.0	NE	NE	NE	<1.0
Toluene	108-88-3	790	790	270	41,000	<1.0	NE	<1.0	<1.0	NE	NE	NE	<1.0
1,1,1-Trichloroethane	71-55-6	200	200	89	14,000	<1.0	NE	1.8	<1.0	NE	NE	NE	<1.0
Trichloroethylene	79-01-6	5	5	200	10	<1.0	NE	3.3	<1.0	NE	NE	NE	<1.0
Vinyl chloride	75-01-4	2	2	13	2.1	<1.0	NE	1.6	<1.0	NE	NE	NE	<1.0
Other Analyzed VOCs	CS	CS	CS	CS	CS	<RL	NE	<RL	<RL	NE	NE	NE	<RL
PAHs													
All Analyzed PAHs	129-00-0	140	140	ID	NA	<RL	NE	<RL	<RL	NE	NE	NE	NE
Per- and Polyfluoroalkyl Substances (PFAS)													
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	0.07	0.07	0.012	NA	<0.0019	<0.0018	0.0037	<0.018	<0.002	<0.0019	<0.0019	NE
Perfluorobutanoic acid (PFBA)	375-22-4	NA	NA	NA	NA	<0.0019	<0.0018	0.0026	<0.018	<0.002	<0.0019	<0.0019	NE
Perfluorooctanesulfonamide (FOSA)	754-91-6	NA	NA	NA	NA	<0.0019	<0.0018	<0.0021	<0.018	<0.002	<0.0019	<0.0019	NE
Other Analyzed PFAS	CS	CS	CS	CS	NA	<RL	<RL	<RL	<RL	<RL	<RL	<RL	NE
Metals													
Arsenic	7440-38-2	10	10	10	NA	<5.0	NE	<5.0	<5.0	NE	NE	NE	NE
Barium	7440-39-3	2,000	2,000	670 *	NA	<100	NE	170	180	NE	NE	NE	NE
Cadmium	7440-43-9	5	5	3.0 *	NA	<1.0	NE	<1.0	<1.0	NE	NE	NE	NE
Chromium, Total	7440-47-3	100	100	100	NA	<10	NE	<10	<10	NE	NE	NE	NE
Chromium VI	18540-29-9	100	100	11	NA	<5.0	NE	<5.0	<5.0	NE	NE	NE	NE
Copper	7440-50-8	1,000	1,000	13 *	NA	<4.0	NE	<4.0	14	NE	NE	NE	NE
Lead	7439-92-1	4.0	4.0	29 *	NA	<3.0	NE	<3.0	<3.0	NE	NE	NE	NE
Mercury	7439-97-6	2.0	2.0	0.0013	2.5	<0.20	NE	<0.20	<0.20	NE	NE	NE	NE
Nickel	7440-02-0	100	100	73 *	NA	<20	NE	<20	<20	NE	NE	NE	NE
Selenium	7782-49-2	50	50	5	NA	<5.0	NE	<5.0	<5.0	NE	NE	NE	NE
Silver	7440-22-4	34	98	0.2	NA	<0.20	NE	<0.20	<0.20	NE	NE	NE	NE
Zinc	7440-66-6	2,400	5,000	170 *	NA	<50	NE	<50	120	NE	NE	NE	NE

Notes:
1. Concentrations reported in micrograms per liter (µg/L).
2. Analytical results compared to the December 30, 2013 Promulgated Cleanup Criteria, Residential and/or Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels (GSI) Protection Criteria Updated June 25, 2018), and EGLE's May 14, 2020, Draft Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels.
3. Results exceeding one or more Part 201 criteria are shaded orange, as are the criteria exceeded. Results exceeding only EGLE Volatilization to Indoor Air Pathway criteria are shaded yellow, as are the criteria.
4. Refer to the analytical report for the full list of analytes.
5. CS - Criterion is specific to individual constituent.
6. -RL - Analytical result was below laboratory reporting limit.
7. NE - Not evaluated.
8. NA - Not available.
9. ID - Insufficient data to develop criterion.
10. NLV - Not likely to volatilize under most soil conditions.
11. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.
12. ***Total chromium concentrations were compared to the trivalent chromium criteria because hexavalent chromium was analyzed in one or more samples, and was found to be below laboratory reporting limit.
13. Concentrations were also compared to, and found to be below, the groundwater volatilization to indoor air inhalation criteria and the flammability and explosivity screening levels.
14. For metals reported with two values "X/X", the first value is the unfiltered (total) sample result and the second value is the filtered (dissolved) sample result.



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

Constituent	Chemical Abstract Service Number	Volatilization to Indoor Air Pathway (VIAP) Screening Levels		Chemical Analytical Results														EQUIPMENT BLANK				
		Residential	Nonresidential	Sample Identification Depth (feet)	Date Collected	SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	SG9	SG10	SG11	SG12		SG13	SG14	DUPLICATE	
		µg/m ³	µg/m ³	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	
VOCs (10-15)																						
Benzene	71-43-2	110	260	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19
Chloroform	67-66-3	37	87	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9
Dichlorodifluoromethane	75-71-8	11,000	17,000	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1
Tetrachloroethene	127-18-4	1,400	1,400	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41
1,1,1-Trichloroethane	71-55-6	170,000	230,000	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33
Trichloroethane	79-01-6	67	67	33	15	13	22	12	30	23	48	13	25	140	470	130	22	140	22	22	22	22
Other Analyzed VOCs	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

Notes:

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

Exhibit D
Potential Rent Loss

<i>Potential Rent Loss Calculation</i>									
				Developer Ren	120% AMI	Potential Monthly Rent Loss	Annual		
1-bdr	7	1.0	660	\$1,180	\$ 2,185	\$ 1,005	\$ 84,420	80%	
2-bdr	19	2.0	950	\$1,625	\$ 2,622	\$ 997	\$ 227,316	100%	
3-bdr	1	2.0	1,250	\$1,975	\$ 3,030	\$ 1,055	\$ 12,660	100%	
	27						\$ 324,396	\$ 8,109,900	Total Potential Rent Loss - 25yrs

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

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

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

Exhibit E
TIF Table

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

Estimated Taxable Value (TV) Increase Rate:	2.00%		Commercial Rehabilitation Act Abatement																	
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Base Taxable Value	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200
Estimated New TV	\$ 134,200	\$ 134,200	\$ 8,477,050	\$ 8,646,591	\$ 8,819,523	\$ 8,995,913	\$ 9,175,832	\$ 9,359,348	\$ 9,546,535	\$ 9,737,466	\$ 9,932,215	\$ 10,130,859	\$ 10,333,477	\$ 10,540,146	\$ 10,750,949	\$ 10,965,968	\$ 11,185,287	\$ 11,408,993	\$ 11,637,173	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ 8,342,850	\$ 8,512,391	\$ 8,685,323	\$ 8,861,713	\$ 9,041,632	\$ 9,225,148	\$ 9,412,335	\$ 9,603,266	\$ 9,798,015	\$ 9,996,659	\$ 10,199,277	\$ 10,405,946	\$ 10,616,749	\$ 10,831,768	\$ 11,051,087	\$ 11,274,793	\$ 11,502,973	

School Capture	Millage Rate																				
State Education Tax	6.0000	\$ -	\$ -	\$ 40,046	\$ 40,859	\$ 41,690	\$ 42,536	\$ 43,400	\$ 44,281	\$ 45,179	\$ 46,096	\$ 47,030	\$ 47,984	\$ 48,957	\$ 49,949	\$ 50,960	\$ 51,992	\$ 53,045	\$ 54,119	\$ 55,214	
School Operating	17.7953	\$ -	\$ -	\$ 118,771	\$ 121,184	\$ 123,646	\$ 126,157	\$ 128,719	\$ 131,331	\$ 133,996	\$ 136,714	\$ 139,487	\$ 142,315	\$ 145,199	\$ 148,142	\$ 151,143	\$ 154,204	\$ 157,326	\$ 160,511	\$ 163,759	
School Total	23.7953	\$ -	\$ -	\$ 158,816	\$ 162,044	\$ 165,336	\$ 168,694	\$ 172,119	\$ 175,612	\$ 179,175	\$ 182,810	\$ 186,517	\$ 190,299	\$ 194,156	\$ 198,090	\$ 202,103	\$ 206,196	\$ 210,371	\$ 214,630	\$ 218,973	
20% Passthrough to Taxing Units		\$ -	\$ -	\$ 39,704	\$ 40,511	\$ 41,334	\$ 42,173	\$ 43,030	\$ 43,903	\$ 44,794	\$ 45,703	\$ 46,629	\$ 47,575	\$ 48,539	\$ 49,523	\$ 50,526	\$ 51,549	\$ 52,593	\$ 53,657	\$ 54,743	

Local Capture	Millage Rate																				
City Operating	15.7745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BC Operating	5.2091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City Cemetery	0.9848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BC Charlton Pk	0.2164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BC COA	0.4705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BC 911	0.9416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BC Transit	0.2377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BISD Oper	0.1138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BISD Spec Ed	2.1063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HSD Sinking 2015	0.9531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Total	27.0078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20% Passthrough to Taxing Units		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Non-Capturable Millages	Millage Rate																				
BC Med FAC Debt	0.6052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HSD Debt 2010	1.5500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HSD Debt 2015	3.7000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HSD Debt 2023	0.6000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Non-Capturable Taxes	6.4552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ 158,816 \$ 162,044 \$ 165,336 \$ 168,694 \$ 172,119 \$ 175,612 \$ 179,175 \$ 182,810 \$ 186,517 \$ 190,299 \$ 414,524 \$ 422,923 \$ 431,491 \$ 440,230 \$ 449,144 \$ 458,236 \$ 467,509

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

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

Estimated Taxable Value (TV) Increase Rate:

Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Base Taxable Value	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200	\$ 134,200
Estimated New TV	\$ 11,869,917	\$ 12,107,315	\$ 12,349,461	\$ 12,596,450	\$ 12,848,379	\$ 13,105,347	\$ 13,367,454	\$ 13,634,803	\$ 13,907,499	\$ 14,185,649	\$ 14,469,362	\$ 14,758,749	\$ 14,758,749
Incremental Difference (New TV - Base TV)	\$ 11,735,717	\$ 11,973,115	\$ 12,215,261	\$ 12,462,250	\$ 12,714,179	\$ 12,971,147	\$ 13,233,254	\$ 13,500,603	\$ 13,773,299	\$ 14,051,449	\$ 14,335,162	\$ 14,624,549	\$ 14,624,549

School Capture	Millage Rate	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
State Education Tax	6.0000	\$ 56,331	\$ 57,471	\$ 58,633	\$ 59,819	\$ 61,028	\$ 62,262	\$ 63,520	\$ 64,803	\$ 66,112	\$ 67,447	\$ 68,809	\$ 70,198	\$ 1,559,769
School Operating	17.7953	\$ 167,072	\$ 170,452	\$ 173,899	\$ 177,416	\$ 181,002	\$ 184,660	\$ 188,392	\$ 192,198	\$ 196,080	\$ 200,040	\$ 204,079	\$ 208,199	\$ 4,626,093
School Total	23.7953	\$ 223,404	\$ 227,923	\$ 232,533	\$ 237,234	\$ 242,030	\$ 246,922	\$ 251,911	\$ 257,001	\$ 262,192	\$ 267,487	\$ 272,888	\$ 278,396	\$ 6,185,863
	20% Passthrough to Taxing Units	\$ 55,851	\$ 56,981	\$ 58,133	\$ 59,309	\$ 60,508	\$ 61,730	\$ 62,978	\$ 64,250	\$ 65,548	\$ 66,872	\$ 68,222	\$ 69,599	\$ 1,546,466

Local Capture	Millage Rate	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
City Operating	15.7745	\$ 148,100	\$ 151,096	\$ 154,152	\$ 157,269	\$ 160,448	\$ 163,691	\$ 166,998	\$ 170,372	\$ 173,814	\$ 177,324	\$ 180,904	\$ 184,556	\$ 2,946,331
BC Operating	5.2091	\$ 48,906	\$ 49,895	\$ 50,904	\$ 51,934	\$ 52,984	\$ 54,054	\$ 55,147	\$ 56,261	\$ 57,397	\$ 58,556	\$ 59,739	\$ 60,945	\$ 972,946
City Cemetery	0.9848	\$ 9,246	\$ 9,433	\$ 9,624	\$ 9,818	\$ 10,017	\$ 10,219	\$ 10,426	\$ 10,636	\$ 10,851	\$ 11,070	\$ 11,294	\$ 11,522	\$ 183,939
BC Charlton PK	0.2164	\$ 2,032	\$ 2,073	\$ 2,115	\$ 2,157	\$ 2,201	\$ 2,246	\$ 2,291	\$ 2,337	\$ 2,384	\$ 2,433	\$ 2,482	\$ 2,532	\$ 40,419
BC COA	0.4705	\$ 4,417	\$ 4,507	\$ 4,598	\$ 4,691	\$ 4,786	\$ 4,882	\$ 4,981	\$ 5,082	\$ 5,184	\$ 5,289	\$ 5,396	\$ 5,505	\$ 87,879
BC 911	0.9416	\$ 8,840	\$ 9,019	\$ 9,202	\$ 9,388	\$ 9,577	\$ 9,771	\$ 9,968	\$ 10,170	\$ 10,375	\$ 10,585	\$ 10,798	\$ 11,016	\$ 175,870
BC Transit	0.2377	\$ 2,232	\$ 2,277	\$ 2,323	\$ 2,370	\$ 2,418	\$ 2,467	\$ 2,516	\$ 2,567	\$ 2,619	\$ 2,672	\$ 2,726	\$ 2,781	\$ 44,397
BISD Oper	0.1138	\$ 1,068	\$ 1,090	\$ 1,112	\$ 1,135	\$ 1,157	\$ 1,181	\$ 1,205	\$ 1,229	\$ 1,254	\$ 1,279	\$ 1,305	\$ 1,331	\$ 21,255
BISD Spec Ed	2.1063	\$ 19,775	\$ 20,175	\$ 20,583	\$ 20,999	\$ 21,424	\$ 21,857	\$ 22,299	\$ 22,749	\$ 23,209	\$ 23,677	\$ 24,155	\$ 24,643	\$ 393,411
HSD Sinking 2015	0.9531	\$ 8,948	\$ 9,129	\$ 9,314	\$ 9,502	\$ 9,694	\$ 9,890	\$ 10,090	\$ 10,294	\$ 10,502	\$ 10,714	\$ 10,930	\$ 11,151	\$ 178,018
Local Total	27.0078	\$ 253,565	\$ 258,694	\$ 263,926	\$ 269,262	\$ 274,706	\$ 280,258	\$ 285,921	\$ 291,697	\$ 297,589	\$ 303,599	\$ 309,729	\$ 315,982	\$ 5,044,465
	20% Passthrough to Taxing Units	\$ 63,391	\$ 64,673	\$ 65,981	\$ 67,316	\$ 68,676	\$ 70,064	\$ 71,480	\$ 72,924	\$ 74,397	\$ 75,900	\$ 77,432	\$ 78,995	\$ 1,261,116

Non-Capturable Millages	Millage Rate	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
BC Med FAC Debt	0.6052	\$ 5,682	\$ 5,797	\$ 5,914	\$ 6,034	\$ 6,156	\$ 6,280	\$ 6,407	\$ 6,536	\$ 6,668	\$ 6,803	\$ 6,941	\$ 7,081	\$ 113,038
HSD Debt 2010	1.5500	\$ 14,552	\$ 14,847	\$ 15,147	\$ 15,453	\$ 15,766	\$ 16,084	\$ 16,409	\$ 16,741	\$ 17,079	\$ 17,424	\$ 17,776	\$ 18,134	\$ 289,506
HSD Debt 2015	3.7000	\$ 34,738	\$ 35,440	\$ 36,157	\$ 36,888	\$ 37,634	\$ 38,395	\$ 39,170	\$ 39,962	\$ 40,769	\$ 41,592	\$ 42,432	\$ 43,289	\$ 691,079
HSD Debt 2023	0.6000	\$ 5,633	\$ 5,747	\$ 5,863	\$ 5,982	\$ 6,103	\$ 6,226	\$ 6,352	\$ 6,480	\$ 6,611	\$ 6,745	\$ 6,881	\$ 7,020	\$ 112,067
Total Non-Capturable Taxes	6.4552	\$ 60,605	\$ 61,831	\$ 63,082	\$ 64,357	\$ 65,658	\$ 66,985	\$ 68,339	\$ 69,719	\$ 71,128	\$ 72,564	\$ 74,029	\$ 75,524	\$ 1,205,690

Total Tax Increment Revenue (TIR) Available for Capture \$ 476,969 \$ 486,617 \$ 496,459 \$ 506,497 \$ 516,736 \$ 527,180 \$ 537,832 \$ 548,698 \$ 559,781 \$ 571,086 \$ 582,617 \$ 594,378 \$ 11,230,327

Footnotes:

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

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

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	56.4%	\$ 4,424,423		\$ 4,424,423
Local	43.6%	\$ 3,415,127	\$ -	\$ 3,415,127
TOTAL				\$ 7,839,550
EGLE		\$ 34,500	\$ -	\$ 34,500
MSHDA		\$ 7,805,050	\$ -	\$ 7,805,050

Estimated Total
Years of Plan: 31

Estimated Capt \$ 10,951,931
Administrative \$ 460,525
SBRF \$ 744,786
LBRF \$ 1,709,176

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Commercial Rehab Abatement Period																		
Total State Incremental Revenue	\$ -	\$ -	\$ 158,816	\$ 162,044	\$ 165,336	\$ 168,694	\$ 172,119	\$ 175,612	\$ 179,175	\$ 182,810	\$ 186,517	\$ 190,299	\$ 194,156	\$ 198,090	\$ 202,103	\$ 206,196	\$ 210,371	
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ (20,023)	\$ (20,430)	\$ (20,845)	\$ (21,268)	\$ (21,700)	\$ (22,140)	\$ (22,590)	\$ (23,048)	\$ (23,515)	\$ (23,992)	\$ (24,478)	\$ (24,974)	\$ (25,480)	\$ (25,996)	\$ (26,523)	
State TIR Available for Reimbursement	\$ -	\$ -	\$ 138,794	\$ 141,614	\$ 144,491	\$ 147,426	\$ 150,419	\$ 153,472	\$ 156,586	\$ 159,762	\$ 163,002	\$ 166,307	\$ 169,678	\$ 173,116	\$ 176,623	\$ 180,200	\$ 183,849	
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,368	\$ 224,833	\$ 229,388	\$ 234,034	\$ 238,772	
BRA Administrative Fee - 5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,726)	\$ (21,146)	\$ (21,575)	\$ (22,011)	\$ (22,457)	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,642	\$ 203,687	\$ 207,813	\$ 212,022	\$ 216,315	
Total State & Local TIR Available	\$ -	\$ -	\$ 138,794	\$ 141,614	\$ 144,491	\$ 147,426	\$ 150,419	\$ 153,472	\$ 156,586	\$ 159,762	\$ 163,002	\$ 166,307	\$ 369,319	\$ 376,803	\$ 384,436	\$ 392,222	\$ 400,164	
DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 7,839,550	\$ 7,839,550	\$ 7,839,550	\$ 7,700,756	\$ 7,559,142	\$ 7,414,651	\$ 7,267,225	\$ 7,116,807	\$ 6,963,335	\$ 6,806,749	\$ 6,646,987	\$ 6,483,985	\$ 6,317,678	\$ 5,948,358	\$ 5,571,555	\$ 5,187,119	\$ 4,794,897	\$ 4,394,733
<hr/>																		
MSHDA Housing Activity Costs	\$ 7,805,050	\$ 7,805,050	\$ 7,805,050	\$ 7,805,050	\$ 7,666,867	\$ 7,525,876	\$ 7,382,021	\$ 7,235,244	\$ 7,085,487	\$ 6,932,691	\$ 6,776,794	\$ 6,617,735	\$ 6,455,450	\$ 6,289,875	\$ 5,922,181	\$ 5,547,036	\$ 5,164,292	\$ 4,773,796
State Tax Reimbursement	\$ -	\$ -	\$ 138,183	\$ 140,991	\$ 143,855	\$ 146,777	\$ 149,757	\$ 152,796	\$ 155,897	\$ 159,059	\$ 162,285	\$ 165,575	\$ 168,931	\$ 172,354	\$ 175,846	\$ 179,407	\$ 183,039	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,763	\$ 202,791	\$ 206,899	\$ 211,089	\$ 215,363	
Total MSHDA Reimbursement Balance	\$ 7,805,050	\$ 7,805,050	\$ 7,666,867	\$ 7,525,876	\$ 7,382,021	\$ 7,235,244	\$ 7,085,487	\$ 6,932,691	\$ 6,776,794	\$ 6,617,735	\$ 6,455,450	\$ 6,289,875	\$ 5,922,181	\$ 5,547,036	\$ 5,164,292	\$ 4,773,796	\$ 4,375,393	
EGLE Environmental Costs	\$ 34,500	\$ 34,500	\$ 34,500	\$ 34,500	\$ 33,889	\$ 33,266	\$ 32,630	\$ 31,981	\$ 31,319	\$ 30,644	\$ 29,955	\$ 29,252	\$ 28,534	\$ 27,803	\$ 26,177	\$ 24,519	\$ 22,827	\$ 21,101
State Tax Reimbursement	\$ -	\$ -	\$ 611	\$ 623	\$ 636	\$ 649	\$ 662	\$ 675	\$ 689	\$ 703	\$ 717	\$ 732	\$ 747	\$ 762	\$ 777	\$ 793	\$ 809	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 879	\$ 896	\$ 915	\$ 933	\$ 952	
Total EGLE Reimbursement Balance	\$ 34,500	\$ 34,500	\$ 33,889	\$ 33,266	\$ 32,630	\$ 31,981	\$ 31,319	\$ 30,644	\$ 29,955	\$ 29,252	\$ 28,534	\$ 27,803	\$ 26,177	\$ 24,519	\$ 22,827	\$ 21,101	\$ 19,340	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 138,794	\$ 141,614	\$ 144,491	\$ 147,426	\$ 150,419	\$ 153,472	\$ 156,586	\$ 159,762	\$ 163,002	\$ 166,307	\$ 369,319	\$ 376,803	\$ 384,436	\$ 392,222	\$ 400,164	

LOCAL BROWNFIELD REVOLVING FUN

LBRF Deposits *																	
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Footnotes:

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

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

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	TOTAL	
Total State Incremental Revenue	\$ 214,630	\$ 218,973	\$ 223,404	\$ 227,923	\$ 232,533	\$ 237,234	\$ 242,030	\$ 246,922	\$ 251,911	\$ 257,001	\$ 262,192	\$ 267,487	\$ 272,888	\$ -	\$ 5,907,466	
State Brownfield Revolving Fund (50% of SET)	\$ (27,060)	\$ (27,607)	\$ (28,166)	\$ (28,735)	\$ (29,317)	\$ (29,909)	\$ (30,514)	\$ (31,131)	\$ (31,760)	\$ (32,401)	\$ (33,056)	\$ (33,723)	\$ (34,404)	\$ -	\$ (744,786)	
State TIR Available for Reimbursement	\$ 187,570	\$ 191,366	\$ 195,238	\$ 199,188	\$ 203,216	\$ 207,325	\$ 211,516	\$ 215,791	\$ 220,152	\$ 224,599	\$ 229,136	\$ 233,763	\$ 238,483	\$ -	\$ 5,162,680	
Total Local Incremental Revenue	\$ 243,606	\$ 248,536	\$ 253,565	\$ 258,694	\$ 263,926	\$ 269,262	\$ 274,706	\$ 280,258	\$ 285,921	\$ 291,697	\$ 297,589	\$ 303,599	\$ 309,729	\$ 315,982	\$ 5,044,465	
BRA Administrative Fee - 5%	\$ (22,912)	\$ (23,375)	\$ (23,848)	\$ (24,331)	\$ (24,823)	\$ (25,325)	\$ (25,837)	\$ (26,359)	\$ (26,892)	\$ (27,435)	\$ (27,989)	\$ (28,554)	\$ (29,131)	\$ (15,799)	\$ (460,525)	
Local TIR Available for Reimbursement	\$ 220,694	\$ 225,161	\$ 229,716	\$ 234,363	\$ 239,103	\$ 243,938	\$ 248,869	\$ 253,899	\$ 259,029	\$ 264,262	\$ 269,600	\$ 275,045	\$ 280,598	\$ 300,182	\$ 4,583,939	
Total State & Local TIR Available	\$ 408,264	\$ 416,527	\$ 424,954	\$ 433,551	\$ 442,319	\$ 451,263	\$ 460,385	\$ 469,690	\$ 479,181	\$ 488,862	\$ 498,736	\$ 508,808	\$ 519,081	\$ 300,182	\$ 9,746,620	
DEVELOPER																
DEVELOPER Reimbursement Balance	\$ 3,986,469	\$ 3,569,942	\$ 3,144,988	\$ 2,711,437	\$ 2,269,118	\$ 1,817,855	\$ 1,357,470	\$ 887,781	\$ 408,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MSHDA HOUSING ACTIVITY COSTS																
MSHDA Housing Activity Costs	\$ 4,375,393	\$ 3,968,925	\$ 3,554,232	\$ 3,131,147	\$ 2,699,505	\$ 2,259,132	\$ 1,809,855	\$ 1,351,497	\$ 883,874	\$ 406,802	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 186,745	\$ 190,524	\$ 194,379	\$ 198,311	\$ 202,322	\$ 206,413	\$ 210,585	\$ 214,841	\$ 219,183	\$ 186,898	\$ -	\$ -	\$ -	\$ -	\$ 4,404,952	
Local Tax Reimbursement	\$ 219,723	\$ 224,170	\$ 228,705	\$ 233,332	\$ 238,051	\$ 242,864	\$ 247,774	\$ 252,781	\$ 257,889	\$ 219,903	\$ -	\$ -	\$ -	\$ -	\$ 3,400,098	
Total MSHDA Reimbursement Balance	\$ 3,968,925	\$ 3,554,232	\$ 3,131,147	\$ 2,699,505	\$ 2,259,132	\$ 1,809,855	\$ 1,351,497	\$ 883,874	\$ 406,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE ENVIRONMENTAL COSTS																
EGLE Environmental Costs	\$ 19,340	\$ 17,544	\$ 15,710	\$ 13,840	\$ 11,932	\$ 9,986	\$ 8,000	\$ 5,974	\$ 3,907	\$ 1,798	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 825	\$ 842	\$ 859	\$ 877	\$ 894	\$ 912	\$ 931	\$ 950	\$ 969	\$ 826	\$ -	\$ -	\$ -	\$ -	\$ 19,471	
Local Tax Reimbursement	\$ 971	\$ 991	\$ 1,011	\$ 1,031	\$ 1,052	\$ 1,074	\$ 1,095	\$ 1,117	\$ 1,140	\$ 972	\$ -	\$ -	\$ -	\$ -	\$ 15,029	
Total EGLE Reimbursement Balance	\$ 17,544	\$ 15,710	\$ 13,840	\$ 11,932	\$ 9,986	\$ 8,000	\$ 5,974	\$ 3,907	\$ 1,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL ONLY COSTS																
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 408,264	\$ 416,527	\$ 424,954	\$ 433,551	\$ 442,319	\$ 451,263	\$ 460,385	\$ 469,690	\$ 479,181	\$ 488,862	\$ 498,736	\$ 508,808	\$ 519,081	\$ 300,182	\$ -	
LOCAL BROWNFIELD REVOLVING FUN																
LBRF Deposits *																
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,875	\$ 229,136	\$ 233,763	\$ 40,590	\$ -	\$ 540,364
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,387	\$ 269,600	\$ 275,045	\$ 280,598	\$ 300,182	\$ 1,168,812
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,262	\$ 498,736	\$ 508,808	\$ 321,188	\$ 300,182	\$ 1,709,176

* Up to five years of capture for LBRF Deposit:

Footnotes:

- (1) Assumes taxable value increases based on thereafter.
- (2) Assumes Millage Rates remain constant.
- (3) 10yr Commercial Rehab Act Abatement.
- (4) Capture assuming 80/20 split with 20% beir Reimbursements above reflect the 80% captur

Postema Signs


7475 S. Division Ave, Grand Rapids, MI 49548
Phone 616.455.0260 Fax 616.455.0272
www.postemasign.com

Certified Woman Owned Small Business

Company: **City of Hastings**
201 E. State Street
Hastings, Michigan 49058

Contact: **Dan King**
dking@hastingsmi.gov
269-945-2468

Project: **Hastings - Parking Lot 8 - R1.2**
Parking Lot 8

We recycle fluorescent lamps,
plastics, aluminum, and steel. 

Quotation

Quote Date: **9/6/2024**

Quotation valid for 30 days

TERMS:

Deposit - 50%, Net Due 15 Days

<u>Description</u>	<u>Amount:</u>
Manufacture (1) 37" x 30" double sided, non-illuminated parking lot pylon sign with polycarbonate pan faces and 3M translucent vinyl graphics. Includes a steel pole with an aluminum pole cover. Designed and fabricated to match existing signs.	\$6,045.00
Installation of direct bury steel pole in an 18" x 42" concrete foundation. Return trip and install sign cabinet and aluminum pole cover.	\$1,795.00



Ross Postmus

9/6/2024

Date

Subtotal: \$7,840.00

Sales Tax: \$362.70

Total: \$8,202.70

Approval

Date

Postema Signs

7475 S. Division Ave, Grand Rapids, MI 49548
Phone 616.455.0260 Fax 616.455.0272
www.postemasign.com

Certified Woman Owned Small Business

Company: **City of Hastings**

We recycle fluorescent lamps,
plastics, aluminum, and steel.



Project: **Hastings - Parking Lot 8 - R1.2**

Parking Lot 8

Quotation

Quote Date: **9/6/2024**

Exclusions & Qualifications:

- *Permit expenses and acquisition fees are not included in the quoted pricing unless noted.
- *Quoted pricing excludes structural engineering, engineered drawings, and any costs associated with obtaining them.
- *Electrical service to proposed sign(s) is assumed to be existing or provided by others. Final hookup in most cases to also be completed by others.
- *If footings are required, quote assumes normal soil conditions. Overcoming underground obstructions such as asphalt, concrete, large rocks, utility lines, frost, sprinklers, etc, will be billed as an extra.
- *Postema Sign will practice caution and attempt to avoid damaging any landscaping during installation. If for some reason landscaping restoration is required, Postema Sign will not be held responsible.
- *Quoted pricing does not include overtime, after hour, holiday, or any other work hours requiring a premium wage. If customer requests work be performed during these hours they will be billed as an extra.
- *Quote assumes clear and adequate access to perform installation(s).
- *Vector art may be required. If not available, services to alter artwork will be billed.
- *Work quoted as being performed in (1) mobilization, any added trips will be billed accordingly.
- *If project start is delayed by customer, Postema Sign reserves the right to adjust pricing every 90 days from the date of acceptance until fabrication begins.
- *If storage of signage is required due to a delaying of installation by customer a \$70 per month charge may be imposed starting 30 days after the scheduled installation date.



Ross Postmus

9/6/2024

Date



All electrical circuits are to be ran to the
sign location by the business owner.

Approval

Date



VALLEY CITY
SIGN





**VALLEY CITY
SIGN**

5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

CUSTOMER SIGNATURE: _____ **DATE:** _____

The designs, details and plans represented herein are the property of Valley City Sign; specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.

PROPERTY OF VALLEY CITY SIGN

CONCEPT

PHOTOSCAN #181,680_PS

SCALE: NA

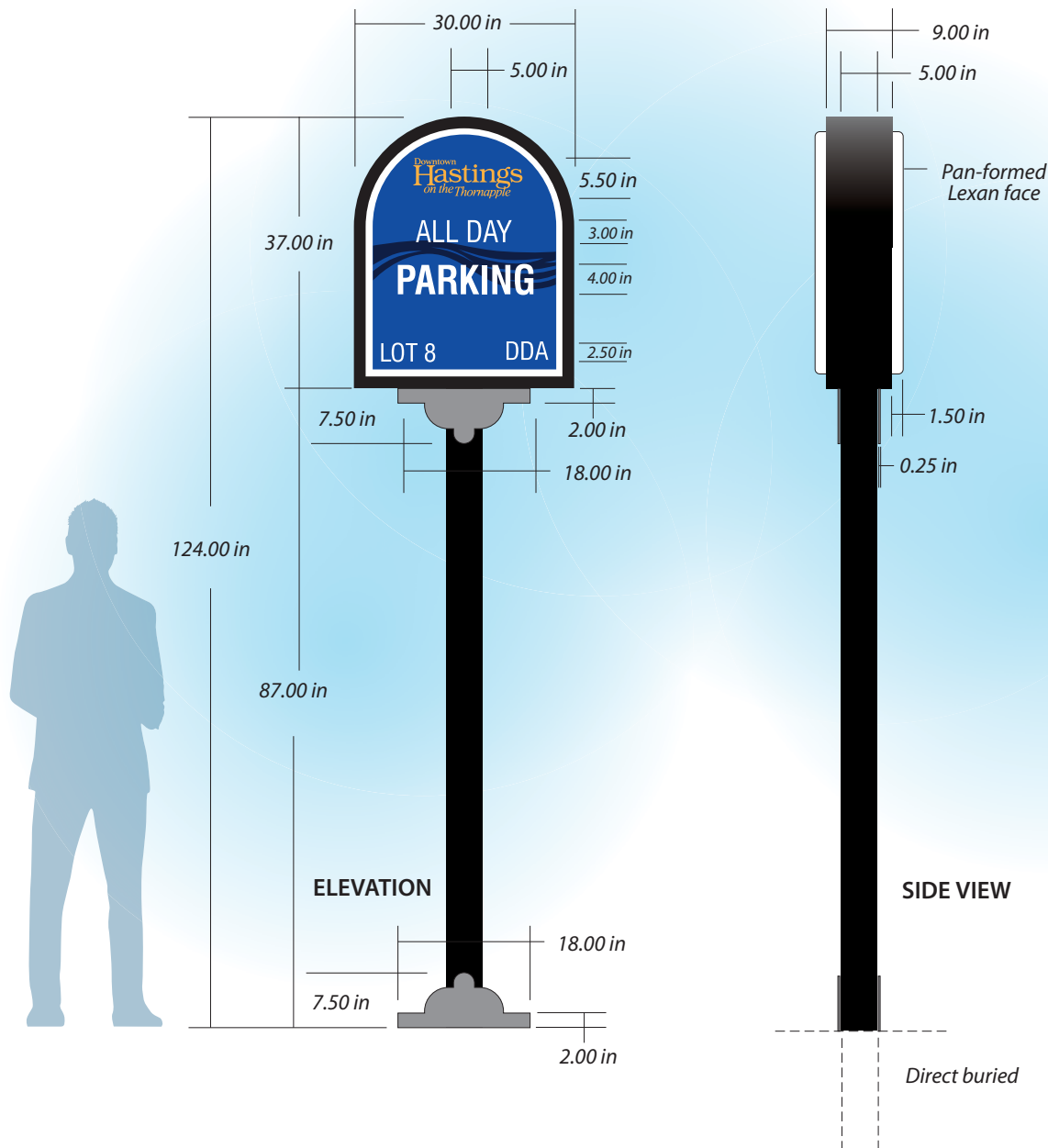
ONE (1) D/F NON-ILLUMINATED PARKING LOT SIGN

PROJECT: **HASTINGS, CITY OF**

DRAWING(S): **Yes** DESIGNER: **SV**

DATE: **9-09-24** REVISIONS:

HOURS: **.5** SALES: **MC**



Apricot Scotchcal #7725-64	Vivid Blue Scotchcal #7725-17	Light Navy Scotchcal #7725-197
Downtown Hastings on the Thornapple Clean Artwork Required	MAP Grey (TBD)	MAP Black



5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

CUSTOMER SIGNATURE: _____ DATE: _____

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PROPERTY OF VALLEY CITY SIGN

DRAWING #181,680

SCALE: 1/2" = 1'-0"

ONE (1) D/F NON-ILLUMINATED PARKING LOT SIGN

PROJECT: **HASTINGS, CITY OF**

PHOTOSCAN (S): **YES** DESIGNER: **SV**

DATE: **09.09.24** REVISIONS:

HOURS: **2.0**

SALES: **42(MC)**

Working Location: Hastings, City of
 N Jefferson & Apple St
 Parking Lot 8
 Hastings MI 49058

Hastings, City of
 102 South Broadway Avenue
 Hastings MI 49058-1887

Contact: Dan King
 Salesperson: Mary Cook
 Date: 9/24/2024

It is VALLEY CITY SIGN's pleasure to submit this quotation for the following:

Qty	Item Number	Drawing # / Description	Unit Price	Extended Price
1	POST & PANEL	181680 * 37" x 30" Double face non illuminated cabinet * 5" x 5" x .375" Painted steel post * Panformed faces * Routed decorative accents, ribs and retainers * Direct bury * All Day Parking, Parking Lot 8, DDA	5,244.00	\$5,244.00
1	INSTALLATION	Drawing not required * Install in landscaped area at entrance off N Jefferson	1,680.00	\$1,680.00
1	ADMINISTRATION FEE	For researching & obtaining permits	150.00	\$150.00
TERMS			Subtotal	\$7,074.00
50% Down, Bal b4 Ins			Permits	\$0.00
CREDIT LINE			Tax	\$0.00
NOTES			Total	\$7,074.00

Permit costs and Sealed Engineer Drawings cost will be added if applicable.
 Installation costs based upon normal conditions.

Pricing is valid for 90 days from date of quote, unless noted above.
 Message Systems pricing is valid for 30 days from date of quote.

I authorize Valley City Sign to fill out any application necessary to obtain a sign permit for this project.

By signing below, I agree to the attached terms and conditions, or as previously agreed to.

Working Location: Hastings, City of
N Jefferson & Apple St
Parking Lot 8
Hastings MI 49058

Quote QTE00046319

Hastings, City of
102 South Broadway Avenue

Hastings MI 49058-1887

Contact: Dan King
Salesperson: Mary Cook
Date: 9/24/2024

Qty	Item Number	Drawing # / Description	Date	Unit Price	Extended Price
Name/Title		Signed By			

Purchase Order # (If a purchase order is not required, please enter "N/A")

Valley City Sign		5009 West River Drive, Comstock Park, MI 49321	(616) 784-5711		Fax (616) 784-8280
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VALLEY CITY SIGN – TERMS AND CONDITIONS

This purchase agreement is between Valley City Sign (the “Company”) and the original purchaser (the “Customer”) of the work. When both parties sign the quote, all provisions contained in this 4 page contract comprise the entire agreement affecting this order, and no other agreement or understanding of any nature concerning it will be considered. If the Company utilizes, without objection, purchase orders, bid requests, or other documents preferred by the Customer containing recitations, notations or other expressions of terms that conflict with and add to, or modify these terms and conditions, it does so for the convenience of both parties, and it is understood that such recitations, notations or other expressions are ineffective.

The person signing the quote shall have full and proper authority to bind the Customer.

It is agreed that this contract shall be construed according to the laws of the state of Michigan.

EXCLUSIVE WARRANTY

This is the exclusive warranty of the Company with respect to any and all of its products. This exclusive warranty is made to you, the original purchaser of the Company’s products.

Warranty is in effect from date of installation. If the Company is not installing, warranty is in effect from date of shipment.

The Company warrants to you as the original Customer that the Company’s products will be free from defects in materials and workmanship, under normal use and conditions, for one (1) year. This limited warranty excludes vandalism, misuse, or any act of God.

The Company warrants electronic message centers for one (1) year. In addition to the warranty provided by the Company, the Customer will be covered by any additional manufacturer’s warranty. The manufacturer warranties vary and are limited in coverage by the individual manufacturer or supplier. If the

Customer elects to purchase an extended parts warranty on message centers, refer to manufacturer’s warranty for specific warranty information. The Company will provide the Customer, on request by the Customer, the warranties of the message center manufacturer, and the Company will assist the Customer in dealing with the manufacturer, subject to the understanding that responsibilities for warranties for those items will be that only of the manufacturer.

The Company does not warrant vinyl placed on vehicle windows. The Company’s professional recommendation is to have them placed on the door or other vehicle panel. In the event the Customer insists on vehicle window placement, the Company will comply with the Customer’s wishes, and the Customer agrees that the product will not be included under the exclusive warranty.

This warranty does not cover damage resulting from vandalism, misuse, acts of God, or through the negligence or wrongdoing of the Customer, its employees, agents, or any persons. This warranty is void if the signage has been serviced or modified by any party other than an authorized representative of the Company.

There is no implied warranty of merchantability, and there is no warranty that extends beyond the period stated. The Company shall not be, under any circumstances, liable to the Customer for any indirect, incidental, consequential, or special damages or loss of profits, resulting from a breach of this contract, even if the Company has been advised of the possibility of such damages.

The Company hereby disclaims any and all other warranties, including, without limitation, implied warranties of merchantability and fitness for a particular purpose. The only warranty with respect to the Company’s products is described on this exclusive warranty. No oral or written representations shall extend the Company’s exclusive warranty beyond that described herein. In any event, the extent of the warranty shall not exceed the original contract amount.



VALLEY CITY SIGN – TERMS AND CONDITIONS

The Company shall not be liable for any incidental or consequential damages if the Company's product is defective or does not conform to this exclusive warranty. In any event, the maximum amount for which the Company shall be liable to the Customer will be the price of the product.

Any claim for breach of this exclusive warranty shall be brought, if at all, no later than one year from the date of the Company's breach.

WARRANTY PROCEDURES AND REMEDIES

The Customer must notify the Company of any warranty claim in order to initiate repairs on the defective product. The notice must include the date of the installation. Upon receipt of such notice, the Company will direct that an authorized representative inspect the product and, if necessary, correct the defect in accordance with this exclusive warranty. The Company shall be held harmless from any warranty related costs without prior written approval.

Provided that the warranty procedures are followed, the Company will repair and/or replace defective products during the applicable warranty period without charge for parts or labor, unless otherwise noted. Repair and/or replacement of defective products are the Customer's remedy under the Company's exclusive agreement.

After the Company's written approval, the Company may allow the Customer to arrange for necessary repairs covered by the warranty. The maximum hourly rate that will be paid by the Company is \$55.00 for warranty labor.

EXCAVATION AND INSTALLATION

When excavation is required, typical equipment used by our installation crew includes heavy equipment such as crane trucks and augers. Unless specified on your quote, pricing does not include special methods of excavation, such as hydrovac or hand digging.

With this typical equipment, detection of lines or other items below the surface is not possible. Therefore the Company will arrange for Miss Dig to mark the surrounding area where signage is to be installed. Items not marked by Miss Dig, such as underground sprinkling, drainage pipes, fiber optic, or other underground objects, are the responsibility of the Customer to mark. The Company will accept a site plan or similar document stating the detailed location of underground lines.

The Customer agrees that the Company is not liable for any inaccurate markings or areas not covered by Miss Dig. In the unlikely event an unmarked or mis-marked utility or any other underground object is hit or damaged during the excavation process, the Customer agrees and understands to indemnify, defend and hold harmless the Company and their representatives from any damages made to the underground utilities, underground objects, and the surrounding area, that is in any way connected with the excavating, augering, or any method used for the installation of the signage, except where due to negligence on the part of the Company.

All costs incurred for repairs, additional hours needed for installation, and any miscellaneous costs involved in repairing damaged underground lines is the responsibility of the Customer, unless the damage is due to negligence on the part of the Company.

The Company will assist the Customer by pursuing a claim through Miss Dig on behalf of the Customer for the underground utilities Miss Dig is responsible for in order that the Customer is reimbursed for expenses incurred.

If the Company or their representatives hit and damage a clearly marked and identified underground utility or other underground object, then the Company will be responsible for making all necessary repairs to fix the damage. Liability is limited to the underground utility or object itself and the immediate surrounding area.

While the company is careful on lawns and around landscaping, there are times when damage is unavoidable, especially when the ground is soft. The Company



VALLEY CITY SIGN – TERMS AND CONDITIONS

will take every precaution possible to avoid damage. In the event of unavoidable damage, the customer is responsible for all repairs to lawn, sidewalks and/or landscaping.

If other unseen difficulty arises during excavation, the Company will charge the Customer on a time and material basis for all necessary equipment and labor until excavation is complete.

The Customer is responsible for letting the Company know where to put the dirt from the base holes at the Customer's site.

PRICING, PAYMENT, AND OTHER TERMS

The Customer hereby acknowledges that the work is for signage unique and limited to the Customer's needs and requirements and that the work has no salvage value to the Company. As a result, this contract when accepted is not subject to cancellation. Price quotes are subject to revision where unforeseeable building site or job conditions are encountered. Unless otherwise noted, quotes assume work is done during ordinary working hours, Monday through Friday. Disposal of existing signs is not included unless otherwise provided.

After fabrication is started, no changes will be made or allowed unless ordered in writing and the price therefore adjusted and agreed upon in writing before proceeding with the changes, if such changes affect the price. If the Company considers shop drawings necessary, it will submit said drawings to the Customer for approval.

Refurbish prices are determined based on information known at the time of quote. If after opening sign, it is determined that additional work is necessary, the Customer will be notified of the additional charge, and will be responsible for payment thereof.

Installation prices are based upon normal conditions. Quote is subject to revision

where unknown soil conditions are encountered, I.E. high water table or buried obstructions.

Pricing does not include permitting, licensure or procurement fees, which will be added. Sales or use tax or gross receipts tax, if any, payable under the laws of the State where the property is to be delivered or installed as mentioned herein, shall be added to the price quoted, unless such tax is paid directly by the Customer.

Fifty (50) percent deposit is required on all orders, unless prior approved credit. The balance is due per the customer terms.

The Company at its option may invoice each item called for in the proposal separately upon completion or, if for reasons beyond its control completion is delayed, it may invoice for that portion of work completed during any given month.

Title to all materials and property covered by this proposal shall remain with the Company and shall never be deemed to constitute a part of the realty to which it may be attached until the purchase price is paid in full. The Company is given as express chattel mortgage lien upon said materials and property shall be annexed or attached to the realty.

All payments under the terms herein are due and payable in U.S. funds at the office of the Company. In case payment is not made as agreed, the Customer agrees to pay interest on past due payments from the time they are due at the rate of 1.12% per month.

In the event the Customer (a) defaults in the prompt and timely payment of the price in accordance with the terms of this contract, (b) makes any general assignment for the benefit of creditors; (c) files any petition for or is the subject of an involuntary petition filed for any relief under any bankruptcy or insolvency laws; or (d) breaches any other covenant or representation contained herein, the Company may, at its option, immediately terminate this contract upon notice to the Customer. In such event, the Company's obligations and responsibilities



VALLEY CITY SIGN – TERMS AND CONDITIONS

hereunder shall cease and the balance of the price shall be immediately due and payable. In addition, the Company shall have the right to pursue any and all other remedies available to it at law or in equity. The Company's waiver of any default on the part of the Customer shall not constitute a waiver of subsequent defaults.

In the event this contract is placed in the hands of an attorney for collection, or if collection is by suit, or through the Probate or Bankruptcy Court, in addition to the principal and interest owing thereon, attorney fees shall be added and paid for by the Customer.

The Company shall have all other rights and remedies as may be permitted under the Uniform Commercial Code adopted in Michigan, under other laws or this contract.

The Company assumes no responsibility for the plans, designs, specification or drawings furnished by the Customer and will not be responsible for errors found therein. The Customer hereby represents and warrants to the Company that the Customer owns or has the right to use any and all trade names, trademarks, insignia and/or other designs or logos included in the specifications for the sign and will indemnify, defend and hold the Company harmless from any alleged or actual infringement of any intellectual property rights of a third party (including without limitation, any claims, damages, attorneys fees and costs) with regard to the specifications provided by the Customer.

The Customer hereby covenants and agrees to refrain from using or permitting others to use the designs, drawings and specifications developed by Valley City Sign without the Company's prior written consent.

When it becomes necessary, due to a change in the Customer's plans, that completed or partially completed items are stored past the planned installation date, any and all extra costs for handling and storage will be charged to the Customer's account. In the event that size and weight of any item prohibits storage by the Company on its own property, the Customer must arrange for shipment immediately upon completion.

The Company will not be responsible for delays in shipments caused at rolling

mill or in transportation or by labor disputes or due to any and all circumstances beyond its reasonable control.

The Customer agrees to allow the Company to secure all necessary permits and variances from the building owner and/or others, whose permission is required for the installation of the sign. The Customer assumes all liability with regard to same and all liability, public and otherwise, for damages caused by the sign or due to it being on or attached to the premises. All costs related to permits, variances, and closing lanes incurred by the Company will be charged to the Customer.

All necessary electrical wiring, outlets and connections to the sign from the building meter and/or fuse panel will be properly fused and installed at the expense of the Customer.

The Company is not liable for any costs related to failure of the primary circuit from the distribution panel to the sign hook-up. Any damages relating from primary wiring problems, and the service call to determine such damages, are solely the responsibility of the Customer.

When quote is to remove old and re-install new signage, the Company will not be held liable for damage to existing structures, unless caused by its own negligence. Standard installation procedure is to caulk holes with silicone. Unless otherwise noted, installation does not include repairing or painting any wall or structure from which an existing sign is removed. Any other maintenance will be the responsibility of the Customer.

The rights and obligations hereunder may not be assigned by the parties without the other party's prior consent. This contract shall be binding on the parties hereto, their successors and permitted assigns. This contract constitutes the entire contract between the parties and may not be changed or modified, except in writing signed by both parties. This contract is entered into under and is to be construed in accordance with the laws of the state of Michigan. Any legal action or proceeding related to this contract shall be brought exclusively in a federal or state court of competent jurisdiction in Michigan and both parties agree to submit to the jurisdiction of such courts.

