



**This meeting will be held in person
In Public Meeting Room A
Delta Administration Building
7710 West Saginaw Highway
Lansing, MI 48917**

**TOWNSHIP BOARD REGULAR MEETING
AGENDA
Monday, September 20, 2021 - 6:00 PM**

This meeting will be streamed live for viewing only at:
<https://us02web.zoom.us/j/86516008326?pwd=SnY4UXBrQnAwRWFISEhzME8xdWQ5dz09>

**Meeting ID: 865 1600 8326
Passcode: 393680**

Please note all public comments must be made in person.

- I. CALL TO ORDER**
- II. OPENING CEREMONIES**
- III. ROLL CALL** – Members: Supervisor Kenneth R. Fletcher, Clerk Mary R. Clark, Treasurer Dennis R. Fedewa, Trustee Elizabeth (Beth) S. Bowen, Trustee Fonda J. Brewer, Trustee Andrea M. Cascarilla, and Trustee Karen J. Mojica
- IV. PRESENTATIONS AND PROCLAMATIONS**
- V. SET/ADJUST AGENDA**
- VI. PUBLIC HEARINGS** - Members of the public at the meeting shall not speak unless recognized by the chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes during a public hearing. Prior to speaking, members of the public must also identify themselves with their name and address.
 - 1. Hearing of Assessment for Stoll Road**
The Clerk’s Office recommends that the Delta Township Board accept the special assessment roll prepared by the Supervisor for the proposed street lighting district known as Stoll Road.
- VII. COMMUNICATIONS**
 - 2. Attachment 2 to Video Service Local Franchise Agreement Between AT&T Michigan and Delta Township**
- VIII. PUBLIC COMMENTS (maximum three minutes)**
- IX. INTRODUCTION OF ORDINANCES**
 - 3. Introduction to Small Cell Ordinance**
The Manager’s Office recommends that the Delta Township Board introduce the proposed ordinance amendment adding article III to chapter 36 of the Delta Township Code of Ordinances pertaining to small cell wireless facilities

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA – Anyone may request item(s) to be pulled from the consent agenda for discussion. If left on the consent agenda, the items will be voted on by a roll call vote of the Board en masse. Then, the individual item(s) will be discussed and voted upon.

4. Bills and Financial Transactions

a. **\$ 11,973,994.19**

5. Minutes

a. **September 7, 2021**

b. **September 13, 2021**

6. Echo Valley East Single-Family Residential Development Project Utility Agreement

The Engineering Department recommends that the Delta Township Board approve the Municipal Utility Agreement submitted by Westview Capital, LLC for the extension of the public water and sanitary sewer mains to serve the proposed Echo Valley East Single-Family Residential Development project.

7. Introduction of 511 North Waverly Road Rezoning Request in Case No. 09-21-13.

The Planning Department recommends that the Delta Township Board refer Sam Frangie's request to rezone the property described in Case No. 09-21-13 from O-Office, to C-Commercial, to the Planning Commission for the purposes of holding a public hearing on the matter and submitting a recommendation to the Township Board.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. NEW ITEMS OF BUSINESS

8. Wastewater Treatment Plant (WWTP) Major Capital Improvements - Phase 1 Amendment 1 to Engineering Services Agreement

The Engineering Department recommends that the Delta Township Board approve the proposed Amendment No. 1 to the agreement with TetraTech for engineering services for the Wastewater Treatment Plant Major Capital Improvements Project at a cost not to exceed \$204,671

9. Case No. 08-21-10: A request to expand the existing Delta Township Wastewater Treatment plant, requiring an amendment to an existing Special Land Use Permit for a Major Essential Service.

The Planning Department recommends that the Delta Township Board approve the Special Land Use Permit for Major Essential Services to allow for the expansion of the Delta Township Wastewater Treatment Plant as described in Case No. 08-21-10

10. Case No. 08-21-11: Special Land Use Permit request for a 130-foot wire radio communications monopole to be located at the Delta Township Wastewater Treatment Plant

The Planning Department recommends that the Delta Township Board approve for a Wireless Communication Facility as described in Case No. 08-21-11.

11. Final Consideration of the Delta Crossings Phase 1.3, Building G Drive-Through

The Planning Department recommends that the Delta Township Board approve the Special Land Use Permit request for a drive-through, as described in Case No. 8-21-12, which would be located on a portion of Parcel No. 040-009-300-090-01.

12. Final Action for West Lansing Retail West Lansing Retail Development III, LLC Rezoning Request in Case No. 07-21-09

The Planning Department recommends that the Delta Township Board approve the West Lansing Retail Development III, LLC request to rezone 6.41 acres in Section 9 of the Township from AG2, Agricultural/Residential, to RM, Multiple Family Residential, as described in Case No. 07-21-09.

13. Transmittal of the 2022 – 2027 Capital Improvements Plan

The Planning Department recommends that the Delta Township Board Transmittal of the 2022 – 2027 Capital Improvements Plan.

XV. MANAGER’S REPORT

XVI. COMMITTEE OF THE WHOLE

14. CIA Development and TIF Plan Discussion

XVII. CLOSED SESSION

XVIII. PUBLIC COMMENTS (maximum three minutes)

XIX. ADJOURNMENT

CHARTER TOWNSHIP OF DELTA

MARY R. CLARK, TOWNSHIP CLERK

Phone (517) 323-8500

Individuals with disabilities attending Township meetings or hearings and requiring auxiliary aids or services should contact Township Manager and ADA Coordinator Brian T. Reed by email at manager@deltami.gov or calling (517) 323-8590 to inform him of the date of the meeting or hearing that will be attended. Copies of minutes may be purchased or viewed in the Clerk's Office from 8 a.m. to 5 p.m., Monday through Friday.

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Clerk's Office

(517) 323-8500

TO: Delta Township Board
FROM: Mary R Clark, Township Clerk
DATE: September 20, 2021
SUBJECT: Hearing of Assessment for Stoll Road

On September 20, 2021, the Board will hold a public hearing to hear objections to the proposed special assessment roll. This is the final public hearing. Following the public hearing, the Board is to: 1) accept the special assessment roll prepared by the Supervisor for the proposed street lighting district; 2) authorize the Clerk to endorse the roll; 3) direct the local power company to install the proposed lights; and 4) direct the Clerk to notify the property owners of the appeal procedures.

Therefore, the following resolution is offered:

"I MOVE THAT THE DELTA TOWNSHIP BOARD HEREBY ACCEPT THE SPECIAL ASSESSMENT ROLL PREPARED BY THE SUPERVISOR FOR THE PROPOSED STREET LIGHTING DISTRICT KNOWN AS STOLL ROAD AND LEGALLY DESCRIBED AS FOLLOWS:

STOLL ROAD NORTH OF ST. JOSEPH HIGHWAY

AND DECLARES THAT THE SPECIAL ASSESSMENT ROLL IS FAIR AND EQUITABLE; AND

FURTHER, THE CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE THE SPECIAL ASSESSMENT ROLL WITH THE DATE OF CONFIRMATION; AND

FURTHER, THE CLERK IS DIRECTED TO ADVISE THE UTILITY COMPANY TO INSTALL THE PROPOSED STREET LIGHTING; AND

FURTHER, THE CLERK IS HEREBY DIRECTED TO NOTIFY THE PROPERTY OWNERS THAT THOSE WHO APPEALED AT THE PUBLIC HEARING ON THE PROPOSED ASSESSMENT MUST FILE APPEALS WITH THE MICHIGAN TAX TRIBUNAL WITHIN 30 DAYS OF THE SPECIAL ASSESSMENT HEARING."





David C. Lewis
President
AT&T Michigan
221 N. Washington Square
Lansing, Michigan 48933

Via Certified

August 11, 2021

Clerk of Charter Township of Delta
7710 W. Saginaw Hwy.
Lansing, MI 48917

Re: Attachment 2 to Video Service Local Franchise Agreement
Between AT&T Michigan and the Charter Township of Delta

Dear Clerk of Charter Township of Delta:

Pursuant to MCL 484.3303 and the Michigan Public Service Commission's January 30, 2007 order in Case No. U-15169, Michigan Bell Telephone Co. ("AT&T Michigan"), hereby files **Attachment 2** to the Uniform Video Service Local Franchise Agreement ("Agreement") by and between the Charter Township of Delta, a Michigan Municipal corporation and AT&T Michigan. The purpose of this filing is to provide you with notice that AT&T Michigan has transferred the Agreement to a new entity, DIRECTV, LLC, in which AT&T retains a majority economic interest, with TPG Capital holding a minority economic interest. Please be advised that DIRECTV, LLC will continue to perform all of the obligations under the Agreement.

If you have any questions concerning the enclosed filing, please contact Yvette Collins, Director, External Affairs at 517.334.3708.

Sincerely,

David Lewis
AT&T Michigan President

Attachment

ATTACHMENT 2

**UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT
(Pursuant to 2006 Public Act 480)
(Form must be typed)**

Affected Franchise Agreement(s): Charter Township of Delta and Michigan Bell Telephone Company
d/b/a AT&T Michigan

Date: August 11, 2021

Type of Change (Check one): Amended Termination Transfer

Current information on record:

Applicant's Name: Michigan Bell Telephone Company d/b/a AT&T Michigan		
Address 1: 444 Michigan Avenue		
Address 2:	Phone: 313.496.8162	
City: Detroit	State: Michigan	Zip: 48226
Federal I.D. No. (FEIN): 38-0823930		

For Amended Agreement(s):

Agreement that is being Amended: Charter Township of Delta and Michigan Bell Telephone Company d/b/a AT&T Michigan

Types of Amendments:

A. Change in Legal Name or assume business name, etc: (Approval from Secretary of State must be attached.)

1. Existing Name:
2. New Name:

B. Change in Principal Business Address or Name of Person Authorized to Receive Notice:

1. New Principal/business office address:

Address 1:	
Address 2:	
City, State, Zip:	
Email:	
Phone:	Fax:

2. New Name and Title of person authorized to receive notice:

Name:	Title:
Address 1:	
Address 2:	
City, State, Zip:	
Email:	
Phone:	Fax:

C. Increase/Decrease in the Territory:

1. <u>Reason for the change:</u>
2. <u>Description of change:</u>
3. <u>List the new unit(s) and unincorporated area(s) to be served under this change:</u>

D. Additional changes (please attach any additional changes that have been made, which have not been previously recorded in this Attachment):

For Termination:

Effective date of Termination:

Agreement associated with the Termination:
Identify the number of customers covered by the Agreement being terminated:
Identify the method used to notify the Franchising Entity of the termination of service (Attach a copy of the notification):

For Transfer of Agreement(s):

(A transfer will require the new franchise holder or new controlling parent company to complete the information for the "New Agreement Holder")

<i>Name of Current Franchise Holder:</i>	Michigan Bell Telephone Company d/b/a AT&T Michigan	
Contact Name:	Yvette Collins, Director - External Affairs	
Address 1:	221 N. Washington Square	
Address 2:	First Floor	
City, State, Zip:	Lansing, Michigan 48933	
Email:	m42325@att.com	
Phone:	(517) 334 -3708	Fax: (314) 242-0600
Federal I.D. No. (FEIN):	38-0823930	

Name of New Franchise Holder or controlling parent company as applicable: DIRECTV, LLC	
Contact Name:	Brian M. Regan
Address 1:	2260 E. Imperial Highway
Address 2:	
City, State, Zip:	El Segundo, California 90245
Email:	br363m@att.com
Phone:	(310) 964-3982
Fax:	(310) 964-4883
Federal I.D. No. (FEIN):	95-4511940
Email:	

Company executive officers:

Name(s):	Bill Morrow, Michael Hartman
Title(s):	President and Chief Executive Officer, General Counsel
Person(s) authorized to represent the company before the Franchising Entity and the Commission:	Brian M. Regan, Vice President - Associate General Counsel and Secretary, DIRECTV, LLC

Describe the video service area footprint as set forth in Section 2(3)(e) of the Act. (An exact description of the video service area footprint to be served, as identified by a geographic information system digital boundary meeting or exceeding national map accuracy standards.)

<p>The video service area will not change and will continue to be the area shown in the map attached to AT&T Michigan's video service local franchise agreement. That map is attached as Exhibit A.</p>

[Option A, for Providers that Options B and C are not applicable, a description based on a geographic information system digital boundary meeting or exceeding national map accuracy standards]

[Option B, for Providers with 1,000,000 or more access lines in Michigan using telecommunication facilities to provide Video Service, a description based on entire wire centers or exchanges located in the Franchising Entity]

[Option C, for an Incumbent Video Service Provider, it satisfies this requirement by allowing the Franchising Entity to seek right-of-way information comparable to that required by a permit under the METRO Act as set forth in its last cable franchise or consent agreement from the Franchising Entity entered into before the effective date of the Act]]

Explain the transaction that defines the transferee as a successor in interest (Attachments are acceptable):

AT&T has completed a transaction whereby it has transferred its multichannel video distribution businesses, including its U-verse IP-enabled video service, to a new affiliate in which AT&T retains a majority economic interest, with TPG Capital holding a minority economic interest. The legal entity operating in Michigan is DIRECTV, LLC, a wholly owned, indirect subsidiary of the new affiliate. In connection with the transaction, AT&T Michigan is transferring all of its video services local franchise agreements to DIRECTV, LLC. DIRECTV, LLC will continue to provide the U-verse IP-enabled video service pursuant to the terms of the local franchise agreements. Customers will continue to receive the same high quality U-verse TV service that they enjoy today without need for any additional action on their part.

Effective date of Transfer: *(Per 2006 Public Act 480: A notice of transfer shall be filed with the Franchising Entity within 15 days of the completion of the transfer)*

Agreement associated with the Transfer: Charter Township of Delta and Michigan Bell Telephone Company d/b/a AT&T Michigan

For All Applications:

**Verification
(Provider)**

I, David C. Lewis, of lawful age, and being first duly sworn, now state: As an officer of the Provider, I am authorized to do and hereby make the above commitments. I further affirm that all statements made above are true and correct to the best of my knowledge and belief.

Name and Title (printed): David C. Lewis, AT&T Michigan President

Date: August 11, 2021

Signature:



(Franchising Entity)

Charter Township of Delta, a Michigan municipal corporation

Not applicable

By

Not Applicable

Print Name

Clerk

Title

7710 W. Saginaw Hwy.

Address

Lansing, MI 48917

City, State, Zip

Not Applicable

Phone

Not Applicable

Fax

Not Applicable

Email

Not Applicable

Date

**Exhibit A to the transfer of the
Video Services Agreement to DIRECTV, LLC
is the map used by AT&T Michigan in its initial
Video Services Agreement**

MICHIGAN BELL TELEPHONE COMPANY
d/b/a AT&T MICHIGAN

**CONFIDENTIAL
INFORMATION**

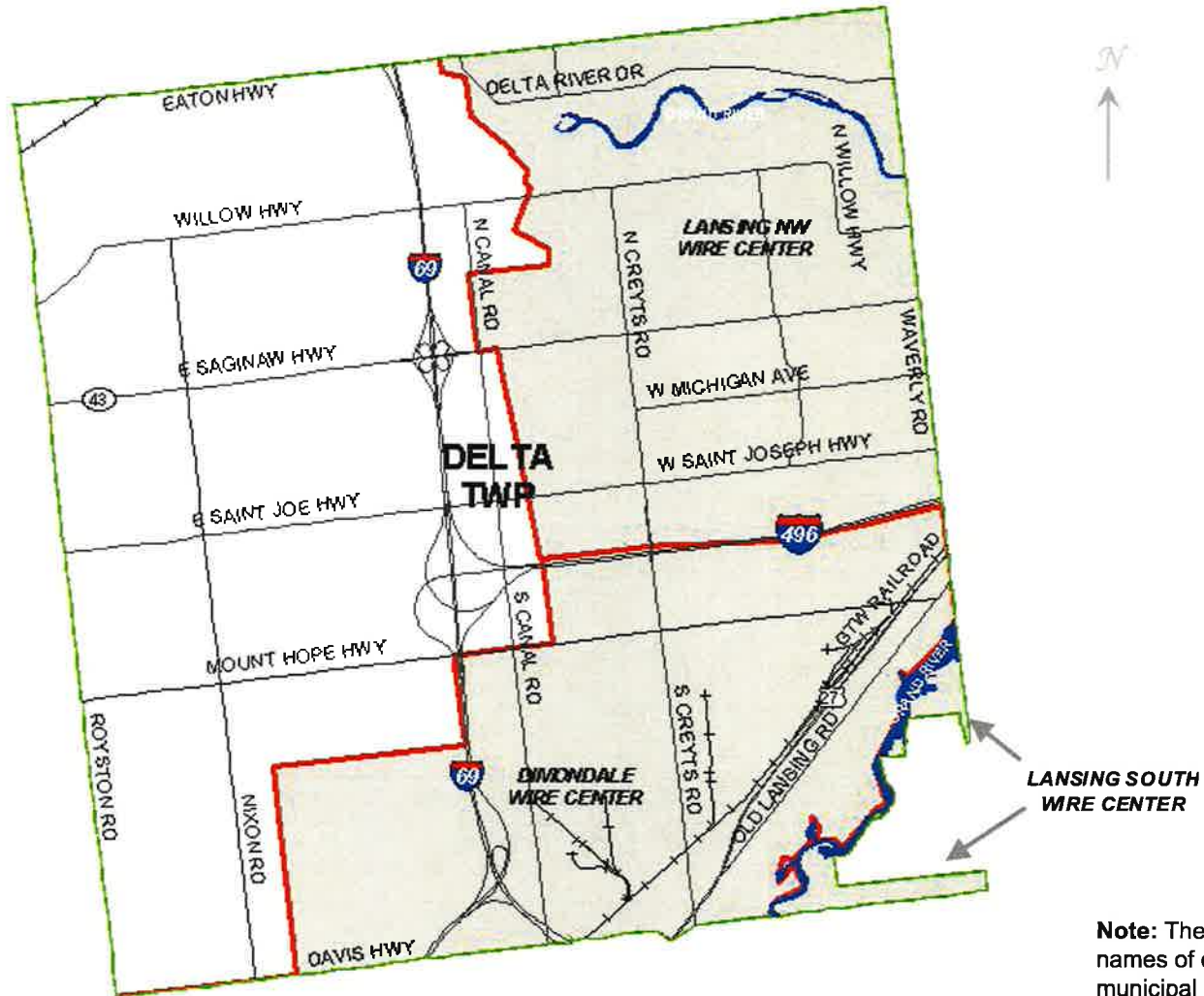
Charter Twp. of Delta, Michigan

Description of AT&T Michigan Video Service Area Footprint:
The Entire AT&T Service Area in the Charter Township of Delta
(As Set Forth in Exchange Maps on File with the MPSC)

ATTACHMENT A TO ATTACHMENT 1 OF THE
VIDEO SERVICES FRANCHISE AGREEMENT
BETWEEN THE
CHARTER TOWNSHIP OF DELTA AND
MICHIGAN BELL TELEPHONE COMPANY
d/b/a AT&T MICHIGAN

Legend

- Roads
- Railroads
- ▭ Municipal Boundary Lines
- ▭ AT&T Michigan Wire Center Bounds



Note: The street names of certain municipal boundary lines may not appear.



Manager's Office

(517) 323-8590

MEMO

TO: Supervisor Kenneth R. Fletcher and the Delta Township Board

FROM: Alannah Doak, Assistant Township Manager

DATE: September 20, 2021

SUBJECT: Introduction of the Small Cell Wireless Facilities Ordinance Amendment Adding Article III to Chapter 36 of the Delta Township Code of Ordinances

At the September 7, 2021, regular Board meeting, the general consensus was to proceed with the process of amending the Township's Code of Ordinances to add article III to chapter 36 pertaining to small cell wireless facilities. The proposed ordinance would reflect changes in state and federal law and is consistent with municipalities such as [East Lansing](#), and [Berkley](#), as well as other municipalities in the state of Michigan.

A complete copy of the proposed ordinance is attached, as well as Public Act 365 of 2018 that ultimately guides the proposed ordinance.

Attachments:

- (1) Proposed Ordinance Amendment
- (2) Act 365 of 2018
- (3) Small Cell Images
- (4) September 7, 2021, Board Memo

Proposed Motion for Introduction:

"I move that the Delta Township Board introduce the proposed ordinance amendment adding article III to chapter 36 of the Delta Township Code of Ordinances pertaining to small cell wireless facilities. The Township Clerk is hereby directed to advertise this introduction in local newspapers with final action on the proposed ordinance amendment scheduled for the October 4, 2021, Township Board meeting."

DELTA CHARTER TOWNSHIP

7710 W. Saginaw Highway
Lansing, Michigan 48917
517-323-8500

ORDINANCE No. 20-____
CODE OF ORDINANCE

PREAMBLE

AN ORDINANCE OF THE CHARTER TOWNSHIP OF DELTA, EATON COUNTY, MICHIGAN, PROVIDING THAT THE CODE OF ORDINANCES BE AMENDED BY ADDING ARTICLE III (“DEPLOYMENT OF SMALL CELL WIRELESS FACILITIES”) TO CHAPTER 36 (“TELECOMMUNICATIONS”) TO PROVIDE FOR THE REGULATION OF SMALL CELL WIRELESS INFRASTRUCTURE, SPECIFICALLY THE ACTIVITIES OF WIRELESS INFRASTRUCTURE PROVIDERS AND WIRELESS SERVICE PROVIDERS REGARDING THE SITING OF CERTAIN WIRELESS FACILITIES; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

The Charter Township of Delta, Eaton County, Michigan ordains:

SECTION I

ADDITION OF CHAPTER 36, ARTICLE III. The Code of Ordinances is hereby amended by adding Article III to Chapter 36 and sections, to be numbered Sec. 36-39 through Sec. 36-53, which such article and sections read as follows:

Sec. 36-39. – Definitions

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Act means the small wireless facilities act, 2018 PA 365, MCL 460.1301, et seq., as amended.

Antenna means communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

Applicant means a wireless provider or wireless infrastructure provider that submits an application described in this ordinance.

Authority, unless the context implies otherwise, means the township, to the extent authorized by law to make legislative, quasi-judicial, or administrative decisions concerning an application described in this ordinance.

Authority pole means a utility pole owned or operated by the township and located in the ROW.

Colocate means to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole. *Collocation* has a corresponding meaning. Colocate does not include make-ready work or the installation of a new utility pole or new wireless support structure.

Fee means an authority one-time per small cell site charge for application processing.

Historic district means an officially designated historic district as defined by the Act.

Make-ready work means work necessary to enable an authority pole or utility pole to support collocation, which may include modification or replacement of utility poles or modification of lines.

Micro wireless facility means a small cell wireless facility that is not more than 24 inches in length, 15 inches in width, and 12 inches in height and that does not have an exterior antenna more than 11 inches in length.

Public right-of-way or *ROW* means the area on, below, or above a public roadway, highway, street, alley, bridge, sidewalk, or utility easement dedicated for compatible uses. Public right-of-way does not include any of the following: (i) A private right-of-way. (ii) A limited access highway. (iii) Land owned or controlled by a railroad as defined in section 109 of the railroad code of 1993, 1993 PA 354, MCL 462.109.

Rate means an authority's annual charge per site.

Small cell wireless facility means a wireless facility that meets both of the following requirements: (i) Each antenna is not more than 6 cubic feet in volume (ii) All other wireless equipment associated with the facility is cumulatively not more than 25 cubic feet in volume. Except -The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

Utility pole means a pole or similar structure that is or may be used to support small cell wireless facilities. Utility pole does not include a sign pole less than 15 feet in height above ground.

Wireless facility means wireless equipment, including, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Wireless facility does not include coaxial or fiber-optic cable between utility poles or wireless support structures.

Wireless provider is a regulated provider of telecommunications services, and a *wireless infrastructure provider* is an installer of wireless equipment at small cell sites and, both terms are interchangeable terms for purposes of this ordinance.

Wireless services means any services, provided using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile.

Wireless support structure means a freestanding structure designed to support or capable of supporting small cell wireless facilities. Wireless support structure does not include a utility pole.

Wireline backhaul facility means a facility used to transport services by wire or fiber-optic cable from a wireless facility to a network.

All other terms used in this article shall have the same meaning as defined or as provided in the Act.

Sec. 36-40. – Scope of Authority.

- (a) Except as provided in this ordinance or the Act, the Authority shall not prohibit, regulate, or charge for the collocation of small cell wireless facilities.
- (b) The approval of a small cell wireless facility under this ordinance authorizes only the collocation of a small cell wireless facility and does not authorize either of the following:
 - (1) The provision of any services.
 - (2) The installation, placement, modification, maintenance, or operation of a wireline in the ROW.

Sec. 36-41. – Small Cell Row Access; Permitted Use; Height; Underground, Downtown, Residential and Historic Districts.

- (a) This section applies only to activities of a wireless provider within the public right-of-way for the deployment of small cell wireless facilities and associated new or modified utility poles.
- (b) The Authority shall not enter into an exclusive arrangement with any person for use of the ROW for the construction, operation, or maintenance of utility poles or the collocation of small cell wireless facilities.
- (c) The Authority shall not charge a wireless provider an annual rate more than:
 - (1) \$20.00 annually, unless subdivision (2) applies.

- (2) \$125.00 annually, if a new utility pole or wireless support structure was erected at a new site by or on behalf of the wireless provider on or after the effective date of this act. This subdivision does not apply to the replacement of an existing utility pole.
- (d) All greater rates and fees in current agreements shall be modified within 90 days of application receipt, so as not to exceed the fees provided here, except for new small cell dedicated utility poles installed and operational in the ROW before the effective date of this ordinance or related agreements, which shall remain in effect for the duration of the ordinance or agreement.
- (e) Except as set forth in sections 36-42 or 36-43, and as limited in this section, small cell siting is a permitted use and not subject to zoning regulation if it complies with all other sections of this ordinance and if:
- (1) A utility pole in the ROW installed or modified on or after the effective date of this ordinance shall not exceed 40 feet above ground level, unless a taller height is agreed to by the Authority.
- (2) A small cell wireless facility in the ROW installed or modified after the effective date of this ordinance shall not extend more than 5 feet above a utility pole or wireless support structure on which the small cell wireless facility is collocated.
- (f) A proposed utility pole or other support structure that exceeds the height limits under subsection (e) above, is subject to zoning review.
- (g) Undergrounding: A wireless provider shall comply with reasonable and nondiscriminatory requirements, including concealment measures, that do not prohibit communications service providers from installing structures on or above ground in the ROW in an area designated solely for underground or buried cable and utility facilities, if:
- (1) The Authority has required all cable and utility facilities, to place all their facilities underground, and
- (2) The Authority does not prohibit replacement of the Authority's poles by a wireless provider in the designated area.
- (3) A wireless provider may apply for a waiver of the undergrounding requirements.
- (h) Historic, Downtown, and Residential Districts: A wireless provider shall comply with written, objective requirements for reasonable, technically feasible, nondiscriminatory, and technologically neutral designs or concealment measures in a historic district, downtown district, or residential zoning district. Such requirement shall not have the effect of prohibiting any wireless provider's technology. Any such design or concealment measures are not included in size restrictions in the definition of small wireless facility in section 36-39.
- (i) Aesthetics Requirements: Wireless Providers shall install, modify, collocate or otherwise provide all wireless facilities, equipment, poles, support structures and all other related wireless objects in a manner, size, and appearance that is consistent and in conformity with the existing requirements and existing practices in fact, pertaining to such districts as defined by the applicable ordinances, rules and codes of this community and the applicable rules and laws of this State, in such fashion as to create the least negative impact on the district as possible. Such accommodations may include use of similar height, materials, color, design, number, and appearance

of other similar structures utilized by other occupiers of the Rights of Way and public spaces.

(1) Collocation including replacement of existing poles or support structures is strongly encouraged over the installation of additional new poles or support structures in the ROW. This is due to travel safety concerns.

(2) Placement of all equipment inside the pole or support structure is favored over placement outside the pole, including ground mountings.

(3) Smallest equipment, antennas and poles and support structures feasible is preferred.

(4) Camouflaging, stealth or concealment elements are preferred.

(5) Installations generally are favored in the following districts in the following order of preference:

1st Preference: Industrial

2nd Preference: Commercial

3rd Preference: Residential

4th Preference: Underground commercial and then residential

5th Preference: Historic

- (j) All wireless providers shall repair all damage to the ROW caused by the activities of the wireless provider while occupying, constructing, installing, mounting, maintaining, modifying, operating, or replacing small cell wireless facilities, utility poles, or wireless support structures in the ROW and, to return the ROW to its original condition. Following 60 days' written notice, the Authority may make those repairs and charge the wireless provider the cost of the repairs.

Sec. 36-42 – Provider and Authority Responsibilities; Application Information; Shot Clocks; Tolling; Deemed Approved; Basis for Denial; Resubmittal; Batch Applications; Application Fees; Micro Wireless Facility Exemption; Alternate Siting; Decommissioning Sites.

(a) This section applies to activities of a wireless provider within the public right-of-way.

(b) Except as otherwise provided in subsection (e) below, the provider/applicant shall seek an Authority ROW access permit to collocate a small cell wireless facility or install, modify, or replace a utility pole on which a small cell wireless facility will be collocated as required of all ROW users. The processing of an application for such a permit is subject to all of the following:

(1) In-kind contributions to the Authority are not permitted in lieu of rates and fees described above, unless all parties voluntarily agree in furtherance of the interests of both.

(2) The provider shall provide all the information and documentation required by the Authority to enable the Authority to make an informed decision with regard to its criteria for authorizing ROW access including the following:

(a.) A certificate of compliance with FCC rules related to radio frequency emissions from a small cell wireless facility.

(b.) Proof of notification to every other affected authority and all necessary permits, permit applications, or easements to ensure all necessary permissions for the proposed activity are obtained.

(c.) An attestation that the small cell wireless facilities will be operational for use by a wireless services provider within 1 year after the permit issuance date. Failure to abide by this term shall result in termination of any permit issued in reliance on such attestation.

(3) Within 25 days after receiving an initial application, the Authority shall notify the applicant in writing whether the application is complete. If incomplete, the notice will delineate all missing documents or information. The notice tolls the running of the time for approving or denying an application under subdivision (5) below.

(4) If the applicant makes a supplemental submission in response to the Authority's notice of incompleteness, the Authority will so notify the applicant in writing within 10 days, delineating the previously requested and missing documents or information. The time period for approval or denial is tolled in the case of second or subsequent notices under the procedures identified in subdivision (3) above.

(5) The Authority shall approve or deny the application and notify the applicant in writing within the following period of time after the application is received:

(a.) Collocation Shot Clock: For an application for the collocation of small cell wireless facilities on a utility pole, 60 days, subject to the following adjustments:

(i.) Add 15 days if an application from another wireless provider was received within 1 week of the application in question.

(ii.) Add 15 days if, a timely extension is requested.

(b.) New or Replacement 40' Pole and Limited Equipment: For an application for a new or replacement utility pole that meets the height requirements of section 36-41(e)(1) and associated small cell facility, 90 days, subject to the following adjustments:

(i.) Add 15 days if an application from another wireless provider was received within 1 week of the application in question.

(ii.) Add 15 days if, a timely extension is requested.

(iii.) Deemed Approved: A completed application is considered to be approved if not timely acted upon by the Authority and, if the Authority receives a notice not less than 7 days before, the applicant may proceed with the work pursuant to this automatic approval.

(6) Basis for Denial: The Authority may deny a completed application for a proposed collocation of a small cell wireless facility or installation, modification, or replacement of a utility pole if the proposed activity would do any of the following:

(a.) Materially interfere with the safe operation of traffic control equipment.

(b.) Materially interfere with sight lines or clear zones for transportation or pedestrians.

(c.) Materially interfere with compliance with the Americans with Disabilities Ordinance of 1990, Public Law 101- 336, or similar federal, state, or local standards regarding pedestrian access or movement.

(d.) Materially interfere with maintenance or full unobstructed use of public utility infrastructure under the jurisdiction of the Authority.

(e.) With respect to drainage infrastructure under the jurisdiction of the Authority, either of the following:

(i.) Materially interfere with maintenance or full unobstructed use of the drainage infrastructure as it was originally designed.

(ii.) Not be located a reasonable distance from the drainage infrastructure to ensure maintenance under the drain code of 1956, 1956 PA 40, MCL 280.1 to 280.630, and access to the drainage infrastructure.

(f.) Fail to comply with reasonable, nondiscriminatory, written spacing requirements of general applicability adopted by ordinance or otherwise that apply to the location of ground-mounted equipment and new utility poles and that do not prevent a wireless provider from serving any location.

(g.) Fail to comply with all other applicable codes.

(h.) Fail to comply with sections 36-41(g) or (h).

(i.) Fail to meet reasonable, objective, written stealth or concealment criteria for small cell wireless facilities applicable in a historic district or other designated area, as specified in an ordinance or otherwise and nondiscriminatorily applied to all other occupants of the ROW, including electric utilities, incumbent or competitive local exchange carriers, fiber providers, cable television operators, and the Authority.

(7) Reasons for Denial; Resubmission and 30 Day Shot Clock: If the completed application is denied, the notice under subdivision (5) above shall explain the reasons for the denial and, if applicable, cite the specific provisions of applicable codes on which the denial is based. The applicant may cure the deficiencies identified by the Authority and resubmit the application within 30 days after the denial without paying an additional application fee. The Authority shall approve or deny the revised application within 30 days. The Authority shall limit its review of the revised application to the deficiencies cited in the denial.

(8) Batch Applications: An applicant may file an application and receive a single permit for the collocation of up to 20 substantially similar small cell wireless installations. The Authority may approve or deny 1 or more small cell wireless facilities included in such consolidated application.

(9) Approval of an application authorizes the wireless provider to undertake the installation, collocation and maintenance of such facilities.

(10) The Authority shall not institute a moratorium on filing, receiving, or processing applications or issuing permits for the collocation of small cell wireless facilities or the installation, modification, or replacement of utility poles on which small cell wireless facilities will be colocated.

(11) The Authority and applicant may extend a time period under this subsection by mutual agreement.

(c) Application Fee for a permit under subsection (b) shall not exceed the lesser of the following:

(1) \$200.00 for each small cell wireless facility alone.

(2) \$300.00 for each small cell wireless facility and a new utility pole to which it will be attached.

- (d) The Authority may revoke a permit, upon 30 days' notice and an opportunity to cure, if the permitted small cell wireless facilities and any associated utility pole fail to meet the requirements of this ordinance.
- (e) Micro Wireless Facility Exempt: The Authority shall not require a permit or any other approval or require fees or rates for ordinance compliant replacement, maintenance or operation of a small cell wireless facility or ordinance compliant installation, replacement, maintenance or operation of a micro wireless facility that is suspended on cables strung between utility poles or wireless support structures in compliance with applicable codes.
- (f) Alternate Siting: Upon receipt of an application to place a new utility pole, the Authority may propose and the applicant shall use an alternate location within the ROW or on property or structures owned or controlled by the Authority within 75 feet of the applicants proposed location if reasonably achievable.
- (g) Decommissioning Sites: A wireless provider shall notify the Authority in writing before discontinuing use of a small cell wireless facility, utility pole, or wireless support structure. The notice shall specify when and how the wireless provider intends to remove the small cell wireless facility, utility pole, or wireless support structure. The wireless provider shall return the property to its pre-installation condition. If the wireless provider does not complete the removal within 45 days after the discontinuance of use, the Authority may complete the removal and assess the costs of removal against the wireless provider. A permit under this section for a small cell wireless facility expires upon removal of the small cell wireless facility.
- (h) A wireless provider shall obtain a permit for any work that will affect traffic patterns or obstruct vehicular or pedestrian traffic in the ROW.

Sec. 36-43 – Authority Owned Poles: Rates; Terms.

- (a) The Authority shall not enter into an exclusive arrangement with any person for the right to attach to authority poles. A person who purchases, controls, or otherwise acquires an authority pole is subject to the requirements of this section.
- (b) Rate: The rate for the collocation of small cell wireless facilities on authority poles shall be nondiscriminatory regardless of the services provided by the collocating person. The rate shall not exceed \$30.00 per year per authority pole plus any rate charged for the use of the ROW under section 36-41.
- (c) All greater rates and fees in current agreements shall be modified within 90 days of application receipt, so as not to exceed the fees provided here, except with respect to wireless facilities on authority poles installed and operational before the effective date of this ordinance or any related agreement, which shall remain in effect for the duration of the ordinance or agreement.
- (d) Within 90 days after receiving the first request to collocate a small cell wireless facility on an authority pole, the Authority shall make available, through ordinance or otherwise, the rates, fees, and terms for the collocation of small cell wireless facilities on the authority poles. The rates, fees, and terms shall comply with all of the following:

- (1) The rates, fees, and terms shall be nondiscriminatory, competitively neutral, and commercially reasonable and shall comply with this act.
- (2) The Authority shall provide a good-faith estimate for any make-ready work within 60 days after receipt of a complete application. Make-ready work shall be completed within 60 days of written acceptance of the good-faith estimate by the applicant.
- (3) The person owning or controlling the authority pole shall not require more make-ready work than required to comply with law or industry standards.
- (4) Fees for make-ready work shall not do any of the following:
 - (a.) Include costs related to preexisting or prior damage or noncompliance unless the damage or noncompliance was caused by the applicant.
 - (b.) Include any unreasonable consultant fees or expenses.
 - (c.) Exceed actual costs imposed on a nondiscriminatory basis.
- (e) This section does not require the Authority to install or maintain any specific authority pole or to continue to install or maintain authority poles in any location if the Authority makes a nondiscriminatory decision to eliminate aboveground poles of a particular type generally, such as electric utility poles, in a designated area of its geographic jurisdiction. For authority poles with colocated small cell wireless facilities in place when the Authority makes a decision to eliminate aboveground poles of a particular type, the Authority shall do 1 of the following:
 - (1) Continue to maintain the authority pole.
 - (2) Install and maintain a reasonable alternative pole or wireless support structure for the collocation of the small cell wireless facility.
 - (3) Offer to sell the pole to the wireless provider at a reasonable cost.
 - (4) Allow the wireless provider to install its own utility pole so it can maintain service from that location.
 - (5) Proceed as provided by an agreement between the Authority and the wireless provider.

Sec. 36-44 – Higher Education Campus Exempt.

The Authority does not have jurisdiction over small cell wireless facilities located upon a campus of a higher education institution, other than to enforce applicable codes.

Sec. 36-45 – No Provider Requirement of Service.

This ordinance does not require wireless facility deployment nor does it regulate a wireless provider’s actual services.

Sec. 36-46 – Appeals.

The applicant may appeal any Authority determinations related to this ordinance to the highest elected body of the Authority or the circuit court in which the Authority is located.

Sec. 36-47 – Defense, Indemnity and Insurance.

All applicant wireless providers shall:

- (1) Defend, indemnify, and hold harmless the Authority, its officers, agents, and employees against any claims, demands, damages, lawsuits, judgments, costs, liens, losses, expenses, and attorney fees resulting from the installation, construction, repair, replacement, operation, or maintenance of any wireless facilities, wireless support structures, or utility poles to the extent caused by the applicant and all entities acting on its behalf including but not limited to its contractors, its subcontractors, and the officers, employees, or agents of any of these, except as to liabilities or losses due to or caused by the sole negligence of the Authority or its officers, agents, or employees.
- (2) Obtain insurance naming the Authority and those acting on its behalf including but not limited to its officers, agents, and employees as additional insureds against any claims, demands, damages, lawsuits, judgments, costs, liens, losses, expenses, and attorney fees. A wireless provider may meet all or a portion of the Authority's insurance coverage and limit requirements by self-insurance, conditioned upon providing to the Authority, evidence demonstrating, to the Authority's satisfaction, the wireless provider's financial ability to meet the Authority's insurance coverage and limit requirements throughout the life of the provider's use of the ROW. To the extent it self-insures, a wireless provider is not required to name additional insureds under this section.

Sec. 36-48 – Reduced Fees.

The Authority may establish a fee or rate less than the maximum specified in sections 36-41(c), 36-42(c), or 36-43(b), subject to other requirements of this act.

Sec. 36-49 – Bonding.

- (a) As a condition of a permit described in this act, the wireless provider shall provide a \$1,000 bond per site, for the purpose of providing for the removal of abandoned or improperly maintained small cell wireless facilities, including those that the Authority determines should be removed to protect public health, safety, or welfare, to repair the ROW as provided under section 36-41(j) and, to recoup rates or fees that have not been paid by a wireless provider in more than 12 months, if the wireless provider has received 60-day advance notice from the Authority of the noncompliance.
- (b) The Authority shall not require a cash bond, unless the wireless provider has failed to obtain or maintain a bond required under this section or the surety has defaulted or failed to perform on a bond given to the Authority on behalf of a wireless provider.

Sec. 36-50 – Labeling.

A small cell wireless facility for which a permit is issued shall be labeled with the name of the wireless provider, emergency contact telephone number, and information that identifies the small cell wireless facility and its location.

Sec. 36-51 – Electric Costs.

A wireless provider is responsible for arranging and paying for the electricity used to operate a small cell wireless facility.

Sec. 36-52 – Investor-Owned Utilities.

- (a) This ordinance, except to the extent the Authority seeks to hold all utilities occupying the ROW to the same requirements and obligations as imposed upon wireless providers consistent with 2018 PA 365, does not add to, replace, or supersede any law regarding poles or conduits, similar structures, or equipment of any type owned or controlled by an investor-owned utility whose rates are regulated by the MPSC, an affiliated transmission company, or an independent transmission company.
- (b) This ordinance, except to the extent the Authority seeks to hold all utilities occupying the ROW to the same requirements and obligations as imposed upon wireless providers consistent with 2018 PA 365, does not impose or otherwise affect any rights, controls, or contractual obligations of an investor-owned utility whose rates are regulated by the MPSC, an affiliated transmission company, or an independent transmission company with respect to its poles or conduits, similar structures, or equipment of any type.
- (c) Except for purposes of a wireless provider obtaining a permit to occupy a right-of-way, and to the extent the Authority seeks to hold all utilities occupying the ROW to the same requirements and obligations as imposed upon wireless providers consistent with 2018 PA 365, this ordinance does not affect an investor-owned utility whose rates are regulated by the MPSC. Notwithstanding any other provision of this act, pursuant to and consistent with section 6g of 1980 PA 470, MCL 460.6g, the MPSC has sole jurisdiction over attachment of wireless facilities on the poles, conduits, and similar structures or equipment of any type or kind owned or controlled by an investor-owned utility whose rates are regulated by the MPSC.

Sec. 36-53 – Authority Reservation of Rights.

This ordinance is enacted in compliance with Michigan 2018 PA 365, MCL 460.1301, et seq.; and 2018 PA 366, MCL 125.3205(1)(c) as amended; and MCL 125.3514(10). However, the Authority takes specific note of inconsistencies between these State Acts and certain potentially preemptive FCC Rulings concerning "Small Cells" known as the "Moratoria Order"; FCC 3rd Report and Order and Declaratory Ruling of 8/13/2018 FCC 18-111 <https://docs.fcc.gov/public/attachments/FCC-18-111A1.pdf> and "Small Cell Order"; FCC Declaratory Ruling and 3rd Report and Order of 9/27/2018 FCC 18-133 <https://docs.fcc.gov/public/attachments/FCC-18-133A1.pdf>.

The Authority also notes inconsistencies with the Michigan Constitution of 1963 including but not limited to Article VII Sections 22, 26, 29, 30, 31 and 34. Enacting this ordinance does not preclude the Authority from engaging in or otherwise supporting a judicial or other challenge to either the State Acts or FCC rules referenced above. In the event of any interpretations, including Judicial, Legislative or Administrative, contrary to the Michigan Public Acts and/or FCC rules referenced above, the Authority specifically reserves the right to amend and or terminate this ordinance and all related agreements, policies and procedures undertaken in furtherance hereof.

SECTION II

SEVERABILITY. If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

SECTION III

REPEAL. All ordinances or parts of ordinances of the Charter Township of Delta inconsistent herein are hereby repealed so far as they may inconsistent with the provisions of this Ordinance.

SECTION IV

EFFECTIVE DATE. This Ordinance shall take effect upon final publication as required by law.

Kenneth R. Fletcher, Supervisor

I, Mary R. Clark, Clerk of the Charter Township of Delta, Eaton County, Michigan, hereby certify that the foregoing is a complete ordinance adopted by the Township Board at its regular meeting on _____, 2021.

Mary R. Clark, Clerk

Introduced by Township Board

Published following first reading:

Adopted by Township Board

Published following final reading:

Effective Date

SMALL WIRELESS COMMUNICATIONS FACILITIES DEPLOYMENT ACT
Act 365 of 2018

AN ACT to provide for the regulation by state or local government authorities and municipally owned electric utilities of the activities of wireless infrastructure providers and wireless services providers and of wireless facilities, wireless support structures, and utility poles; to regulate rates and fees concerning wireless facilities, wireless support structures, communications service provider pole attachments, and utility poles charged by state or local government authorities and municipally owned electric utilities; to provide for collocation of wireless facilities and of communications service provider pole attachments; to provide for use of public rights-of-way; to regulate certain permitting processes and zoning reviews; to prohibit certain commercially discriminatory actions by state or local government authorities and municipally owned electric utilities; to prohibit state and local government authorities from entering into exclusive arrangements with any person for the right to attach to certain utility poles; to authorize indemnification and insurance requirements; to authorize certain bonding requirements; and to provide for charges for electricity to operate small cell wireless facilities.

History: 2018, Act 365, Eff. Mar. 12, 2019.

The People of the State of Michigan enact:

460.1301 Short title; purpose of act.

Sec. 1. (1) This act shall be known and may be cited as the "small wireless communications facilities deployment act".

(2) The purpose of the act is to do all of the following:

(a) Increase investment in wireless networks that will benefit the citizens of this state by providing better access to emergency services, advanced technology, and information.

(b) Increase investment in wireless networks that will enhance the competitiveness of this state in the global economy.

(c) Encourage the deployment of advanced wireless services by streamlining the process for the permitting, construction, modification, maintenance, and operation of wireless facilities in the public rights-of-way.

(d) Allow wireless services providers and wireless infrastructure providers access to the public rights-of-way and the ability to attach to poles and structures in the public rights-of-way to enhance their networks and provide next generation services.

(e) Ensure the reasonable and fair control and management of public rights-of-way by governmental authorities within this state.

(f) Address the timely design, engineering, permitting, construction, modification, maintenance, and operation of wireless facilities as matters of statewide concern and interest.

(g) Provide for the management of public rights-of-way in a safe and reliable manner that does all of the following:

(i) Supports new technology.

(ii) Avoids interference with right-of-way use by existing public utilities and cable communications providers.

(iii) Allows for a level playing field for competitive communications service providers.

(iv) Protects public health, safety, and welfare.

(h) Increase the connectivity for autonomous and connected vehicles through the deployment of small cell wireless facilities with full access and compatibility for connected and autonomous vehicles as determined and approved by the state transportation department, county road commissions, and authorities.

(i) Prioritize, as provided in this act, the use of existing utility poles and wireless support structures for collocation over the installation of new utility poles or wireless support structures.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1303 Definitions; A, B.

Sec. 3. As used in this act:

(a) "Affiliated transmission company" means that term as defined in section 2 of the electric transmission line certification act, 1995 PA 30, MCL 460.562.

(b) "Antenna" means communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

(c) "Applicable codes" means uniform building, fire, electrical, plumbing, or mechanical codes adopted under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531,

or adopted by the United States Occupational Safety and Health Administration or by a state or national code organization, including, but not limited to, the "National Electrical Safety Code" published by the Institute of Electrical and Electronics Engineers.

(d) "Applicant" means a wireless provider that submits an application described in this act.

(e) "Attaching entity" means a public or private party or entity, other than the municipally owned electric utility, that, pursuant to an agreement with the municipally owned electric utility, places a wire or cable attachment on a nonauthority pole or related infrastructure within the communication space. Attaching entity includes, but is not limited to, both of the following:

(i) A telecommunication provider as that term is defined in section 102 of the metropolitan extension telecommunications rights-of-way oversight act, 2002 PA 48, MCL 484.3102.

(ii) A video service provider as that term is defined in the uniform video services local franchise act, 2006 PA 480, MCL 484.3301.

(f) "Authority", unless the context implies otherwise, means this state, or a county, township, city, village, district, or subdivision thereof if authorized by law to make legislative, quasi-judicial, or administrative decisions concerning an application described in this act. Authority does not include any of the following:

(i) A municipally owned electric utility.

(ii) An investor-owned utility whose rates are regulated by the MPSC.

(iii) A state court having jurisdiction over an authority.

(g) "Authority pole" means a utility pole owned or operated by an authority and located in the ROW.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1305 Definitions; C to I.

Sec. 5. As used in this act:

(a) "Colocate" means to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole. "Collocation" has a corresponding meaning. Colocate does not include make-ready work or the installation of a new utility pole or new wireless support structure.

(b) "Communications facility" means the set of equipment and network components, including wires, cables, antennas, and associated facilities, used by a communications service provider to provide communications service.

(c) "Communication space" means that term as defined in the "National Electric Safety Code" published by the Institute of Electrical and Electronics Engineers.

(d) "Communications service" means service provided over a communications facility, including cable service as defined in 47 USC 522, information service as defined in 47 USC 153, telecommunications service as defined in 47 USC 153, or wireless service.

(e) "Communications service provider" means any entity that provides communications services.

(f) "FCC" means the Federal Communications Commission.

(g) "Fee" means a nonrecurring charge for services.

(h) "Historic district" means a historic district established under section 3 of the local historic districts act, 1970 PA 169, MCL 399.203, or a group of buildings, properties, or sites that are either listed in the National Register of Historic Places or formally determined eligible for listing by the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement codified at 47 CFR Part 1, appendix C.

(i) "Independent transmission company" means that term as defined in section 2 of the electric transmission line certification act, 1995 PA 30, MCL 460.562.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1307 Definitions; L to S.

Sec. 7. As used in this act:

(a) "Law" means federal, state, or local law, including common law, a statute, a rule, a regulation, an order, or an ordinance.

(b) "Make-ready work" means work necessary to enable an authority pole or utility pole to support collocation, which may include modification or replacement of utility poles or modification of lines.

(c) "Micro wireless facility" means a small cell wireless facility that is not more than 24 inches in length, 15 inches in width, and 12 inches in height and that does not have an exterior antenna more than 11 inches in length.

(d) "MPSC" means the Michigan Public Service Commission created in section 1 of 1939 PA 3, MCL 460.1.

(e) "Municipally owned electric utility" means a system owned by a municipality or combination of municipalities to furnish power or light and includes a cooperative electric utility that, on or after the effective date of this act, acquired all or substantially all of the assets of a municipal electric utility, when applying this act to the former territory of the municipal electric utility.

(f) "Nonauthority pole" means a utility pole used for electric delivery service and controlled by the governing body of a municipally owned electric utility.

(g) "Person" means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including an authority.

(h) "Public right-of-way" or "ROW" means the area on, below, or above a public roadway, highway, street, alley, bridge, sidewalk, or utility easement dedicated for compatible uses. Public right-of-way does not include any of the following:

(i) A private right-of-way.

(ii) A limited access highway.

(iii) Land owned or controlled by a railroad as defined in section 109 of the railroad code of 1993, 1993 PA 354, MCL 462.109.

(iv) Railroad infrastructure.

(i) "Rate" means a recurring charge.

(j) "Small cell wireless facility" means a wireless facility that meets both of the following requirements:

(i) Each antenna is located inside an enclosure of not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements would fit within an imaginary enclosure of not more than 6 cubic feet.

(ii) All other wireless equipment associated with the facility is cumulatively not more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1309 Definitions; U to W.

Sec 9. As used in this act:

(a) "Utility pole" means a pole or similar structure that is or may be used in whole or in part for cable or wireline communications service, electric distribution, lighting, traffic control, signage, or a similar function, or a pole or similar structure that meets the height requirements in section 13(5) and is designed to support small cell wireless facilities. Utility pole does not include a sign pole less than 15 feet in height above ground.

(b) "Wireless facility" means equipment at a fixed location that enables the provision of wireless services between user equipment and a communications network, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Wireless facility includes a small cell wireless facility. Wireless facility does not include any of the following:

(i) The structure or improvements on, under, or within which the equipment is colocated.

(ii) A wireline backhaul facility.

(iii) Coaxial or fiber-optic cable between utility poles or wireless support structures or that otherwise is not immediately adjacent to or directly associated with a particular antenna.

(c) "Wireless infrastructure provider" means any person, including a person authorized to provide telecommunications services in this state but not including a wireless services provider, that builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures and who, when filing an application with an authority under this act, provides written authorization to perform the work on behalf of a wireless services provider.

(d) "Wireless provider" means a wireless infrastructure provider or a wireless services provider. Wireless provider does not include an investor-owned utility whose rates are regulated by the MPSC.

(e) "Wireless services" means any services, provided using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile.

(f) "Wireless services provider" means a person that provides wireless services.

(g) "Wireless support structure" means a freestanding structure designed to support or capable of supporting small cell wireless facilities. Wireless support structure does not include a utility pole.

(h) "Wireline backhaul facility" means a facility used to transport services by wire or fiber-optic cable from a wireless facility to a network.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1311 Collocation of small cell wireless facilities; prohibited authority.

Sec. 11. (1) Except as provided in this act, an authority shall not prohibit, regulate, or charge for the collocation of small cell wireless facilities.

(2) The approval of a small cell wireless facility under this act authorizes only the collocation of a small cell wireless facility and does not authorize either of the following:

(a) The provision of any particular services.

(b) The installation, placement, modification, maintenance, or operation of a wireline backhaul facility in the ROW.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1313 Activities of wireless provider in public right of way; exclusive arrangement prohibited; rates; ordinance compliance; installation and concealment requirements; waiver of undergrounding requirements; repair damage to right of way.

Sec. 13. (1) This section applies only to activities of a wireless provider within the public right-of-way for the deployment of small cell wireless facilities and associated new or modified utility poles.

(2) An authority shall not enter into an exclusive arrangement with any person for use of the ROW for the construction, operation, or maintenance of utility poles or the collocation of small cell wireless facilities.

(3) An authority shall not charge a wireless provider a rate for each utility pole or wireless support structure in the ROW in the authority's geographic jurisdiction on which the wireless provider has collocated a small cell wireless facility that exceeds the following:

(a) \$20.00 annually, unless subdivision (b) applies.

(b) \$125.00 annually, if the utility pole or wireless support structure was erected by or on behalf of the wireless provider on or after the effective date of this act. This subdivision does not apply to the replacement of a utility pole that was not designed to support small cell wireless facilities.

Every 5 years after the effective date of this act, the maximum rates then authorized under subdivisions (a) and (b) are increased by 10% and rounded to the nearest dollar.

(4) If, on the effective date of this act, an authority has a rate or fee in an ordinance or in an agreement with a wireless provider for the use of the ROW to collocate a small cell wireless facility or to construct, install, mount, maintain, modify, operate, or replace a utility pole, and the rate or fee does not comply with subsection (3), the authority shall, not later than 90 days after the effective date of this act, revise the rate or fee to comply with subsection (3). Both of the following apply:

(a) For installations of utility poles designed to support small cell wireless facilities or collocations of small cell wireless facilities installed and operational in the ROW before the effective date of this act, the fees, rates, and terms of an agreement or ordinance for use of the ROW remain in effect subject to the termination provisions contained in the agreement or ordinance.

(b) For installations of utility poles designed to support small cell wireless facilities or collocations of small cell wireless facilities installed and operational in the ROW after the effective date of this act, the fees, rates, and terms of an agreement or ordinance for use of the ROW shall comply with subsection (3).

(5) A wireless provider may, as a permitted use not subject to zoning review or approval, except that an application for a permitted use is still subject to approval by the authority under section 15, collocate small cell wireless facilities and construct, maintain, modify, operate, or replace utility poles in, along, across, upon, and under the ROW. Such structures and facilities shall be constructed and maintained so as not to obstruct or hinder the usual travel or public safety on the ROW or obstruct the legal use of the authority's ROW or uses of the ROW by other utilities and communications service providers. Both of the following apply:

(a) A utility pole in the ROW installed or modified on or after the effective date of this act shall not exceed 40 feet above ground level, unless a taller height is agreed to by the authority.

(b) A small cell wireless facility in the ROW installed or modified after the effective date of this act shall not extend more than 5 feet above a utility pole or wireless support structure on which the small cell wireless facility is collocated.

(6) Subject to this section, section 17, and applicable zoning regulations, a wireless provider may collocate a small cell wireless facility or install, construct, maintain, modify, operate, or replace a utility pole that exceeds the height limits under subsection (5), or a wireless support structure, in, along, across, upon, and under the ROW.

(7) A wireless provider shall comply with reasonable and nondiscriminatory requirements otherwise provided that prohibit communications service providers from installing structures on or above ground in the ROW in an area designated solely for underground or buried cable and utility facilities if all of the following apply:

(a) The authority has required all cable and utility facilities, other than authority poles, along with any attachments, or poles used for street lights, traffic signals, or other attachments necessary for public safety, to be placed underground by a date that is not less than 90 days before the submission of the application.

(b) The authority does not prohibit the replacement of authority poles by a wireless provider in the designated area.

(c) The authority allows wireless providers to apply for a waiver of the undergrounding requirements for the placement of a new utility pole to support small cell wireless facilities, and the waiver applications are addressed in a nondiscriminatory manner.

(8) Subject to section 15(2), and except for facilities excluded from evaluation for effects on historic properties under 47 CFR 1.1307(a)(4)(ii), an authority may adopt written, objective requirements for reasonable, technically feasible, nondiscriminatory, and technologically neutral design or concealment measures in a historic district, downtown district, or residential zoning district. Any such requirement shall not have the effect of prohibiting any wireless provider's technology. Any such design or concealment measures are not considered a part of the small wireless facility for purposes of the size restrictions in the definition of small wireless facility in section 7.

(9) An authority's administration and regulation of activities of wireless providers in the ROW shall be reasonable, nondiscriminatory, and competitively neutral and shall comply with applicable law.

(10) An authority may require a wireless provider to repair all damage to the ROW directly caused by the activities of the wireless provider while occupying, constructing, installing, mounting, maintaining, modifying, operating, or replacing small cell wireless facilities, utility poles, or wireless support structures in the ROW and to return the ROW to its functional equivalent before the damage. If the wireless provider fails to make the repairs required by the authority within 60 days after written notice, the authority may make those repairs and charge the wireless provider the reasonable, documented cost of the repairs.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1315 Permitted activities of wireless provider in right of way; application; determination; notice; denial; consolidated application; extension; fees; revocation; moratorium prohibited; notice of discontinuance of use.

Sec. 15. (1) This section applies to activities of a wireless provider within the public right-of-way.

(2) Except as otherwise provided in subsection (5), an authority may require a permit to colocate a small cell wireless facility or install, modify, or replace a utility pole on which a small cell wireless facility will be colocated if the permit is of general applicability. The processing of an application for such a permit is subject to all of the following:

(a) The authority shall not directly or indirectly require an applicant to perform services unrelated to the collocation for which a permit is sought, such as reserving fiber, conduit, or pole space for the authority or making other in-kind contributions to the authority.

(b) An authority may require an applicant to provide information and documentation to enable the authority to make a decision with regard to the criteria in subdivision (i). An authority may also require a certificate of compliance with FCC rules related to radio frequency emissions from a small cell wireless facility.

(c) If the proposed activity will occur within a shared ROW or an ROW that overlaps another ROW, a wireless provider shall provide, to each affected authority to which an application for the activity is not submitted, notification of the wireless provider's intent to locate a small cell wireless facility within the ROW. An authority may require proof of other necessary permits, permit applications, or easements to ensure all necessary permissions for the proposed activity are obtained.

(d) Within 25 days after receiving an application, an authority shall notify the applicant in writing whether the application is complete. If the application is incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the time for approving or denying an application under subdivision (h).

(e) The running of time period tolled under subdivision (d) resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the authority shall notify the applicant in writing not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision (d). Second or subsequent notices of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.

(f) The authority may require an applicant to include an attestation that the small cell wireless facilities will

be operational for use by a wireless services provider within 1 year after the permit issuance date, unless the authority and the applicant agree to extend this period or delay is caused by lack of commercial power or communications transport facilities to the site.

(g) The application shall be processed on a nondiscriminatory basis.

(h) The authority shall approve or deny the application and notify the applicant in writing within the following period of time after the application is received:

(i) For an application for the collocation of small cell wireless facilities on a utility pole, 60 days, subject to the following adjustments:

(A) Add 15 days if an application from another wireless provider was received within 1 week of the application in question.

(B) Add 15 days if, before the otherwise applicable 60-day or 75-day time period under this subparagraph elapses, the authority notifies the applicant in writing that an extension is needed and the reasons for the extension.

(ii) For an application for a new or replacement utility pole that meets the height requirements of section 13(5)(a) and associated small cell facility, 90 days, subject to the following adjustments:

(A) Add 15 days if an application from another wireless provider was received within 1 week of the application in question.

(B) Add 15 days if, before the otherwise applicable 90-day or 105-day time period under this subparagraph elapses, the authority notifies the applicant in writing that an extension is needed and the reasons for the extension.

If the authority fails to comply with this subdivision, the completed application is considered to be approved subject to the condition that the applicant provide the authority not less than 7 days' advance written notice that the applicant will be proceeding with the work pursuant to this automatic approval.

(i) An authority may deny a completed application for a proposed collocation of a small cell wireless facility or installation, modification, or replacement of a utility pole that meets the height requirements in section 13(5)(a) only if the proposed activity would do any of the following:

(i) Materially interfere with the safe operation of traffic control equipment.

(ii) Materially interfere with sight lines or clear zones for transportation or pedestrians.

(iii) Materially interfere with compliance with the Americans with Disabilities Act of 1990, Public Law 101-336, or similar federal, state, or local standards regarding pedestrian access or movement.

(iv) Materially interfere with maintenance or full unobstructed use of public utility infrastructure under the jurisdiction of an authority.

(v) With respect to drainage infrastructure under the jurisdiction of an authority, either of the following:

(A) Materially interfere with maintenance or full unobstructed use of the drainage infrastructure as it was originally designed.

(B) Not be located a reasonable distance from the drainage infrastructure to ensure maintenance under the drain code of 1956, 1956 PA 40, MCL 280.1 to 280.630, and access to the drainage infrastructure.

(vi) Fail to comply with reasonable, nondiscriminatory, written spacing requirements of general applicability adopted by ordinance or otherwise that apply to the location of ground-mounted equipment and new utility poles and that do not prevent a wireless provider from serving any location.

(vii) Fail to comply with applicable codes.

(viii) Fail to comply with section 13(7) or (8).

(ix) Fail to meet reasonable, objective, written stealth or concealment criteria for small cell wireless facilities applicable in a historic district or other designated area, as specified in an ordinance or otherwise and nondiscriminatorily applied to all other occupants of the ROW, including electric utilities, incumbent or competitive local exchange carriers, fiber providers, cable television operators, and the authority.

(j) If the completed application is denied, the notice under subdivision (h) shall explain the reasons for the denial and, if applicable, cite the specific provisions of applicable codes on which the denial is based. The applicant may cure the deficiencies identified by the authority and resubmit the application within 30 days after the denial without paying an additional application fee. The authority shall approve or deny the revised application within 30 days. The authority shall limit its review of the revised application to the deficiencies cited in the denial.

(k) An applicant may at the applicant's discretion file a consolidated application and receive a single permit for the collocation of up to 20 small cell wireless facilities within the jurisdiction of a single authority or, in the case of the state transportation department, a single designated control section as identified on the department's website. The small cell wireless facilities within a consolidated application must consist of substantially similar equipment and be placed on similar types of utility poles or wireless support structures. An authority may approve a permit for 1 or more small cell wireless facilities included in a consolidated

application and deny a permit for the remaining small cell facilities. An authority shall not deny a permit for a small cell wireless facility included in a consolidated application on the basis that a permit is being denied for 1 or more other small cell facilities included in that application.

(l) Within 1 year after a permit is granted, a wireless provider shall complete collocation of a small cell wireless facility that is to be operational for use by a wireless services provider, unless the authority and the applicant agree to extend this period or the delay is caused by the lack of commercial power or communications facilities at the site. If the wireless provider fails to complete the collocation within the applicable time, the permit is void, and the wireless provider may reapply for a permit. A permittee may voluntarily request that a permit be terminated.

(m) Approval of an application authorizes the wireless provider to do both of the following:

(i) Undertake the installation or collocation.

(ii) Subject to relocation requirements that apply to similarly situated users of the ROW and the applicant's right to terminate at any time, maintain the small cell wireless facilities and any associated utility poles or wireless support structures covered by the permit for so long as the site is in use and in compliance with the initial permit under this act.

(n) An authority shall not institute a moratorium on filing, receiving, or processing applications or issuing permits for the collocation of small cell wireless facilities or the installation, modification, or replacement of utility poles on which small cell wireless facilities will be colocated.

(o) The authority and an applicant may extend a time period under this subsection by mutual agreement.

(3) An application fee for a permit under subsection (2) shall not exceed the lesser of the following:

(a) \$200.00 for each small cell wireless facility alone.

(b) \$300.00 for each small cell wireless facility and a new utility pole to which it will be attached.

Every 5 years after the effective date of this act, the maximum fees then authorized under this subsection are increased by 10% and rounded to the nearest dollar.

(4) An authority may revoke a permit, upon 30 days' notice and an opportunity to cure, if the permitted small cell wireless facilities and any associated utility pole fail to meet the requirements of subsection (2)(i).

(5) An authority shall not require a permit or any other approval or require fees or rates for any of the following:

(a) The replacement of a small cell wireless facility with a small cell wireless facility that is not larger or heavier, in compliance with applicable codes.

(b) Routine maintenance of a small cell wireless facility, utility pole, or wireless support structure.

(c) The installation, placement, maintenance, operation, or replacement of a micro wireless facility that is suspended on cables strung between utility poles or wireless support structures in compliance with applicable codes.

(6) An authority that receives an application to place a new utility pole may propose an alternate location within the ROW or on property or structures owned or controlled by an authority within 75 feet of the proposed location to either place the new utility pole or colocate on an existing structure. The applicant shall use the alternate location if, as determined by the applicant, the applicant has the right to do so on reasonable terms and conditions and the alternate location does not impose unreasonable technical limits or significant additional costs.

(7) Before discontinuing its use of a small cell wireless facility, utility pole, or wireless support structure, a wireless provider shall notify an authority in writing. The notice shall specify when and how the wireless provider intends to remove the small cell wireless facility, utility pole, or wireless support structure. The authority may impose reasonable and nondiscriminatory requirements and specifications for the wireless provider to return the property to its preinstallation condition. If the wireless provider does not complete the removal within 45 days after the discontinuance of use, the authority may complete the removal and assess the costs of removal against the wireless provider. A permit under this section for a small cell wireless facility expires upon removal of the small cell wireless facility.

(8) This section does not prohibit an authority from requiring a permit for work that will unreasonably affect traffic patterns or obstruct vehicular or pedestrian traffic in the ROW.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1317 Zoning review and approval; application; approval or denial requirements; fees; moratorium prohibited; revocation.

Sec. 17. (1) The activities set forth in section 15(5) are exempt from zoning review. Subsections (2) to (4) apply to zoning reviews for the following activities that are subject to zoning review and approval, that are not a permitted use under section 13(5), and that take place within or outside the public right-of-way:

(a) The modification of existing or installation of new small cell wireless facilities.

(b) The modification of existing or installation of new wireless support structures used for such small cell wireless facilities.

(2) The processing of an application for a zoning approval is subject to all of the following requirements:

(a) Within 30 days after receiving an application under this section, an authority shall notify the applicant in writing whether the application is complete. If the application is incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the 30-day period.

(b) The running of the time period tolled under subdivision (a) resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the authority shall notify the applicant not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision (a). Second or subsequent notices of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.

(c) The application shall be processed on a nondiscriminatory basis.

(d) The authority shall approve or deny the application and notify the applicant in writing within 90 days after an application for a modification of a wireless support structure or installation of a small cell wireless facility is received or 150 days after an application for a new wireless support structure is received. The time period for approval may be extended by mutual agreement between the applicant and authority. If the authority fails to comply with this subdivision, the application is considered to be approved subject to the condition that the applicant provide the authority not less than 15 days' advance written notice that the applicant will be proceeding with the work pursuant to this automatic approval.

(e) An authority shall not deny an application unless all of the following apply:

(i) The denial is supported by substantial evidence contained in a written record that is publicly released contemporaneously.

(ii) There is a reasonable basis for the denial.

(iii) The denial would not discriminate against the applicant with respect to the placement of the facilities of other wireless providers.

(3) An authority's review of an application for a zoning approval is subject to all of the following requirements:

(a) An applicant's business decision on the type and location of small cell wireless facilities, wireless support structures, or technology to be used is presumed to be reasonable. This presumption does not apply with respect to the height of wireless facilities or wireless support structures. An authority may consider the height of such structures in its zoning review, but shall not discriminate between the applicant and other communications service providers.

(b) An authority shall not evaluate or require an applicant to submit information about an applicant's business decisions with respect to any of the following:

(i) The need for a wireless support structure or small cell wireless facilities.

(ii) The applicant's service, customer demand for the service, or the quality of service.

(c) Any requirements regarding the appearance of facilities, including those relating to materials used or arranging, screening, or landscaping, shall be reasonable.

(d) Any spacing, setback, or fall zone requirement shall be substantially similar to a spacing, setback, or fall zone requirement imposed on other types of commercial structures of a similar height.

(4) An application fee for a zoning approval shall not exceed the following:

(a) \$1,000.00 for a new wireless support structure or modification of an existing wireless support structure.

(b) \$500.00 for a new small cell wireless facility or modification of an existing small cell wireless facility.

(5) Within 1 year after a zoning approval is granted, a wireless provider shall commence construction of the approved structure or facilities that are to be operational for use by a wireless services provider, unless the authority and the applicant agree to extend this period or the delay is caused by a lack of commercial power or communications facilities at the site. If the wireless provider fails to commence the construction of the approved structure or facilities within the time required pursuant to section 15(2)(l), the zoning approval is void, and the wireless provider may reapply for a zoning approval. However, the wireless provider may voluntarily request that the zoning approval be terminated.

(6) An authority shall not institute a moratorium on either of the following:

(a) Filing, receiving, or processing applications for zoning approval.

(b) Issuing approvals for installations that are not a permitted use.

(7) An authority may revoke a zoning approval, upon 30 days' notice and an opportunity to cure, if the permitted small cell wireless facilities and any associated wireless support structure fail to meet the

requirements of the approval, applicable codes, or applicable zoning requirements.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1319 Authority poles; exclusive arrangement prohibited; limitation on rates, fees, and terms; elimination of aboveground poles.

Sec. 19. (1) An authority shall not enter into an exclusive arrangement with any person for the right to attach to authority poles. A person who purchases, controls, or otherwise acquires an authority pole is subject to the requirements of this section.

(2) The rate for the collocation of small cell wireless facilities on authority poles shall be nondiscriminatory regardless of the services provided by the collocating person. The rate shall not exceed \$30.00 per year per authority pole. Every 5 years after the effective date of this act, the maximum rate then authorized under this subsection is increased by 10% and rounded to the nearest dollar. This rate for the collocation of small cell wireless facilities on authority poles is in addition to any rate charged for the use of the ROW under section 13.

(3) If, on the effective date of this act, an authority has a rate, fee, or other term in an ordinance or in an agreement with a wireless provider that does not comply with this section, the authority shall, not later than 90 days after the effective date of this act, revise the rate, fee, or term to comply with this section. Both of the following apply:

(a) An ordinance or an agreement between an authority and a wireless provider that is in effect on the effective date of this act and that relates to the collocation on authority poles of small cell wireless facilities installed and operational before the effective date of this act remains in effect as it relates to those collocations, subject to termination provisions in the ordinance or agreement.

(b) The rates, fees, and terms established under this section apply to the collocation on authority poles of small cell wireless facilities that are installed and operational after the rates, fees, and terms take effect.

(4) Within 90 days after receiving the first request to colocate a small cell wireless facility on an authority pole, the authority shall make available, through ordinance or otherwise, the rates, fees, and terms for the collocation of small cell wireless facilities on the authority poles. The rates, fees, and terms shall comply with all of the following:

(a) The rates, fees, and terms shall be nondiscriminatory, competitively neutral, and commercially reasonable and shall comply with this act.

(b) The authority shall provide a good-faith estimate for any make-ready work within 60 days after receipt of a complete application. Make-ready work shall be completed within 60 days of written acceptance of the good-faith estimate by the applicant.

(c) The person owning or controlling the authority pole shall not require more make-ready work than required to comply with law or industry standards.

(d) Fees for make-ready work shall not do any of the following:

(i) Include costs related to preexisting or prior damage or noncompliance unless the damage or noncompliance was caused by the applicant.

(ii) Include any unreasonable consultant fees or expenses.

(iii) Exceed actual costs imposed on a nondiscriminatory basis.

(5) This section does not require an authority to install or maintain any specific authority pole or to continue to install or maintain authority poles in any location if the authority makes a nondiscriminatory decision to eliminate aboveground poles of a particular type generally, such as electric utility poles, in a designated area of its geographic jurisdiction. For authority poles with colocated small cell wireless facilities in place when an authority makes a decision to eliminate aboveground poles of a particular type, the authority shall do 1 of the following:

(a) Continue to maintain the authority pole.

(b) Install and maintain a reasonable alternative pole or wireless support structure for the collocation of the small cell wireless facility.

(c) Offer to sell the pole to the wireless provider at a reasonable cost.

(d) Allow the wireless provider to install its own utility pole so it can maintain service from that location.

(e) Proceed as provided by an agreement between the authority and the wireless provider.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1321 Municipally owned electric utility; collocation on nonauthority poles; standards; application process; moratorium prohibited; rates; make-ready work.

Sec. 21. (1) The governing body of a municipally owned electric utility shall not enter into an exclusive arrangement with any person for the right to attach to nonauthority poles.

(2) The governing body of a municipally owned electric utility shall allow the collocation of small cell wireless facilities on nonauthority poles on a nondiscriminatory basis.

(3) The collocation of small cell wireless facilities on nonauthority poles by a wireless provider shall comply with the applicable, nondiscriminatory safety and reliability standards adopted by the governing body of a municipally owned electric utility and with the "National Electric Safety Code" published by the Institute of Electrical and Electronics Engineers. The governing body of a municipally owned electric utility may require a wireless provider to execute an agreement for nonauthority pole attachments if such an agreement is required of all other nonauthority pole attachments.

(4) The governing body of a municipally owned electric utility shall adopt a process for requests by wireless providers to collocate small cell wireless facilities on nonauthority poles that is nondiscriminatory and competitively neutral. If such a process has not been adopted within 90 days after the effective date of this act, the application process in section 15 applies to such requests. The governing body of a municipally owned electric utility shall not impose a moratorium on the processing of nonauthority pole collocation requests, or require a wireless provider to perform any service not directly related to the collocation. The governing body of a municipally owned electric utility may charge a fee not to exceed \$100.00 per nonauthority pole for processing the request. The governing body of a municipally owned electric utility may charge an additional fee not to exceed \$100.00 per nonauthority pole for processing the request, if a modification or maintenance of the collocation requires an engineering analysis. Every 5 years after the effective date of this act, the maximum fees then authorized under this subsection are increased by 10% and rounded to the nearest dollar.

(5) The rate for a wireless provider to collocate on a nonauthority pole in the ROW shall not exceed \$50.00 annually per nonauthority pole. Every 5 years after the effective date of this act, the maximum rate then authorized under this subsection is increased by 10% and rounded to the nearest dollar.

(6) A wireless provider shall comply with the process for make-ready work that the governing body of a municipally owned electric utility has adopted for other parties under the same or similar circumstances that attach facilities to nonauthority poles. If such a process has not been adopted, the wireless provider and the governing body of a municipally owned electric utility shall comply with the process for make-ready work under 47 USC 224 and implementing orders and regulations. A good-faith estimate established by the governing body of a municipally owned electric utility for any make-ready work for nonauthority poles shall include pole replacement if necessary. All make-ready costs shall be based on actual costs, with detailed documentation provided.

(7) If a wireless provider is required to relocate small cell wireless facilities collocated on a nonauthority pole, it shall do so in accordance with the nondiscriminatory terms adopted by the governing body of a municipally owned electric utility.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1323 Attaching entity; standards; compliance; rate; civil action.

Sec. 23. (1) An attaching entity, and all contractors or parties under its control, shall comply with reliability, safety, and engineering standards adopted by the governing body of a municipally owned electric utility, including, but not limited to, the following:

(a) Applicable engineering and safety standards governing installation, maintenance, and operation of facilities and the performance of work in or around the municipally owned electric utility nonauthority poles and facilities.

(b) The "National Electric Safety Code" published by the Institute of Electrical and Electronics Engineers.

(c) Regulations of the United States Occupational Safety and Health Administration.

(d) Other reasonable safety and engineering requirements to which municipally owned electric utility facilities are subject by law.

(2) The governing body of a municipally owned electric utility may require an attaching entity to execute an agreement for wire or cable attachments to nonauthority poles or related infrastructure.

(3) The governing body of a municipally owned electric utility shall not charge an attaching entity a rate for wire or cable pole attachments within the communication space on a nonauthority pole greater than the maximum allowable rate pursuant to 47 USC 224(d) and (e) as established in Federal Communications Commission Order on Reconsideration 15-151.

(4) Subject to section 27, an attaching entity may commence a civil action for injunctive relief for a violation of this section. The attaching entity shall not file an action under this subsection unless the attaching entity has first provided the municipally owned electric utility with a written notice of the intent to sue. Within 30 days after the municipally owned electric utility receives written notice of intent to sue, the municipally owned electric utility and the attaching entity shall meet and make a good-faith attempt to determine if there is a credible basis for the action. If the parties agree that there is a credible basis for the

action, the governing body of the municipally owned electric utility shall take all reasonable and prudent steps necessary to comply with the applicable requirements of this section within 90 days after the meeting.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1325 Jurisdiction; authority; certain interior structures, campuses, stadiums, and athletic facilities.

Sec. 25. An authority does not have jurisdiction or authority over the design, engineering, construction, installation, or operation of a small cell wireless facility located in an interior structure or upon a campus of an institution of higher education including any stadiums or athletic facilities associated with the institution of higher education, a professional stadium, or a professional athletic facility, other than to enforce applicable codes. This act does not authorize this state or any other authority to require wireless facility deployment or to regulate wireless services.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1327 Circuit courts; jurisdiction; right to appeal.

Sec. 27. The circuit court has jurisdiction to determine all disputes arising under this act. Venue lies in the judicial circuit where the authority or municipally owned electric utility is located. In addition to its right to appeal to the circuit court, an applicant may elect, at its sole discretion, to appeal a determination under the act to an authority, if the authority has an appeal process to render a decision expeditiously.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1329 Indemnification; insurance requirements.

Sec. 29. As part of the permit process under section 15, a zoning approval process under section 17, or a request process under section 21, an authority or the governing body of a municipally owned electric utility may require a wireless provider to do the following with respect to a small cell wireless facility, a wireless support structure, or a utility pole:

(a) Defend, indemnify, and hold harmless the authority or the governing body of a municipally owned electric utility and its officers, agents, and employees against any claims, demands, damages, lawsuits, judgments, costs, liens, losses, expenses, and attorney fees resulting from the installation, construction, repair, replacement, operation, or maintenance of any wireless facilities, wireless support structures, or utility poles to the extent caused by the applicant, its contractors, its subcontractors, and the officers, employees, or agents of any of these. A wireless provider has no obligation to defend, indemnify, or hold harmless an authority or the governing body of a municipally owned electric utility, or the officers, agents, or employees of the authority or governing body against any liabilities or losses due to or caused by the sole negligence of the authority or the governing body of a municipally owned electric utility or its officers, agents, or employees.

(b) Obtain insurance naming the authority or the governing body of a municipally owned electric utility and its officers, agents, and employees as additional insureds against any claims, demands, damages, lawsuits, judgments, costs, liens, losses, expenses, and attorney fees. A wireless provider may meet all or a portion of the authority's insurance coverage and limit requirements by self-insurance. To the extent it self-insures, a wireless provider is not required to name additional insureds under this section. To the extent a wireless provider elects to self-insure, the wireless provider shall provide to the authority evidence demonstrating, to the authority's satisfaction, the wireless provider's financial ability to meet the authority's insurance coverage and limit requirements.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1331 Fee and rate limitations.

Sec. 31. An authority may establish a fee or rate less than the maximum specified in section 13(3), 15(3), 17(4), or 19(2), subject to other requirements of this act.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1333 Bonding requirements; limitations.

Sec. 33. (1) As a condition of a permit described in this act, an authority may adopt bonding requirements for small cell wireless facilities if both of the following requirements are met:

(a) The authority imposes similar requirements in connection with permits issued for similarly situated users of the ROW.

(b) The purpose of the bonds is 1 or more of the following:

(i) To provide for the removal of abandoned or improperly maintained small cell wireless facilities, including those that an authority determines should be removed to protect public health, safety, or welfare.

(ii) To repair the ROW as provided under section 13(10).

(iii) To recoup rates or fees that have not been paid by a wireless provider in more than 12 months, if the wireless provider has received 60-day advance notice from the authority of the noncompliance.

(2) An authority shall not require either of the following under subsection (1):

(a) A cash bond, unless any of the following apply:

(i) The wireless provider has failed to obtain or maintain a bond required under this section.

(ii) The surety has defaulted or failed to perform on a bond given to the authority on behalf of the wireless provider.

(b) A bond in an amount exceeding \$1,000.00 per small cell wireless facility.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1335 Labeling requirement of small cell wireless facility.

Sec. 35. A small cell wireless facility for which a permit is issued shall be labeled with the name of the wireless provider, emergency contact telephone number, and information that identifies the small cell wireless facility and its location.

History: 2018, Act 365, Eff. Mar. 12, 2019.

460.1337 Payment of electricity to operate small cell wireless facility.

Sec. 37. A wireless provider is responsible for arranging and paying for the electricity used to operate a small cell wireless facility.

History: 2018, Act 365, Eff. Mar. 12, 2019.

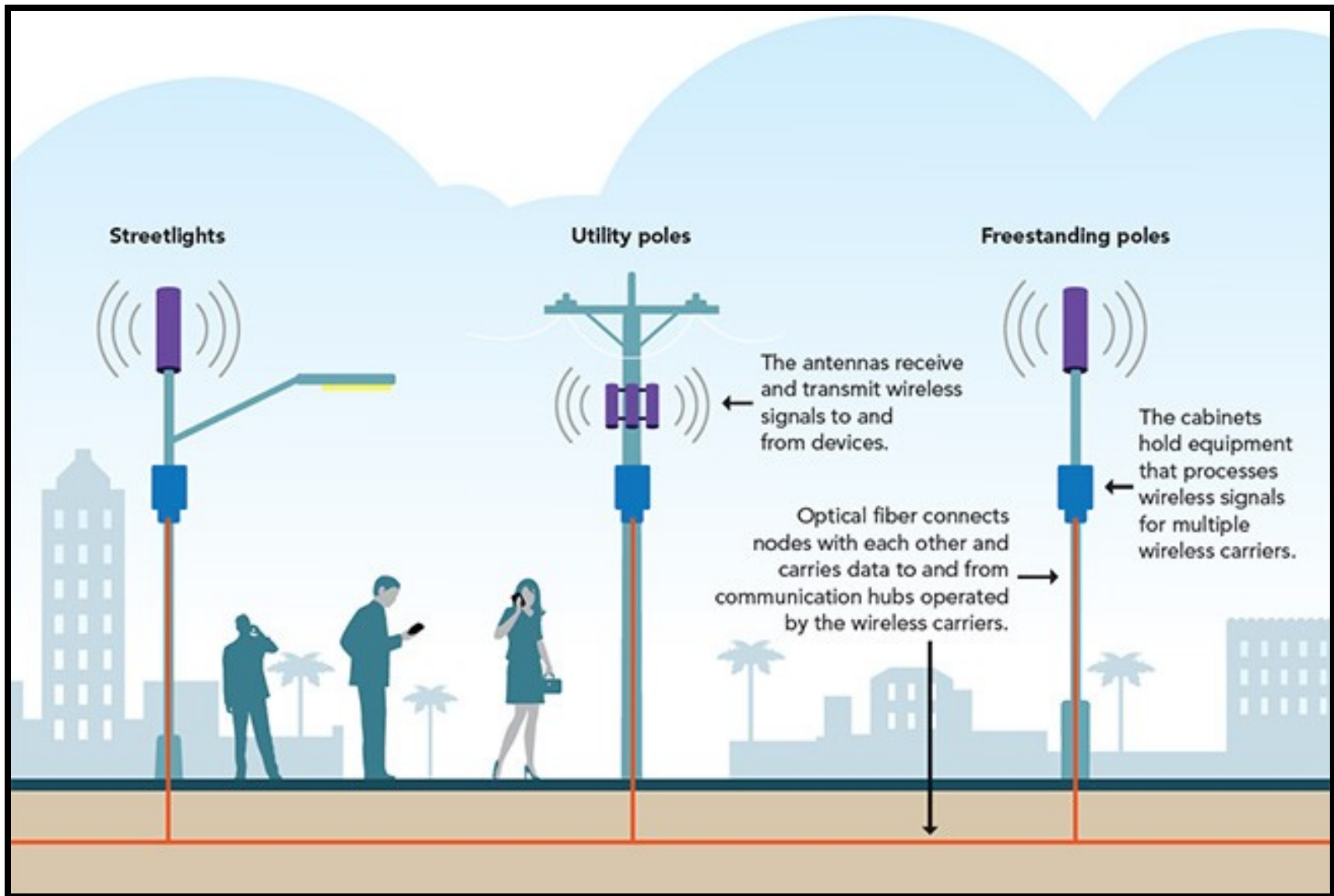
460.1339 Scope of act; application to and effect on certain electric utilities.

Sec. 39. (1) This act does not add to, replace, or supersede any law regarding poles or conduits, similar structures, or equipment of any type owned or controlled by an investor-owned utility whose rates are regulated by the MPSC, an affiliated transmission company, an independent transmission company, or, except as provided in section 7(e), a cooperative electric utility.

(2) This act does not impose or otherwise affect any rights, controls, or contractual obligations of an investor-owned utility whose rates are regulated by the MPSC, an affiliated transmission company, an independent transmission company or, except as provided in section 7(e), a cooperative electric utility with respect to its poles or conduits, similar structures, or equipment of any type.

(3) Except for purposes of a wireless provider obtaining a permit to occupy a right-of-way, this act does not affect an investor-owned utility whose rates are regulated by the MPSC. Notwithstanding any other provision of this act, pursuant to and consistent with section 6g of 1980 PA 470, MCL 460.6g, the MPSC has sole jurisdiction over attachment of wireless facilities on the poles, conduits, and similar structures or equipment of any type or kind owned or controlled by an investor-owned utility whose rates are regulated by the MPSC.

History: 2018, Act 365, Eff. Mar. 12, 2019.





Mall Dr
Lansing, Michigan

Google

Street View

HOBBY LOBBY

planet fitness

518 Elmwood Rd

Lansing, Michigan



Street View





Manager's Office

(517) 323-8590

MEMO

TO: Supervisor Kenneth R. Fletcher and the Delta Township Board

FROM: Alannah Doak, Assistant Township Manager

DATE: September 7, 2021

SUBJECT: Discussion Regarding Possible Ordinance Amendment Pertaining to Small Cell Wireless Facilities

Summary:

Discussion Concerning the Proposed Draft Ordinance Amendment Adding Article III to Chapter 36 of the Delta Township Code of Ordinances Pertaining to the Deployment of Small Cell Wireless Facilities to Reflect Changes in State and Federal Law.

Background:

In recent years, the telecommunications industry has been promoting the need to locate small cell wireless facilities within public right of way similar to electric and gas companies regarding the placement of infrastructure. Small cells are low-powered antenna nodes that are installed to relieve congestion for wireless users based on increasing demands from consumers. The term “small” refers to the footprint of the device but they are typically installed on an existing utility pole or light pole, or on newly installed poles in areas typically located alongside sidewalks and roadways.

On September 26, 2018, the [Federal Communications Commission](#) (FCC) issued a declaratory ruling and order which was intended to accelerate and encourage the rapid deployment of small cell wireless infrastructure in the public right of way across the country by eliminating regulatory impediments to bring advanced wireless services to the public. Following the FCC ruling, the State of Michigan approved the “[Small Wireless Communications Facilities Deployment Act](#)” or Act 365 of 2018. The legislation requires local government authorities to allow small cell wireless facilities in the public right of way and provides specific guidelines that both the municipalities and the small cell wireless providers must follow.

In response to the legislation, Township legal has drafted a proposed ordinance amendment containing a comprehensive set of regulations that are reflective to state law. While Act 365 of 2018 has stripped significant discretion from local government authorities to determine whether to permit the installation of small cell wireless facilities in public right of ways, the law does allow for a municipality to enforce aesthetic requirements that are reasonable and no more burdensome than those applied to other types of infrastructure deployments. However, in order to apply the regulations to providers, a municipality must have these requirements in their ordinances.



The proposed ordinance addresses a range of issues including the application process and requirements, permitting, protection of existing Township infrastructure, preferred installation options, non-obstruction of other infrastructure in the rights-of-way, ADA compliance, non-obstruction of vehicular and pedestrian sight lines, and aesthetic standards.

In addition to consideration of the ordinance amendment, the following application permit fees and rates for such facilities would be included in the annual fee schedule, consistent with Act 365 of 2018.

Application Permit Fees

Application fee for a permit shall not exceed the lesser of the following:

- (1) \$200.00 for each small cell wireless facility alone.
- (2) \$300.00 for each small cell wireless facility and a new utility pole to which it will be attached.

Annual Rate

- (1) \$20.00 annually for each existing pole unless *subdivision (2)* applies.
- (2) \$125.00 annually, if a new utility pole or wireless support structure was erected at a new site by or on behalf of the wireless provider on or after the effective date of Act 365 of 2018.

Authority Pole Rate

- (1) \$30 per year, per authority pole.

Review of Existing Ordinances in Other Municipalities:

A review of existing ordinances in other municipalities pertaining to small cell wireless facilities was completed. Due to Act 365 of 2018 standardizing permits, fees, and right-of-way use for local government authorities, ordinances from other local governments are quite similar. Below are examples of small cell wireless facility ordinances from other municipalities within the State of Michigan.

- [Allendale Township, MI](#)
- [Chikaming Township, MI](#)
- [Garfield Township, MI](#)
- [City of Clawson, MI](#)

Existing Small Cell Facilities in Delta Township:

In late 2014 and early 2015, the Township received an influx of electrical permit applications for the deployment of small cell facilities. In order to issue the electrical permits and track the locations for Township records, each small cell facility was given an address as close as possible to the actual site. Currently, the Township is aware of seven 4G small cell facilities that belong to ACD Technology who lease them out to Verizon near the following locations:

- 435 Elmwood Rd.
- 499 Mall Drive South
- 107 Elmwood Rd.
- 5211 Delta River Dr.
- 5698 Mall Dr. West
- 5890 Millett Hwy.
- 8003 Davis Hwy.

Next Steps:

If the consensus of the Board of Trustees is to move forward with the proposed ordinance amendment, the next step would be to move the ordinance amendment for first reading and introduction at the next regular board meeting.

Attachments:

- (1) Proposed Ordinance Amendment
- (2) Act 365 of 2018
- (3) Small Cell Images



**DELTA CHARTER TOWNSHIP
FINANCE REPORT
FOR TOWNSHIP BOARD MEETING
9/20/2021**

Disbursement requests listed on the following pages, totaling \$11,973,994.19 have been received and reviewed by the Manager, Finance Director, and Clerk. It is recommended that all listed vouchers be approved for payment.

Payroll & Related	379,064.77
Refunds	48,964.16
Tax Distributions	10,661,637.36
Vendor Claims	<u>884,327.90</u>
Total	<u><u>\$ 11,973,994.19</u></u>

Kenneth R. Fletcher, Township Supervisor

Mary R. Clark, Township Clerk

Dennis R. Fedewa, Township Treasurer

PAYABLES FOR DELTA CHARTER TOWNSHIP
BOARD AGENDA DATE
9/20/2021

CHECK DATE	CHECK #	VENDOR NAME	DESCRIPTION	AMOUNT
09/07/2021	EFT	EATON COUNTY TREASURER	TAX DISTRIBUTION	3,863,751.63
09/07/2021	EFT	EATON RESA	TAX DISTRIBUTION	400,684.70
09/07/2021	EFT	GRAND LEDGE PUBLIC SCHOOLS	TAX DISTRIBUTION	2,416,684.69
09/07/2021	EFT	INGHAM INTERMEDIATE SCHOOLS	TAX DISTRIBUTION	1,028,504.17
09/07/2021	EFT	LANSING COMMUNITY COLLEGE	TAX DISTRIBUTION	1,433,013.54
09/07/2021	EFT	LANSING PUBLIC SCHOOLS	TAX DISTRIBUTION	17,740.99
09/07/2021	EFT	WAVERLY COMMUNITY SCHOOLS	TAX DISTRIBUTION	1,501,257.64
09/08/2021	320854	CONSUMERS ENERGY	STREET LIGHTS AUGUST 2021	3,544.29
09/08/2021	320855	DEARBORN NATIONAL LIFE INS	LIFE, ADD, LTD & OPT'L INSURANCE - SEPT	7,108.97
09/08/2021	320856	FIDELITY SECURITY LIFE INS/ EYEMED	VISION INSURANCE - SEPT 2021	1,459.25
09/08/2021	320857	WEX BANK/SPEEDWAY	FUEL PURCHASES FOR TWP FLEET	15,250.36
09/08/2021	320858	LANSING BOARD OF WATER & LIGHT	STREET LIGHTS & ELECTRICITY	63,527.88
09/08/2021	320859	LOTOSZINSKI, MARK	REFUND UMPIRE FEES	240.00
09/08/2021	320860	BARBARA ROSSI	INSTRUCTOR PAY - P & R CLASSES	825.00
09/08/2021	320861	JOHN ROSSI	INSTRUCTOR PAY - P & R CLASSES	105.00
09/08/2021	320862	NATIONAL TAX SEARCH, LLC	REFUND STAX 040-010-300-136-00	448.78
09/08/2021	320863	CAPITAL REAL ESTATE TAX SERVICES	REFUND STAX 040-036-400-210-00	474.11
09/08/2021	320864	CORELOGIC CENTRALIZED REFUNDS	REFUND SUMMER TAX - MULTIPLE PARCELS	25,620.29
09/15/2021	320875	CAPITAL AREA UNITED WAY	PAYROLL WITHHOLDING	34.23
09/15/2021	320876	COMCAST	TELEPHONE @ 7708 ADMIN	34.22
09/15/2021	320877	CONSUMERS ENERGY	STREET LIGHTS & HEAT	2,006.01
09/15/2021	320878	DEARBORN NATIONAL LIFE INS	LIFE, ADD, LTD & OPT'L INSURANCE - OCT	7,449.36
09/15/2021	320879	LANSING BOARD OF WATER & LIGHT	WHOLESALE WATER & ELECTRICITY	300,679.46
09/15/2021	320880	RIOS, JESUS A & ANITA A	REFUND BUILDING DEPT FEES	22.50
09/15/2021	320881	KAPP, MAE	REFUND MACKINAC ISLAND TRIP	425.00
09/15/2021	320882	RENT A CENTER, INC	REFUND STAX 040-090-009-050-01	3,079.69
09/15/2021	320883	LERETA, LLC	REFUND SUMMER TAX - MULTIPLE PARCELS	16,231.47
09/15/2021	320884	PARADIGM TAX GROUP	REFUND STAX MTT 040-035-300-200-00	1,784.16

09/15/2021	320885	TDS METROCOM	TELEPHONE SERVICE AUG 2021	313.45
09/15/2021	320886	UPS	SHIPPING CHARGES	178.22
09/15/2021	320887	BERG, EDWARD	REFUND W/S FOR ACCOUNT: 00006127	8.95
09/15/2021	320888	ALRIG USA DEVELOPMENT, LLC	REFUND WATER METER COST DIFFERENCE	629.21
09/15/2021	320889	VOYANT COMMUNICATIONS	PHONE & INTERNET SERVICE SEPT 2021	3,981.91
09/22/2021	320890	AC&E RENTALS	PROPANE	14.15
09/22/2021	320891	ACCIDENT FUND INSURANCE	WORKERS COMP INSTALLMENT (10/1/21)	44,805.75
09/22/2021	320892	THE ACCUMED GROUP	BILLING SERVICE FEE - EMS & FIRE	7,743.58
09/22/2021	320893	ADVANCED TURF SOLUTIONS, INC.	WHITE TURF PAINT	726.00
09/22/2021	320894	AIRGAS USA, LLC	OXYGEN	1,115.00
09/22/2021	320895	AMBS MESSAGE CENTER	ANSWERING SERVICE - UTILITIES	310.62
09/22/2021	320896	APEX SOFTWARE	SKETCHING SOFTWARE ANNUAL RENEWAL	1,230.00
09/22/2021	320897	APOLLO FIRE APPARATUS	VEHICLE PARTS & MATERIALS	148.04
09/22/2021	320898	APOLLO FIRE EQUIPMENT CO.	ENGINEER & LIEUTENANT HELMETS	174.00
09/22/2021	320899	AUTO VALUE PARTS STORE	MAINTENANCE SUPPLIES/MATERIALS	546.59
09/22/2021	320900	BLUESTONE PSYCH	POST-CONDITIONAL OFFER OF EMPLOYMENT	1,100.00
09/22/2021	320901	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	4,836.17
09/22/2021	320902	CDW GOVERNMENT, INC.	ANNUAL RENEWAL OF DATACENTER	4,182.19
09/22/2021	320903	THE CHRONICLE NEWS	JOB ADVERTISEMENTS (4 POSTINGS)	750.00
09/22/2021	320904	CINTAS CORPORATION #725	MATS FOR SUBSTATION	75.00
09/22/2021	320905	CLASSIC COFFEE CO.	COFFEE, CREAM, SUGAR - STATIONS #1 & #3	329.50
09/22/2021	320906	CLEANLITES RECYCLING, INC.	FLUORESCENT LIGHTBULB RECYCLING	411.82
09/22/2021	320907	COMPREENEW	RECYCLING & TRANSPORTATION FEES	1,603.86
09/22/2021	320908	CONTROLNET, LLC	TEMPERATURE CONTROL WORK	885.00
09/22/2021	320909	DAVID CHAPMAN AGENCY, INC.	NOTARY BOND-Y.CARTER	50.00
09/22/2021	320910	DBI BUSINESS INTERIORS	OFFICE & OPERATING SUPPLIES - AUG 2021	900.41
09/22/2021	320911	DELTA EMBROIDERY, INC.	APPAREL	754.47
09/22/2021	320912	DINGES FIRE COMPANY	FACE MASKS	852.45
09/22/2021	320913	D'SEA MEDIA VIDEOGRAPHY	VIDEOGRAPHY - DELTA TWP TRAIL	1,869.20
09/22/2021	320914	DUBOIS-COOPER	DRIVE COUPLING FOR PRIMARY TANK AUGER	2,695.00
09/22/2021	320915	EATON COUNTY	WORK CREW & SECURITY SERVICES	4,640.00
09/22/2021	320916	EATON COUNTY TREASURER	2021 JULY BOARD OF REVIEW	119.53
09/22/2021	320917	EATON COUNTY CLERK	GEN. ELECTION LOCAL UNIT REIMBURSEMENT	5,779.00
09/22/2021	320918	EATON COUNTY ROAD COMMISSION	ROAD CUT FOR WATER MAIN BREAK	400.00

09/22/2021	320919	ENCOMPASS EAP LLC	QUARTERLY EAP SERVICES (OCT-DEC 2021)	540.00
09/22/2021	320920	ETNA SUPPLY COMPANY	WATER METERS & SUPPLIES	12,415.50
09/22/2021	320921	FACILITY SOLUTIONS, INC.	JANITORIAL SUPPLIES	760.66
09/22/2021	320922	FERGUSON WATERWORKS #3386	HOT WATER VALVE DIGESTER,DRAIN PARTS	2,129.47
09/22/2021	320923	FIBERTEC ENVIRONMENTAL SERVICES	BIOSOLIDS MONITORING	20.00
09/22/2021	320924	O'REILLY AUTO PARTS	CLEANING SUPPLIES - FIRE TRUCK	24.99
09/22/2021	320925	FLEETPRIDE	PIPE, LAP JOINT, HDU-BOLT,CLAMP,EASY SEAL	45.66
09/22/2021	320926	FLUID CONNECTIONS INC AUTO	JET TRUCK HOSE REPAIR	14.98
09/22/2021	320927	FRIEDLAND INDUSTRIES	CONFIDENTIAL SHREDDING	70.00
09/22/2021	320928	GEODETIC DESIGNS, INC.	MAPPING - WWTP	1,100.00
09/22/2021	320929	GRAND LEDGE FORD	MOTOR AND FAN ASSEMBLY,ALARM KIT	513.48
09/22/2021	320930	GRANGER	YARD WASTE & TRASH REMOVAL SERVICE	3,678.54
09/22/2021	320931	GREAT LAKES EXPRESS SERVICE, INC.	MONTHLY MAIL SERVICE	330.00
09/22/2021	320932	HALLAHAN & ASSOCIATES	PROF SERVICES THROUGH 8/31/2021	5,605.00
09/22/2021	320933	BRIAN HATFIELD	REIMBURSEMENT - IMAGETREND TRAINING	15.60
09/22/2021	320934	HAVILAND PRODUCTS COMPANY	MURIATIC ACID	1,351.08
09/22/2021	320935	HEDLUND PLUMBING	DRAIN CLEANING	210.60
09/22/2021	320936	HOLLAND SUPPLY, INC.	LOT OF 15 URN VAULT WHITE	937.15
09/22/2021	320937	HUNTINGTON NATIONAL BANK	ANNUAL ADMIN FEE (10/1/21-9/30/22)	500.00
09/22/2021	320938	I/O SOLUTIONS, INC.	FIRE OFFICER ESSENTIALS	270.00
09/22/2021	320939	AARON KEEL	PARKS, REC & CEM PER DIEM - 3RD QTR	100.00
09/22/2021	320940	PAUL KELSEY	PARKS, REC & CEM PER DIEM - 3RD QTR	100.00
09/22/2021	320941	KENDALL ELECTRIC INC.	PLUG	13.89
09/22/2021	320942	KEUSCH TIRE AND TOWING	REROUTE EXHAUST TIP 2021 SILVERADO	47.50
09/22/2021	320943	KIMBALL MIDWEST	TOOLS & MAINT SUPPLIES	3,623.25
09/22/2021	320944	MARY KWAS	PARKS, REC & CEM PER DIEM - 3RD QTR	150.00
09/22/2021	320945	LAFONTAINE FORD, INC.	RECALLS/SPEED GOVERNOR REPAIR	165.00
09/22/2021	320946	LONNIE LEE	PARKS, REC & CEM PER DIEM - 3RD QTR	100.00
09/22/2021	320947	LOOMIS	ARMORED SERVICE AUG 2021	608.42
09/22/2021	320948	LOWES BUSINESS ACCOUNT	SUPPLIES & MATERIALS FOR MULTIPLE DEPTS	2,889.83
09/22/2021	320949	MAURER'S	UTILITIES/PARKS UNIFORMS AUG 2021	792.65
09/22/2021	320950	MCKEARNEY ASPHALT & SEALING	ASPHALT PATCH - THOMAS L PKWY	2,100.00
09/22/2021	320951	MENARDS	DEHUMIDIFIER,TOOLS,PAINT,MAINT SUPPLIES	5,377.75
09/22/2021	320952	MICHIGAN COMPANY, INC.	JANITORIAL SUPPLIES	163.56

09/22/2021	320953	STATE OF MICHIGAN	NOTARY BOND FILE FEE-Y.CARTER	10.00
09/22/2021	320954	MID-STATES BOLT & SCREW CO.	ASSORTED SCREWS	62.88
09/22/2021	320955	MCGILL, KIARIA	PAYROLL - PARKS & REC SEASONAL	60.20
09/22/2021	320956	MICHIGAN TOWNSHIPS ASSOC	CLASSIFIED AD	35.00
09/22/2021	320957	MICHIGAN MUNICIPAL LEAGUE	JOB POSTINGS (4 POSITIONS)	346.56
09/22/2021	320958	MULLEN EQUIPMENT CORPORATOIN	PRESS PARTS	1,808.80
09/22/2021	320959	MUNICIPAL SUPPLY CO.	SEAL CLAMPS	891.14
09/22/2021	320960	MICHIGAN WATER ENVIRONMENT	MIKE STAFFORD - MAINT SEMINAR 10/27/2021	230.00
09/22/2021	320961	MYERS PLUMBING & HEATING, INC.	TEST/CERTIFY BLACKFLOW PREVENTER	165.00
09/22/2021	320962	NCL OF WISCONSIN	WWTP LAB SUPPLIES	1,897.61
09/22/2021	320963	LAURA O'CONNOR	PARKS, REC & CEM PER DIEM - 3RD QTR	100.00
09/22/2021	320964	CANON SOLUTIONS AMERICA, INC.	COPIER MAINTENANCE	48.30
09/22/2021	320965	OHM ADVISORS	SANITARY SEWER MODELING	227.50
09/22/2021	320966	P.F. PETTIBONE & CO.	COPY PAPER	138.95
09/22/2021	320967	PITNEY BOWES GLOBAL FINANCIAL	QUARTERLY POSTAGE MACHINE	783.24
09/22/2021	320968	PITNEY BOWES, INC	INK CARTRIDGE, E-Z SEAL	306.83
09/22/2021	320969	PRO-TECH MECHANICAL SERVICES OF MI	REPLACE CONDENSING FAN MOTOR & BLADE	2,605.00
09/22/2021	320970	PVS TECHNOLOGIES, INC.	FERRIC CHLORIDE SOLUTION	6,191.77
09/22/2021	320971	SCHAFFER'S, INC.	GRASS SEED & TOP SOIL	539.25
09/22/2021	320972	SHARE CORPORATION	LIGHT,WASP SPRAY(12),GLOVES	460.14
09/22/2021	320973	SPARROW OCCUPATIONAL HEALTH	EMPLOYEE SCREENINGS	2,613.00
09/22/2021	320974	THE SHYFT GROUP USA, INC.	REPAIRS-TRUCK#8S936126	1,097.50
09/22/2021	320975	STATE OF MICHIGAN	QUALITY ASSUR. ASSESSMENT - AMBULANCE	2,635.00
09/22/2021	320976	STERICYCLE, INC.	MEDICAL WASTE DISPOSAL SERVICE	45.00
09/22/2021	320977	STRYKER SALES CORP.	LEADS FOR CARDIAC MONITOR	627.20
09/22/2021	320978	SUNDANCE CHEVROLET	PAD KITS, ROTORS, CAP	914.77
09/22/2021	320979	TETRA TECH, INC.	PROFESSIONAL SERVICES - MULTIPLE PROJECTS	313,977.37
09/22/2021	320980	CARMEN TURNER	PARKS, REC & CEM PER DIEM - 3RD QTR	100.00
09/22/2021	320981	UPS	SHIPPING CHARGES	12.08
09/22/2021	320982	USA BLUE BOOK	EFFLUENT PUMP, WATER SUPPLIES	1,550.34
09/22/2021	320983	WATER ENVIRONMENT FEDERATION	R KANE MEMBERSHIP RENEWAL	217.00
09/22/2021	320984	ROBERT WELDON	PARKS, REC & CEM PER DIEM - 3RD QTR	150.00
09/22/2021	320985	WEST MICHIGAN INTERNATIONAL	HOSE RAD OUTLET	55.40
09/22/2021	320986	WEST SHORE FIRE, INC.	SCBA REPAIR	132.00

09/22/2021

320987

ZOLL MEDICAL CORP

DEVICES USED FOR CARDIAC ARREST

1,078.00

PAYABLES TOTAL

\$ 11,595,023.85

PAYROLL PAY ENDING 9/4/2021

\$ 378,970.34

GRAND TOTAL

\$ 11,973,994.19

CHARTER TOWNSHIP OF DELTA
Public Meeting Room A
Delta Township Administration Building
7710 West Saginaw Highway
Lansing, MI 48917

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
TUESDAY, SEPTEMBER 07, 2021**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Dennis R. Fedewa, Clerk Mary R. Clark, Trustee Andrea M. Cascarilla, Trustee Fonda J Brewer, and Trustee Elizabeth S. Bowen

Members Absent: Trustee Karen J. Mojica

Others Present: Manager Brian T. Reed, Assistant Manager Alannah Doak, Lt. Ross Tyrell, Fire Chief Ginebaugh, Utilities Director Rick Kane, Planning Director Gary Bozek, Community and Economic Development Coordinator Collin Mays, Finance Director Courtney Nicholls, Building Director Matt Leach, Township Engineer Ernie West, Deputy Utility Director Mike McKane, and Planner Matt McKernan

TRUSTEE BREWER MOVED TO EXCUSE TRUSTEE MOJICA FROM THE SEPTEMBER 7, 2021 REGULAR BOARD MEETING.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE BOWEN MOVED TO APPROVE THE AGENDA AS PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

VI. PUBLIC HEARINGS

VII. COMMUNICATIONS

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

Lyle Leatherberry, 533 Theo, stated that the Board should do what needs to be done with drainage issues. Also voiced concern about the speeding of traffic on Michigan Ave and Saginaw Hwy. Asked the Board to work with Eaton County.

Barb Shipman, 2508 Park St, shared an announcement that the Delta Senior Council Members in partnership with the 39ers are providing an event called Discovering Delta on Tuesday, September 21st at 2pm at the Township Administration building in Room A.

Sherry Castillo, 533 Iris Ave., spoke on behalf of her grandmother Nancy Davenport. Stated her concerns about flooding in the basement and how her grandmother cannot live in her home and the damages have resulted in thousands of dollars. Stated the residents need support from the Township and the Drainage Office.

Michelle Pelicos, 420 White Pine Blvd, Her and her neighbors have also experienced flooding in basements and standing water in their backyards. Wanted to find out what her and her neighbors can do with the County and Township to improve the drain.

Kathleen Henderson, Has experienced flooding in her backyard and basement. Feels it's the Townships responsibility to do something about the drainage.

Manager Reed provided a brief historical background on the drainage issues in the Briggs and Banks Intercounty Drain areas. Utility Director Rick Kane and Township Engineer Ernie West provided information on sanitary and storm systems in the Township, as well as capacity issues with the intercounty drains in the Briggs and Banks Intercounty Drain areas. The Township provided a brief overview of the petition process with the drain office and steps the Township can take to assist in the process.

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BREWER SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE CASCARILLA, TRUSTEE BREWER, AND TRUSTEE BOWEN

NAYS: NONE

ABSENT: TRUSTEE MOJICA

THE MOTION PASSED 6-0.

1. Bills and Financial Transactions

Payroll & Related	\$	375,539.21
Refunds	\$	13,062.16
Tax Distributions	\$	1,713,352.31
Vendor Claims	\$	1,214,166.35
Total	\$	3,316,120.03

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

2. Minutes –

a. August 16, 2021

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

3. Approval of the Operating and Paramedic/Firefighter 2021 Tax Rates for form L-4029 for the Delta Township Winter Tax Roll and the City of Lansing Winter Tax Roll

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD ADOPT THE FOLLOWING MILLAGE RATES TO BE USED ON THE 2021 TAX

RATE REQUEST FORM L-4029 AND TO LEVY SAID TAX RATES ON THE 2021 DELTA TOWNSHIP WINTER TAX ROLL AND LEVY THE PARAMEDIC/FIREFIGHTER TAX RATE ON THE 2021 CITY OF LANSING WINTER TAX ROLL:

- 4.9287 MILLS FOR THE CHARTER TAX LEVY
- 0.9896 MILLS FOR THE PARAMEDIC/FIREFIGHTER TAX LEVY

IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK ARE AUTHORIZED TO SIGN THE 2021 TAX RATE REQUEST FORM L-4029 TO BE FILED WITH EATON COUNTY CLERK.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

4. Distribution Operations asphalt repairs

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPT THE PROPOSAL FROM MCKEARNEY ASPHALT & SEALING FOR THE NECESSARY ASPHALT REPAIRS AT THE UTILITY DEPARTMENT DISTRIBUTION OPERATIONS SITE IN THE AMOUNT OF \$34,175.00. I FURTHER MOVE THAT THE TOWNSHIP BOARD AUTHORIZE THE TOWNSHIP MANAGER TO SIGN THE AUTHORIZATION FORMS.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

5. Menards Yard Expansion

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY MENARD, INC. FOR THE RELOCATION OF THE EXISTING PUBLIC SANITARY SEWER MAIN TO ACCOMMODATE THE PROPOSED MENARDS YARD EXPANSION PROJECT. I FURTHER MOVE THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

VIII. UNFINISHED BUSINESS

6. Case No. 05-21-07: Special Land Use Permit Request for an Outdoor Commercial Recreational Facility (Drive-In Theatre) at 921 Mall Drive West, Lansing, MI 48917

Planning Director Gary Bozek informed the Board of the withdrawal of Case No. 05-21-07.

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

7. CIA Board Appointment

Discussion regarding the appointment of Calvin Jones from the Lansing board of Water and Light among Board members took place. Consensus of the Board was to seek confirmation from legal counsel that the appointment meets state statute prior to moving forward with appointing a new CIA board member. It was agreed that the item would be revisited at the next regular board meeting.

8. Introduction of West Lansing Retail West Lansing Retail Development III, LLC Rezoning Request in Case No. 07-21-09

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO REZONE 6.41 ACRES IN SECTION 9 OF THE TOWNSHIP FROM AG2, AGRICULTURAL/RESIDENTIAL, TO RM, MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 07-21-09.

IT WAS FURTHER MOVED THAT THE APPLICATION BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE SEPTEMBER 20, 2021 REGULAR MEETING.

THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

9. Final Approval of Preliminary Plat for Echo Valley East

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD GRANT FINAL APPROVAL OF THE PRELIMINARY PLAT OF THE ECHO VALLEY EAST SUBDIVISION AS ILLUSTRATED ON DRAWINGS PREPARED BY ROWE PROFESSIONAL SERVICES COMPANY, AND DATED AUGUST 6, 2021, SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE DEVELOPER SHALL EXECUTE A UTILITY AGREEMENT WITH THE TOWNSHIP FOR THE INSTALLATION OF THE PUBLIC WATER AND SANITARY SEWER FACILITIES.

2. RECEIPT OF FINAL APPROVAL OF THE STORM DRAINAGE SYSTEM FROM THE EATON COUNTY DRAIN COMMISSIONER'S OFFICE.
3. RECEIPT OF FINAL APPROVAL OF THE LAYOUT, ENGINEERING, AND CONSTRUCTION OF THE PUBLIC STREETS WITHIN THE SUBDIVISION FROM THE EATON COUNTY ROAD COMMISSION.
4. THE DEVELOPER SHALL EXECUTE A "WAIVER OF NOTICE AND WAIVER OF HEARINGS FOR THE ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT" FOR STREETLIGHTS.

TRUSTEE CASCARILLASUPPORTED THE MOTION. THE MOTION PASSED 6-0.

10. Case No. 07-21-10: Special Land Use Permit Request for a Place of Worship at the northwest corner of Standard Drive and North Waverly Road

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT FOR A PLACE OF WORSHIP REQUESTED BY SHEKHINAH INTERNATIONAL CHURCH AS DESCRIBED IN CASE NO. 07-21-10 FOR THE FOLLOWING REASONS:

1. FINAL SITE PLANS FOR SHEKHINAH INTERNATIONAL CHURCH WILL REQUIRE PLANNING COMMISSION APPROVAL.
2. FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE PROVISIONS REQUIRED BY THE DELTA TOWNSHIP ZONING ORDINANCE, OR ANY STIPULATIONS REQUIRED BY THE DELTA TOWNSHIP BOARD, SHALL CONSTITUTE GROUNDS FOR TERMINATION OF THESE SPECIAL LAND USE PERMIT BY THE TOWNSHIP BOARD

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

11. Designation of a Delegate and Alternate Delegate for the Michigan Municipal League Annual Business Meeting

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD DESIGNATE MANAGER BRIAN REED AS THE DELEGATE AND DELTA TOWNSHIP'S OFFICIAL REPRESENTATIVE TO CAST THE VOTE AT THE MICHIGAN MUNICIPAL LEAGUE ANNUAL BUSINESS MEETING. I FURTHER MOVE THAT TREASURER DENNIS FEDEWA BE DESIGNATED AS THE ALTERNATE DELEGATE.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA,
TRUSTEE CASCARILLA, TRUSTEE BREWER, AND TRUSTEE BOWEN

NAYS: NONE

ABSENT: TRUSTEE MOJICA

THE MOTION PASSED 6-0.

XV. MANAGER’S REPORT – Brian Reed, Township Manager

Manager Reed presented his updates to the Township Board:

- Library is back to pre-covid hours.
- Next week the Township will begin applying biosolids on a farm in Eagle Twp.
- The East-West Pathway project has been delayed due to supply chain issues in obtaining material. It is anticipated work will resume within the next two weeks.
- Road projects coming up:
 - Creyts Rd will be repaved between Saginaw Hwy and Willow.
 - St. Joe Hwy will be repaved from Creyts Rd to Snow Rd.
 - A section of Canal Rd will be repaved just north of Saginaw Hwy up to the East-West Pathway.
 - Broadbent will be repaved north of Saginaw Hwy.
- Pop-up shop will be held at the Lansing Mall on Sept. 18. Currently there are 26 vendors.
- Hotels reached out to the Township expressing their thanks for taking the lead on Hotel Appreciation Month and the hotels said they saw an increase in revenue during that month.
- Tomorrow is the announcement on Project Spartan.
- CIA meeting next Monday.
- Budget presentation is next Monday at the Township Committee of the Whole meeting.

XVI. COMMITTEE OF THE WHOLE

12. Discussion Regarding Possible Ordinance Amendment Pertaining to Small Cell Wireless Facilities

Assistant Township Manager Alannah Doak provided an overview of the proposed draft ordinance amendment pertaining to the deployment of small cell

wireless facilities that would add Article III to Chapter 36 of the Delta Township code of ordinances to reflect changes in state and federal law.

Trustee Cascarilla represents two small cell companies. While they are not part of this project discussion, it was decided to obtain a legal opinion as to her potential conflict of interest before it is presented for a vote.

Discussion among staff and board members took place and the consensus of the Board was to move forward with the first reading and introduction of the ordinance.

XVII. PUBLIC COMMENTS

XVIII. CLOSED SESSION

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 7:15 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

CHARTER TOWNSHIP OF DELTA
Public Meeting Room C
Delta Township Administration Building
7710 West Saginaw Highway Lansing MI 48917

TOWNSHIP BOARD COMMITTEE OF THE WHOLE MINUTES
MONDAY, SEPTEMBER 13, 2021

I. CALL TO ORDER –

Supervisor Fletcher called the meeting to order at 6:00 PM

II. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Dennis R. Fedewa, Clerk Mary R. Clark, Trustee Fonda J. Brewer, Trustee Andrea M. Cascarilla, Trustee Karen J. Mojica, and Trustee Elizabeth S. Bowen

Members Absent:

Others Present: Manager Brian T. Reed, Utilities Director Rick Kane, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, and Cemeteries Director Marcus Kirkpatrick, Fire Chief Gregg Ginebaugh, and Assistant Manager Alannah Doak

III. SET/ADJUST AGENDA

TRUSTEE BREWER MOVED TO APPROVE THE AGENDA AS PRESENTED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

IV. PUBLIC COMMENT

V. MANAGER'S REPORT

Manager Reed presented his updates to the Township Board:

- CIA Board met today at 3pm and recommended the approval of the Development and TIF Plan that will be presented to the Board in the near future.
- September 16 is the ribbon cutting for Delta Crossings.
- Amazon Fulfillment Center was officially announced this week.
- Creyts lane widening is currently taking place for the Auto Owners project.
- Mt Hope Bike Lanes construction is coming along.
- Pop-up Shop at the Lansing Mall is this Saturday.
- MML Finance Committee met. Hoping to the state budget is passed by the end of the month.
- ARP funds for Non-Entitlement Units have begun to go out to communities. The township anticipates its first installment soon.

VI. ITEMS OF DISCUSSION

1. 2022 Fiscal Year Budget Presentation

Finance Director Courtney Nicholls presented budget recommendations to the board for 2021.

2. 2021-2026 Strategic Plan Discussion

Township Manager Brian Reed presented the Board with the draft strategic plan.

VII. ADJOURNMENT

Supervisor Fletcher adjourned the meeting at 7:44 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Engineering Department

(517) 323-8540

TO: Supervisor Kenneth R. Fletcher and the Delta Township Board

FROM: Ernest A. West, P.E. Township Engineer

DATE: September 9, 2021

**SUBJECT: Echo Valley East Single-Family Residential Development Project
North of West Mt. Hope Highway, East of I-69/96
Utility Agreement**

Attached, please find an executed Municipal Utility Agreement for extension of public water and sanitary sewer services proposed to serve the Echo Valley East Single-Family Residential Development project located north of Mt. Hope Highway, east of I-96 on approximately 30 acres of land in Section 22 of Delta Township. The project consists of a new single-family residential subdivision, which is an extension of an existing subdivision.

This agreement is the standard form that has been drafted and is currently use by the Township Engineering Department and has been executed by the Developer. The agreement requires that all costs for construction of the utilities are to be paid by the Developer.

Staff will attend the September 20, 2021, Board meeting to answer any questions or address any concerns the Board may have. If there any questions in the interim, please let us know. Thank you.

The following motion is offered for your consideration:

"I move that the Delta Township Board approve the Municipal Utility Agreement submitted by Westview Capital, LLC for the extension of the public water and sanitary sewer mains to serve the proposed Echo Valley East Single-Family Residential Development project. I further move that the Township Supervisor and Clerk be authorized and directed to sign the agreement on behalf of the Township."

**CHARTER TOWNSHIP OF DELTA
MUNICIPAL UTILITY AGREEMENT
FOR
ECHO VALLEY EAST SINGLE-FAMILY
RESIDENTIAL DEVELOPMENT PROJECT - SECTION 22**

THIS AGREEMENT, made this _____ day of _____, **2021**, by and between **WESTVIEW CAPITAL LLC**, whose address is 795 Clyde Park Court SW, Byron Center, Michigan 49315, hereinafter referred to as “Developer” and the **CHARTER TOWNSHIP OF DELTA**, a Michigan Municipal Corporation, whose address is 7710 West Saginaw Highway, Lansing, Michigan 48917, hereinafter referred to as “Delta”.

WITNESSETH:

WHEREAS, Developer is desirous of extending the Municipal Sanitary Sewer and/or Water Main Facilities to serve its proposed development in accordance with Chapter 40 of the Township’s Code of Ordinances, as amended, and

WHEREAS, The parties hereto intend by this Agreement to aid in the administration of the extension and/or relocation of the Municipal Sanitary Sewer and/or Water Main Facilities for the proposed development:

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties heretofore and in consideration of the foregoing and the mutual promises hereinafter contained as follows:

1. This Agreement concerns the approved final Site and Construction Civil Engineering & Site Plans for the Echo Valley East Single-Family Residential Development Project, as prepared by Rowe Professional Services Company, dated August 27, 2021, and sealed by Aaron Wendzel, P.E., a Michigan licensed professional engineer; which will serve as the drawings of record as to Sanitary Sewer and/or Water Main Facilities to be built and/or relocated; and which may be revised to incorporate changes in the development of the site that is the subject of the site plan drawings and/or any new phases thereof, subject to prior written approval of the Township Engineer and the revising of the site plan drawings. Issuances of sewer and/or water permits for connecting individual buildings to the Sanitary Sewer and/or Water Main Facilities are subject to satisfactory completion of the Sanitary Sewer and/or Water Main Facilities as set forth in this Agreement.

2. Developer shall arrange for the procurement of the necessary materials, labor and equipment to cause the construction of the Sanitary Sewer and/or Water Main Facilities on private and public properties. Certain of these facilities, upon completion, shall be owned by Delta, in a manner consistent with this Agreement, the plans and specifications, and all applicable statutes, ordinances and rules, and regulations. Developer shall pay all costs of installation and construction of the Sanitary Sewer and/or Water Main Facilities to be owned by Delta upon completion thereof. Developer shall pay all charges incurred by Delta for engineering services as later herein delineated. Developer shall be responsible for contractors retained to perform the work and shall condition final payments to said contractors upon certification of the completed work by the Township Engineer. Safety in the construction of the Sanitary Sewer and/or Water Main Facilities shall be the sole responsibility of the Developer and his contractors. The contractors shall comply with the current applicable requirements of Federal and State of Michigan Occupational Health and Safety regulations during construction of the Sanitary Sewer and/or Water Main Facilities.

3. That the parties agree the facilities indicated herein to be built may be phased or staged. Developer agrees that it will supply Delta with construction plans and specifications for any current phase of the work covered by this Agreement, which plans shall be prepared by a Registered Professional Engineer, licensed to practice in the State of Michigan, to show the proposed utility facilities to become the property of Delta. The plans and specifications shall be consistent with the **DELTA MUNICIPAL UTILITY STANDARDS**. All construction plans and specifications in connection therewith shall be subject to approval by the Township Engineer. The Township Engineer shall forward all such plans for approval of the appropriate State agency and the issuance of the necessary permits, as applicable. When a permit is granted by the appropriate State agency, same shall constitute approval by said agency and the Township Engineer. Developer shall furnish Delta a reproducible copy of the plans and specifications for the Township Engineer's use during construction.

4. That the parties agree a commitment is hereby made on the part of the Developer to build the Sanitary Sewer and/or Water Main Facilities herein indicated within two years of the issuance of the State permits, and on the part of Delta, to own, operate and maintain the public portion of the Municipal Sanitary Sewer and/or Water Main Facilities, being the public sewer main and associated manholes and the public water mains and associated valves and hydrants. The sewer stubs, the building sewer main connecting the buildings to the public sewer main, and the water stubs and leads connecting the public water main to the buildings shall be maintained by the owners of the buildings which are connected.

5. That all resident engineering, layout staking and detailed construction inspection, including compaction of trench backfill material, shall be performed by qualified personnel retained by the Developer.

6. That Developer shall determine, by field survey, vertical and horizontal locations of each sanitary sewer manhole, sanitary sewer service stub-end, water main, water valves, hydrants, fittings, corporation stops, curb stops and all other related appurtenances, after installation of the facilities, for incorporation into as-built drawings, easement exhibits and Township's mapping system.

7. The Township Engineer shall perform the following activities in assessing general compliance with the requirements of Delta's **MUNICIPAL UTILITY STANDARDS** as applicable:

SANITARY SEWER FACILITIES:

Spot check materials, general construction methods and procedures, subgrade and sand bedding of the mains.

Observe subgrade for each manhole.

Observe any and all concrete encasement of risers.

Check out all manholes upon completion of a substantial portion of the project.

Observe air test of system.

Prepare easement grants based upon legal descriptions and easement exhibit drawings provided by Developer, as required.

WATER FACILITIES:

Spot check materials and general construction methods and procedures.

Observe all connections to existing mains.

Coordinate shut down of existing customers as situation dictates.

Operate existing valves when procedures dictate.

Observe pressure test, disinfection and thrust restraint devices; draw and deliver watch samples to a MDEQ-certified laboratory.

Prepare easement grants based upon legal descriptions and easement exhibit drawings provided by Developer, as required.

The Township Engineer shall not supervise construction, perform any staking, or necessarily observe all the construction work. Developer shall pay the actual hourly rate of Delta personnel employed to perform engineering services plus time and one-half for overtime and double time for Sunday or Holiday work, plus 70% to cover fringes, transportation, equipment and administrative overhead costs. If the Township Engineer uses a consultant to perform engineering services, the Developer shall pay the actual rate of the consultant. Above said work by the Township Engineer is estimated to cost \$19,000; as much as 20% increase is estimated if part of the work is performed during the period of November through April.

8. That the construction shall not commence until the Township Engineer shall have given written authorization to the Developer. Prior to starting construction work Developer shall have:

- A. Caused his contractor to furnish certificates of insurance noting Delta as an additional insured (see General Conditions of Municipal Utility Standards). Should the Township Engineer use a consultant to perform engineering services as outlined in this Utility Agreement, the Developer shall also include the consultant as an additional insured.
- B. Bulkhead the existing sanitary sewer main at a location and in the manner approved by the Township Engineer to preclude storm water getting into the sanitary sewer system.
- C. Conducted the pre-construction meeting (See General Specifications of Municipal Utility Standards).
- D. Caused his contractor to have obtained proper permits from the Road Commission and the other governmental agencies as may be applicable, and to have notified the **MISS DIG** program.

9. It is agreed between the parties that the Township Engineer shall have jurisdiction and control of the water valves in Delta's existing water mains and that any time the Water Main Facilities must be turned on or off in order to facilitate the construction of the new Water Main Facilities, same shall be done under the jurisdiction or representatives of the Township Engineer. Water meters shall not be installed until after the Township Engineer has certified the satisfactory completion of the work; however, at the sole discretion of the Township, temporary meters may be installed at the expense of the Developer for water to be used in the construction of a building, said temporary water meter to be installed by Delta's Water Department personnel only after the pressure testing and "safe" water sampling is complete and with the affirmation of the Township Engineer. If temporary meters are permitted by the Township, the Developer shall be liable for any damage or loss which is incurred due to the Developer's use of the

Township water system. The Township Engineer shall not draw the “safe” water sample prior to satisfactory completion of that portion of the public sanitary sewer and/or water systems serving the same buildable parcels of land.

10. That the Township Engineer shall certify the satisfactory completion of the work provided for hereunder; said certificate shall be filed with the Township Clerk. The following items, as applicable, shall be completed before final certification can be made:

- A. A satisfactory high pressure hydrostatic testing of the Water Main Facilities shall be complete.
- B. Receipt of tests of water taken from the Water Main Facilities showing same to have been tested “safe”.
- C. A satisfactory air test, deflection tests and CCTV inspection of the Sanitary Sewer mains shall be completed.
- D. Developer shall complete clean-up of construction site within the road right-of-way.
- E. Developer shall execute and deliver a deed of grant from Developer to the Township covering all utility installation which is to be owned by Delta.
- F. Final construction Waivers of Lien on the project shall be filed with the Township Engineering Department.
- G. Easement grants, suitable for recording, granting to Delta access to the utility mains and appurtenances to be owned by Delta for construction, operation and maintenance purposes, including the right to make future hook-ups or connections to any of said lines shall have been delivered for such mains not constructed in public rights-of-way. The easement grants shall hold Developer responsible for costs of repair to any landscaping or other improvements that may exist within the easements and may become damaged or destroyed in the initial construction of the utilities. Upon acceptance of the utility by the Township, the Township shall be responsible for returning all seeded surface area, driveways and parking areas to substantially the same condition after repairs and/or maintenance are completed by the Township. Developer’s Surveyor/Engineer shall prepare legal description(s) and easement exhibit drawing(s) based upon the final installed location of the Sanitary Sewer and Water Main Facilities.
- H. The Developer’s Engineer shall prepare as-built drawings for the Sanitary Sewer Facilities and the Water Main Facilities. As-built drawings shall be provided electronically in CAD and .pdf formats. As-built drawings shall update the construction drawings to accurately reflect the installed location, elevation and conditions of final utility installation based upon field measurements incorporated into the CAD file(s). CAD files shall be based upon Michigan South Zone (2113) State Plane Coordinate System NAD83 (2011) Epoch 2010.00 realization and the 1988 North American Vertical Datum (NAVD88) to an accuracy of +/- 0.01 feet vertically and +/- 0.1 feet horizontally.

11. That no permits for the use of any utilities shall be either requested or issued until after the facilities which are to become the property of Delta have been certified as satisfactorily complete by the Township Engineer and the proper deeds of grant, waivers of lien and easement agreements are provided to the Township in accordance with the requirements of Paragraph 8 of this Agreement. In the event of a violation of this paragraph, the Township may without notice or liability to the Developer, disconnect the facilities and/or take any other action necessary to prevent the flowage of sanitary sewage into the public sewer system and/or the flowage of water into the facilities constructed pursuant to this Agreement. The Developer shall pay all costs, including actual attorneys' fees, which the Township incurs in enforcing the provisions of this paragraph.

12. It is further agreed by the parties that no building shall be occupied, nor an occupancy permit be issued until after an access road shall be completed to assure access by Delta's Fire Department apparatus and the Township Engineer has certified to the satisfactory completion of the work.

13. Delta agrees that when certification of final approval has been made by the Township Engineer, subject to a final financial accounting and any other applicable considerations which may arise, the Board of Delta shall accept the certain facilities which are to be a part of Delta's Municipal Sanitary Sewer and/or Water Main Facilities.

14. That Developer guarantees the materials and workmanship in the facilities for a period of not more than two (2) years from the date of partial utilization, but at least one (1) year from the date of final acceptance of said facilities by the Township Board.

15. Developer shall, upon completion of construction of the Sanitary Sewer and/or Water Main Facilities, certify as to the costs of materials, labor, equipment, engineering and administrative overhead to the Township Engineer so that Delta may capitalize donated assets.

16. To the fullest extent permitted by law, the Developer shall indemnify and hold harmless Delta and its agents and employees from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or in any way related to construction, installation and/or hook-up operations, or the duties or obligations of this Agreement, caused in whole or in part by any acts or omissions of the Developer, a contractor, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable. The Developer's indemnification responsibility shall be to the fullest degree of the Developer' fault (or the fault of any others for whom the Contractor is responsible), except that the Developer shall not be obligated to indemnify to the extent of the Delta's sole negligence. The Developer shall be responsible to Delta and its agents and employees from and against all amounts such

parties may be required to pay in attorneys' fees in order to pursue enforcement of this provision against the Developer or otherwise obtain indemnification from the Developer provided under the terms of this Paragraph 16. Such obligations shall not be construed to negate, abridge or reduce any other rights or obligations of indemnity which would otherwise exist as to any party or person set forth in this Paragraph 16.

17. This Agreement shall expire seven (7) years from the first said date and may be amended or extended at any time upon mutual consent of the parties.

18. Partial Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable in any manner, the remaining provisions of the Agreement shall nonetheless continue in full force and effect without being impaired or invalidated in any way. In addition, if any provision of this Agreement may be modified by a court of competent jurisdiction such that it may be enforced, then said provision shall be modified and, as modified, shall be fully enforced.

19. Applicable Law. This Agreement, together with the right, duties and obligations hereunder, shall be construed in accordance with the laws of the State of Michigan.

20. Conflict. In the event of a conflict between the terms of this Agreement and the Township Code of Ordinances, the provisions contained in the Township Code of Ordinances shall govern.

21. Entire Agreement. Except as otherwise stated herein, this Agreement contains the entire understanding of the parties hereto with respect to the subject matter contained herein, supersedes all prior agreements, understandings and negotiations; and no parole evidence of prior or contemporaneous agreements, understanding and negotiations shall govern or be used to construe or modify this Agreement. No modification or alteration hereof shall be deemed effective unless in writing and signed by all parties to this Agreement.

22. Code of Ordinances. The Developer shall comply with the provisions of the Township Code of Ordinances which are in effect at the time when the work is performed under this Agreement, even though there may be changes to these Ordinances after the date that this Agreement is signed by the Developer.

23. Termination. In the event that the Developer breaches any of the terms, covenants or conditions contained in this Agreement, the Township, at its option and after providing written notice thereof to the Developer and Developer's failure to cure the same within twenty (20) calendar days after Developer's receipt thereof, may terminate this Agreement and all of the rights of Developer hereunder

shall cease. The Township shall be entitled to all costs, including actual attorneys' fees, which the Township incurs because of the Developer's breach of this Agreement.

24. Time. Time is of the essence to this Agreement and each and all of its provisions.

SIGNATURES APPEAR ON FOLLOWING PAGES



IN WITNESS WHEREOF, the parties have hereunto set their hand and seal the day and year first above written.

IN THE PRESENCE OF:

WESTVIEW CAPITAL LLC

[Signature]

Witness #1: Laura Spaotha
(Printed Name)

[Signature]
(Signature)

DAN LARABEL
(Printed Name)

Its: LAND MANAGER
(Title)

[Signature]
Witness #2: Kristine L. Andres
(Printed Name)

STATE OF Michigan }
COUNTY OF Kent } SS

On this 2nd day of Sept, 2021, before me, appeared Don Larabel, to me personally known, who being by me duly sworn did say that he was the Land Manager of Westview Capital LLC, executed the within instrument and did acknowledge same to be free act and deed of Westview Capital LLC.

VICKY J CHAPIN
Notary Public, State of Michigan
County of Kent
My Commission Expires 11-19-2026
Acting in the County of _____

[Signature]

Notary Public _____ County, _____

My Commission Expires: _____

IN THE PRESENCE OF:

**CHARTER TOWNSHIP OF DELTA, a
Municipal Corporation**

Witness #1: _____
(Printed Name)

Kenneth R. Fletcher, Supervisor
(per authorization contained in the Board
Resolution attached as "Exhibit A")

Witness #2: _____
(Printed Name)

Mary R. Clark, Clerk
(per authorization contained in the Board
Resolution attached as "Exhibit A")

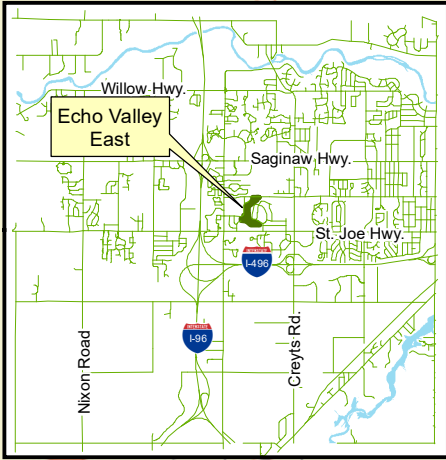
STATE OF MICHIGAN }
 }
 } ss
COUNTY OF EATON }

On this _____ day of _____, 2021 before me appeared Kenneth R. Fletcher and Mary R. Clark, to me personally known, who being by me duly sworn, did say that they are the Supervisor and Clerk, respectively of the Charter Township of Delta, who executed the within instrument and acknowledged said instrument to be a free act and deed of said Township.

Notary Public _____ County, MI

My Commission Expires: _____

DRAFTED BY:
Jennifer Bernardin
Engineering Department
Delta Township
7710 West Saginaw Highway
Lansing, Michigan 48917



Moon and Hamilton Drain

**ECHO VALLEY EAST
Phase I**

**ECHO VALLEY EAST
Phase II**

CANAL RD.

MT. HOPE HWY

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, N
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
OpenStreetMap contributors, and the GIS User Community



DELTA CHARTER TOWNSHIP

7710 W. SAGINAW HIGHWAY
LANSING, MI 48917
517.323.8555



ECHO VALLEY EAST (Phase I & II) LOCATION MAP



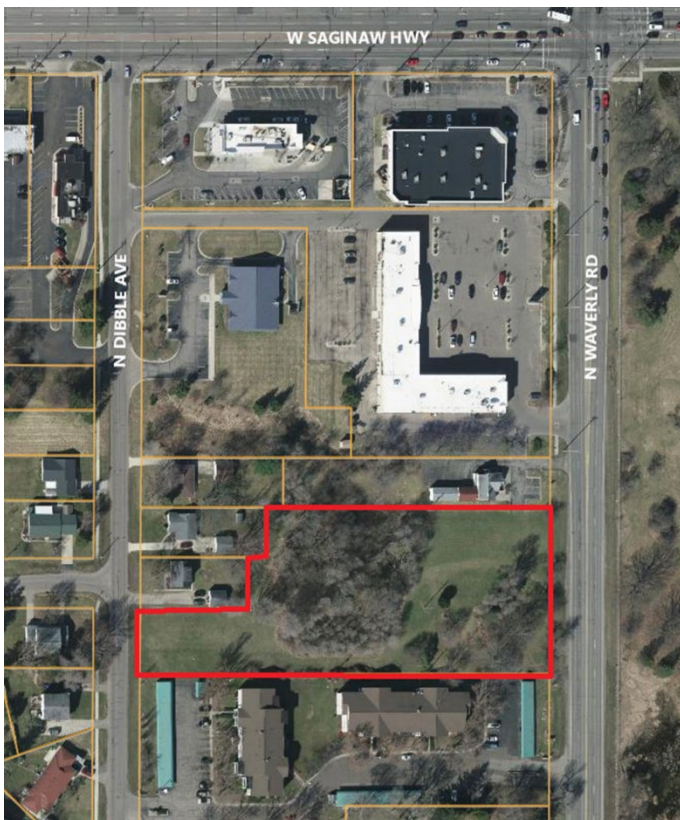
TO: Supervisor Kenneth R. Fletcher & Delta Township Board

FROM: Matt McKernan, Planner

DATE: September 15, 2021

SUBJECT: Introduction of 511 North Waverly Road Rezoning Request in Case No. 09-21-13.

The Township is in receipt of an application submitted by Sam Frangie (2169 Woodfield, Okemos, MI 48864) to rezone a property located at 511 N. Waverly Road from O-Office, to C-Commercial. The 2.4 acre property is located approximately 0.2 Mile south of the intersection of W. Saginaw Highway/N. Waverly Road, in Section 13 of Delta Township.



The rezoning request is being placed on the Board's Monday, September 20, 2021 regular meeting agenda for referral to the Planning Commission for the purpose of holding a public hearing and making a recommendation to the Township Board. The hearing before the Planning Commission will then be scheduled for September 27, 2021.

The following motion is offered for the Board's consideration:

"I move that the Delta Township Board refer Sam Frangie's request to rezone the property described in Case No. 09-21-13 from O-Office, to C-Commercial, to the Planning Commission for the purposes of holding a public hearing on the matter and submitting a recommendation to the Township Board."



Engineering Department

(517) 323-8540

TO: Supervisor Kenneth R. Fletcher and the Delta Township Board

**FROM: Ernest A. West, P.E., Township Engineer
Rick Kane, Utilities Director**

DATE: September 15, 2021

**SUBJECT: Wastewater Treatment Plant (WWTP)
Major Capital Improvements - Phase 1
Amendment 1 to Engineering Services Agreement**

Engineering Services Agreement

On July 20, 2020, the Delta Township Board approved an agreement with TetraTech for engineering services for the Wastewater Treatment Plant Major Capital Improvements Project. As you are aware the project is being planned for completion in two phases. The agreement outlined the components to be included in each phase of the project. The engineering fees included in the agreement included the following scope:

- Basis of Design – Phases 1 and 2
- 30% Design – Phases 1 and 2
- Final Design – Phase 1 Only
- Permitting – Phase 1 Only
- Bidding – Phase 1 Only

The agreement is to be modified in the future to add Construction Phase Services for Phase 1 components and to complete the design, permitting, bidding and construction phases of Phase 2 components.

At the completion of the 30% Design of the full project, it was determined that the Laboratory, Control and Operations Building (Control Building) needed to be constructed in Phase 1 of the project to house the new control system included in Phase 1, to eliminate a conflict with the new influent sewer construction and to locate staff closer to the process areas constructed in Phase 1 for plant operations. This was communicated to the Board during a project update in March of 2021 and subsequently coordinated with the Department of Environment, Great Lakes and Energy (EGLE) for funding purposes.

An amendment to the engineering services agreement is now needed to add the final design of the Control Building to Phase 1 of the project. Staff have negotiated the attached amendment for this work and present it for Board consideration. We note that this will be the first amendment of several over the life of the project, adding the appropriate scope at the appropriate time, as the scope becomes better defined. The next amendment is likely to be adding construction phase services for Phase 1 of the project once bids have been received.



Staff Recommendation

The following motions are offered for your consideration:

"I move that the Delta Township Board approve the proposed Amendment No. 1 to the agreement with TetraTech for engineering services for the Wastewater Treatment Plant Major Capital Improvements Project at a cost not to exceed \$204,671.00 and that the Township Manager is hereby authorized to sign and execute the necessary documents for said professional services on behalf of Delta Township."

Staff will attend the September 20, 2021, Board meeting to answer any questions or address any concerns from the Board. If there are any questions in the interim, please let us know. Thank you.



**Tetra Tech of Michigan, PC
Amendment No. 1 to the
Agreement Between Owner and Engineer for Professional Services**

This is an amendment to the Agreement made on the 21st day of July 2020 between **Delta Charter Township** (Client) and **Tetra Tech of Michigan, PC** (Consultant), a Michigan professional corporation, made on this _____ day of _____ 2021.

Client and Consultant agree to specific changes to the referenced Agreement for the **Wastewater Treatment Plant (WWTP) Major Capital Improvements** as described in Attachment A. Consultant agrees to perform the services in consideration of the compensation described in Attachment A and in accordance with the terms of the Agreement.

This Amendment consists of this document together with Attachment A – Amended Project Requirements and the Agreement. Except as set forth in this Amendment, the Agreement between the Client and Consultant is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

In executing this Amendment, the undersigned also acknowledge their authority to bind the parties to all terms and conditions.

In witness whereof, the parties hereto have made and executed this Amendment as of the day and year first written.

Delta Charter Township
7710 West Saginaw Highway
Lansing, Michigan 48917
517.323.8540

Tetra Tech of Michigan, PC
3497 Coolidge Road
Lansing, Michigan 48933
517.316.3930

By _____
Client's Authorized Signature

Printed Name

Title

Email

Gary J. Markstrom
Digitally signed by Gary J. Markstrom
Date: 2021.09.14 08:12:49 -04'00'
By _____
Consultant's Authorized Signature

Gary J. Markstrom, P.E.
Vice President
gary.markstrom@tetrattech.com

**Professional Services Agreement
Amendment No. 1
Attachment A – Amended Project Requirements**

CLIENT: Delta Charter Township, Michigan

PROJECT DESCRIPTION

Wastewater Treatment Plant Major Capital Improvements

BACKGROUND section of Exhibit A.1 - Additional Scope of Services is amended with the addition of the following paragraph:

Delta Charter Township commissioned the design phase of the WWTP Major Capital Improvement Project to increase the capacity of the existing facility to 8.0 MGD average day, 20.0 MGD max day, and 28.0 MGD peak hour. The design phase consists of several tasks to complete the design in two phases. The original agreement outlined the tasks and the improvements to be included in each phase of the project. This amendment is a result of the recommendations and direction of the Township to modify the scope of improvements to be included in the Phase 1 Final Design task. The 30% Design concluded with the Controls Building being moved from Phase 2 to Phase 1 and the fourth clarifier being included in Phase 1.

PHASING section of Exhibit A.1 -Additional Scope of Services is amended as follows:

PHASING

A two-part phasing plan was the basis for the original agreement. During the 30% design task, changes to the phasing were agreed to by the Township. These changes are shown in bold below. The SRF Project Plan has been updated to reflect the proposed phasing of the Phase 1 and 2 improvements as follows:

Phase 1:

- Influent Electrical, SCADA, and Generator
- Influent Raw Pumping and Headworks
- Grit Removal System
- Aeration System w/ Blower, RAS, Chemical Building
- Construct ~~Three~~ **Four**, 100-foot diameter Secondary Clarifiers
- **Laboratory, Control and Operations Building**

Phase 2:

- Primary Clarifier Mechanism Replacement
- Tertiary Filtration
- UV Disinfection
- Dewatering Screw Press
- Digester Rehabilitation
- ~~Construct Third Digester Tank~~
- Solids Thickening
- ~~Laboratory, Control and Operations Building~~

SCOPE OF SERVICES section of Exhibit A.1 - Additional Scope of Services is amended as follows:

Consultant and Township agree to amend the Task 3 Final Design phase services to add the final design of the Controls/Laboratory building in Phase 1 of the project. The specific scope is further defined in this Amendment 1:

Exhibit-J PAYMENTS TO ENGINEER FOR SERVICES AND REIMBURSABLE EXPENSES, Article 1 Paragraph 1.01.A.1 is amended as follows:

An amount equal to the cumulative hours charged to the Project by Engineer's personnel times Standard Hourly Rates for the applicable billing class, plus reimbursable Expenses, plus Engineer's Subcontractors' and Subconsultants' charges, if any, but not to exceed Two Million Two Hundred Fifty Seven Thousand and 0/1000 (\$2,196,671.00) without prior written authorization. The total fee is comprised of the original fee of \$1,992,000 plus the Amendment No. 1 Fee of \$204,671.

Exhibit-J PAYMENTS TO ENGINEER FOR SERVICES AND REIMBURSABLE EXPENSES, Article 1 Paragraph 1.01.A. 4 is amended as follows:

The total compensation for such services is estimated to be Two Million Two Hundred Fifty Seven Thousand and 0/100 (\$2,257,000.00) based on the following estimated distribution of compensation:

1. Basis of Design	\$279,347.50
2. 30% Design Phases 1 and 2	\$593,898.60
3. Final Design Phase 1*	\$1,271,424.90
4. Permitting	\$23,500.00
5. Bidding	\$28,500.00

*Note: Task 3 Final Design Phase 1 fee includes the original task fee of \$1,135,000 plus the Amendment No. 1 fee of \$204,671. Task 3: \$1,066,753.90 + \$204,671.00 = \$1,271,424.90

TASK 3 - CONSTRUCTION PLANS AND SPECIFICATIONS – PHASE 1 Section of Exhibit A.1 – Additional Scope of Services is amended with the addition of the following:

TASK 3 - CONSTRUCTION PLANS AND SPECIFICATIONS – PHASE Consultant will develop final design plans and specifications for the Controls/Laboratory building based on the configuration and amenities shown in the 30% design. The final design tasks to develop construction plans and specifications for the building and associated finishes will include:

- Apply accepted engineering practices to meet applicable building codes, regulations, and standards.
- Prepare design calculations, schematic diagrams, layout drawings, and alternatives for internal and exterior finishes to select the final configuration for the proposed building.
- Develop detailed design drawings to show all required work including electrical, HVAC equipment, cabinetry, and finishes in sufficient detail for project construction.
- Prepare detailed plans and technical specifications for the project for inclusion with the Township's general construction contract requirements.
- Include the Controls building in the final opinion of probable construction cost.

Constructability Analysis

The design of the Controls building will consider the impact on WWTP staff and operations. Construction sequencing will be provided on the plans to require minimized disruption of the normal operations of the existing lab and SCADA functions. Consultant's approach to the project constructability and sequence of construction will consider several factors, including:

- Developing a strategy and sequence of construction that minimizes the time the existing Laboratory and Controls building is out of service.
- Provide flexibility to modify construction sequence depending on changes in the conditions of linked unit processes.
- Require the completion of the construction of new Control's facility prior to removing the existing structure.

TO: Supervisor Kenneth R. Fletcher & Delta Township Board

FROM: Matt McKernan, Planner

DATE: September 14, 2021

SUBJECT: Case No. 08-21-10: A request to expand the existing Delta Township Wastewater Treatment plant, requiring an amendment to an existing Special Land Use Permit for a Major Essential Service.



The Township is in receipt of a Special Land Use Permit application for a Major Essential Service to allow for the expansion of the Delta Township Wastewater Treatment Plant. The subject property is located at 7000 W. Willow Highway.

The Planning Commission held a public hearing on September 13, 2021, and subsequently recommended approval of the request to the Township Board by a vote of 6-0.

The draft minutes for the September 13 public hearing are attached to this memo. Also attached to this memo are the Staff report dated September 7, 2021, and the site plan prepared by Tetra Tech, dated July 30, 2021.

The following motion, consistent with the Planning Commission's recommendation, is offered for the Board's consideration:

"I move that the Delta Township Board approve the Special Land Use Permit for Essential Services, Major to allow for the expansion of the Delta Township Wastewater Treatment Plant as described in Case No. 08-21-10 for the following reasons:

- 1. The specific use standards in Section 8.24 have been met.***
- 2. The Special Land Use standards set forth in Section 7.03 of the Delta Township Zoning Ordinance have been met.***

Conditions of Approval:

- 1. Final site plans for the Wastewater Treatment Plant will require Planning Commission approval.***
- 2. Failure of the applicant to comply with any of the provisions required by the Delta Township Zoning Ordinance, or any stipulations added by the Delta Township Planning Commission or Township Board, shall constitute grounds for termination of these Special Land Use Permit.”***

Summary Record of Public Hearing for Case No. 8-21-10: Special Land Use Permit Request for an expansion to the existing Delta Township Wastewater Plant, being a Major Essential Service Facility, located at 7000 West Willow Highway, on the north side of West Willow Highway, approximately 650 feet west of Lindy Drive, in Section 3 of Delta Township. Petitioner: Delta Charter Township, 7710 W. Saginaw Hwy., Lansing, MI. 48917.

Members in attendance: Elsinga, Weinfeld, Kosinski, Mudry, Schweitzer, and Hunt-Proctor

Members absent: Bradley, Meddaugh, and McConnell

Planner Matt McKernan informed the Commission that the request this evening was for an expansion to the Township's Wastewater Treatment Plant that was originally constructed in 1965 and expanded in 1972 and 1982. The proposed expansion requires an amendment to the existing Special Land Use Permit. Mr. McKernan noted that the proposed request met all the Township's standards and if the permit is approved by the Township Board, the expansion will come before the Planning Commission for site plan review.

Ernie West, Delta Township Engineer, 7710 W. Saginaw Highway, Lansing 48917, provided the Commission with a brief overview of the project that had been in the planning stages for several years. Mr. West informed the Township that construction would start early next year and that the project would be done in two phases.

Mr. Kosinski questioned whether adjacent property owners were sent a notice of this evening's meeting and whether staff had received any responses.

Mr. McKernan stated that property owners within 300 feet of the subject parcel were sent notice of the meeting tonight. He noted that he had received two phone calls and one person who visited the Planning Department inquiring about the request.

Rick Kane, Delta Township Utilities Director, 7710 W. Saginaw Highway, Lansing 48917, noted that he had met with several of the homeowners that would be impacted by the project to answer any questions they may have.

Mr. Mudry asked what type of materials would be used on the exterior of the building.

Mr. West described the materials that would be used for the exterior of the building that would consist of a variation of brick and mortar that would mirror what already existed.

Mr. Schweitzer asked if there was anyone in the audience who would like to speak on the request this evening.

There was no one.

MOTION BY MUDRY, SECONDED BY KOSINSKI, THAT THE PUBLIC HEARING BE CLOSED. VOICE VOTE. CARRIED 6-0.

**SUMMARY RECORD OF PUBLIC HEARING
CASE NO. 8-21-10
SEPTEMBER 13, 2021
PAGE 2**

MOTION BY MUDRY, SECONDED BY WEINFELD, THAT THE PLANNING COMMISSION RECOMMEND TO THE DELTA TOWNSHIP BOARD, APPROVAL OF THE SPECIAL LAND USE PERMIT FOR ESSENTIAL SERVICES, MAJOR TO ALLOW FOR THE EXPANSION OF THE DELTA TOWNSHIP WASTEWATER TREATMENT PLANT AS DESCRIBED IN CASE NO. 8-21-10 FOR THE FOLLOWING REASONS:

- 1. THE SPECIFIC USE STANDARDS IN SECTION 8.24 HAVE BEEN MET.**
- 2. THE SPECIAL LAND USE STANDARDS SET FORTH IN SECTION 7.03 OF THE DELTA TOWNSHIP ZONING ORDINANCE HAVE BEEN MET.**

CONDITIONS OF APPROVAL:

- 1. FINAL SITE PLANS FOR THE WASTEWATER TREATMENT PLANT WILL REQUIRE PLANNING COMMISSION APPROVAL.**
- 2. FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE PROVISIONS REQUIRED BY THE DELTA TOWNSHIP ZONING ORDINANCE, OR ANY STIPULATIONS ADDED BY THE DELTA TOWNSHIP PLANNING COMMISSION OR TOWNSHIP BOARD, SHALL CONSTITUTE GROUNDS FOR TERMINATION OF THESE SPECIAL LAND USE PERMIT.**

ROLL CALL VOTE. CARRIED 6-0.

Respectfully submitted,

Merritta Hunt-Proctor, Secretary

Planning Commission

Special Use Permit-Essential Services, Major Delta Township Wastewater Treatment Plant Section 3

Meeting Date:
September 13, 2021

Report Date:
September 7, 2021

Case No: 08-21-10

Applicant:
Delta Township

Location
7000 W. Willow Hwy

Parcel Numbers:
040-003-300-300-00 &
040-003-300-270-00

Current Zoning District:
AG2-
Agricultural/Residential

Proposed Request:
Special Land Use Permit
for an amendment to an
existing Major Essential
Service.

Report Prepared by:
Matt McKernan,
Planner



Overview

A request to expand the existing Delta Township Wastewater Treatment plant, requiring an amendment to an existing Special Land Use Permit for a Major Essential Service.

Related Documents

- Application
- Site Plans dated 7/30/21

Existing Land Use:

Delta Township Wastewater Treatment Plant

Surrounding Zoning and Land Use:

North: AG2-Agricultural/Residential: Single-family home & Delta Mills Park

East: RB-Low Density Residential: Armstrong Hills Subdivision

South: RB-Low Density Residential-Creoside Condominiums

West: AG2-Agricultural/Residential: Undeveloped Township Property

Zoning History:

1970: E-Agricultural

1974: A2-Limited Agricultural

1990: A2-Agricultural/Residential

2017: AG2-Agricultural/Residential

Overview:

The Delta Township Wastewater Treatment Plant has exceeded its life cycle and needs to be re-constructed with increased capacity to accommodate future growth. The Wastewater Treatment Plant was originally constructed in 1965 and subsequently expanded in 1972 and 1982. The proposed expansion requires an amendment to the existing Special Land Use Permit, which necessitates a public hearing before the Planning Commission and approval from the Township Board. The wastewater treatment plant expansion will be subject to site plan review by the Planning Commission if the Special Land Use Permit is approved.

The expansion will require the removal of the control/administration building, 2 waste sludge storage buildings, a chemical storage building, a large clarifier, and an additional storage building in the southeast corner of the existing site. Three additional buildings will be removed to the northeast of the primary clarifier building in the center of the site.

The expansion will consist of a headworks building in the southeast corner of the site and a new electrical building connected to the existing sludge building along W. Willow Highway. The largest portion of the expansion will occur in the center of the site with a laboratory/control building, 5 aeration tanks, 4 clarifiers, and a filtration disinfection building.

The Special Land Use Permit request is concurrent with Case No. 08-21-11, which is a request for a 130-foot-tall radio tower associated with the operation of the Wastewater Treatment Plant operation.

Delta Township is in the process of adjusting the property lines of the wastewater treatment plant site to separate it from Delta Mills Park. The proposed property lines conform to setback standards for Major Essential Services. Further information is available in the application packet.

Standards of Review

The Planning Commission and Township Board must review and discuss the *General Review Standards for all Special Land Uses (Section 7.03)* and *Section 8.24 Essential Services, Major*.

Section 7.03 General Review Standards for all Special Land Uses

- 1. The proposed Special Land Use shall be compatible and in accordance with the goals, objectives and policies of the Delta Charter Township Comprehensive Plan and any associated sub-area and corridor plans.**

The proposed Special Land Use request is consistent with the 2013 Delta Township Comprehensive Plan, which anticipated that an expansion to the Wastewater Treatment Plant would be necessary in the immediate future to accommodate anticipated growth.

- 2. Be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. A Special Land Use shall be designed and constructed as to not create a significant detrimental impact, as compared to the impacts of permitted uses.***

The wastewater treatment plant has been operational since 1965. Expanding the footprint of the operation will not fundamentally alter the residential character of the surrounding area.

- 3. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, water, and sewage facilities. Such services shall be provided and accommodated without an unreasonable public burden.***

The proposed expansion will not significantly impact traffic along W. Willow Highway. The wastewater treatment plant expansion will help the Township's sanitary sewer to function at a higher capacity.

- 4. Not involve uses, activities, processes, materials and equipment or condition of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance in comparison to the impacts associated with typical permitted uses.***

The wastewater treatment plant has been in operation since 1965 and hasn't been a source of significant traffic or noise nuisances. Due to the nature of wastewater treatment, odor is occasionally a concern. Most of the expansion is being done away from the more densely populated residential areas to the east and south of the site. Additionally, several odor control stations are being added to reduce the amount of odor escaping the site as much as possible.

- 5. The proposed Special Land Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e., volumes); types of traffic, access location and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Street Ordinance.***

The proposed wastewater treatment plant expansion is not expected to impact pedestrian or vehicle traffic along W. Willow Highway

- 6. The nature and character of the activities, processes, materials, equipment, or conditions of operation, either specifically or typically associated with the use shall be reviewed.***

The proposed expansion will not fundamentally alter the use of the site. The site has been used as a wastewater treatment plant since 1965.

- 7. Measures shall be taken to ensure that outdoor activity, storage, and work areas will be compatible with adjacent land uses.***

Nearly all the homes in the immediate vicinity of the site were built after the wastewater treatment plant opened in 1965. The wastewater treatment plant works to mitigate odor concerns, which are the most common complaint about the facility. The proposed expansion includes two odor control stations, which are intended to help mitigate odors from the site.

- 8. The proposed Special Land Use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning district and shall comply with all applicable ordinance standards.**

The proposed use meets all pertinent ordinance standards.

- 9. The general standards and requirements of this Section are basic to all uses authorized by Special Land Use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.**

The specific use standards for Major Essential Services are outlined in Section 8.24 of the Zoning Ordinance and are reviewed below:

Section 8.24 Essential Services, Major

- A. Major essential service installations shall be exempt from compliance with the minimum setback, height, lot area, and lot coverage standards for the zoning district in which they are located; however, no portion of any building or structure servicing a major essential service installation shall be located within twenty (20) feet of a property line.**

All structures associated with the Wastewater Treatment Plant are setback at least 20 feet from adjacent property lines.

- B. The Zoning Administrator may require screening of above ground equipment and structures for major essential service installations.**

The wastewater treatment plant screened from the residential properties to the north and south by a landscaped berm. The operation is shielded from the east and west by wooded properties owned by Delta Township. Staff finds that additional screening is unnecessary.

- C. Landscaping shall be required for major essential service installations by the Zoning Administrator.**

The site plan indicates that a landscaped berm will be added next to the eastern entrance on W. Willow Highway. There is an existing landscaped berm between the two site entrances on W. Willow Highway.

Staff Recommendation

The following motion is offered if the Planning Commission is inclined to approve the Special Land Use Permit for the Delta Township Wastewater Treatment Plant:

*“I move that the Planning Commission recommend to the Delta Township Board, **approval** of the Special Land Use Permit for Essential Services, Major to allow for the expansion of the Delta Township Wastewater Treatment Plant as described in Case No. 08-21-10 for the following reasons:*

- 1. The specific use standards in Section 8.24 have been met.
- 2. The Special Land Use standards set forth in Section 7.03 of the Delta Township Zoning Ordinance have been met.

Conditions of Approval:

- 1. Final site plans for the Wastewater Treatment Plant will require Planning Commission approval.
- 2. Failure of the applicant to comply with any of the provisions required by the Delta Township Zoning Ordinance, or any stipulations added by the Delta Township Planning Commission or Township Board, shall constitute grounds for termination of these Special Land Use Permit.



DELTA CHARTER TOWNSHIP

Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917

Phone: (517) 323-8560 Fax: (517) 323-8599

SPECIAL LAND USE
PERMIT APPLICATION

1. APPLICANT: Name: Ernie West Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

2. APPLICANT'S INTEREST IN PROPERTY: Owner

3. OWNER: Name: Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

4. REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):
Expansion of Existing Waste Water Treatment Plant, Requiring an amended special land
use permit for the proposed site use.

5. LEGAL DESCRIPTION OF PROPERTY:
Attached Separately

6. ADDRESS OF PROPERTY: 7000 W Willow HWY, Lansing, MI 48917

7. PRESENT USE OF PROPERTY: Waste Water Treatment Plant

8. ATTACH REQUIRED SITE PLAN DRAWING: Section 7.02 A.1. of the 2017 Delta Township Zoning Ordinance
requires all Special Land Use Permit applications to be accompanied by five (5) paper copies and a digital PDF format copy of a site plan
meeting the requirements of Section 6.02 A.2.

9. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A
LEGAL INTEREST IN THE PROPERTY:

10. APPLICANT'S SIGNATURE:
X Date:

11. OWNER'S SIGNATURE:
X Date:

-OFFICIAL USE ONLY-
CASE NO:
FILING DATE:
REC'D BY: RECEIPT NO:
PC ACTION: DATE:
BOARD ACTION: DATE:
EFFECTIVE DATE:



Delta Mills Park & Delta Township Wastewater Treatment Plant (WWTP) Property History Narrative Delta Township Engineering Department August 19, 2020

Background

As part of the planned WWTP Major Capital Improvements project beginning design in August of 2020, survey and a title search were conducted on three parcels of land on which sits the current Delta Township WWTP (see attachment #1). The title search identified three Declaration and Notice documents (see attachment #2) associated with parcel number 040-003-300-286-00. These documents were recorded by Delta Township between 2017 and 2019, to comply with Michigan Department of Natural Resources grant funding requirements for three different grants received for improvements made to Delta Mills Park. These documents encumbered this parcel of land with restrictions for use of the property for outdoor public recreation uses only. However, this parcel has been historically shared between the WWTP and Delta Mills Park uses.

With the upcoming Major Capital Improvements project at the WWTP, a portion of the un-developed property situated on the shared parcel, within the existing fenced boundary of the WWTP, will be used for an expansion of the WWTP.

History

The Delta Township WWTP was originally constructed on a 10-acre parcel, fronting on Willow Highway and including Carrier Creek (see attachment #3). The parcel was purchased by the Township from the Hildreth family in 1965 (see attachment #4), for the purpose of constructing the WWTP. The Hildreth family kept ownership of the remaining 14 +/- acres, extending north of the 10-acre WWTP parcel, all the way to the Grand River. However, the 1965 deed mistakenly transferred the 14-acres to the Township. This was corrected in 1966. The Township apparently had negotiated a purchase option on the northern 14-acre parcel with the Hildreth family. This is referenced in the 1966 deed (see attachment #5).

In 1971, the Township purchased the 14 +/- acre parcel from the Hildreth family, using sewer funds, to accommodate the expansion of the WWTP (see attachment #6). A boundary survey was conducted by professional surveyor, Richard W. Steadman, in January and February of 1971, presumably for the property transaction. This boundary survey does not appear to have been recorded and a copy of the survey has not been located.

In 1971, Delta Mills Park did not yet exist. In October of 1972, the Township Board of Trustees passed an ordinance amending the zoning of the entire 24 +/- acre property from Agricultural to H – Community District Zone for “WWTP and Park” (attachment #7).

Delta Mills Park began to be developed as a township park beginning around 1973. Delta Mills Park improvements were located north of the WWTP site and east of Carrier Creek, while the WWTP lies south of Delta Mills Park and west of Carrier Creek. At this time, separate property descriptions for the park and WWTP portions of the parcel had not been developed.

In 1982, the Township purchased an additional 14 acres (1982 parcel) immediately west of the of the WWTP from the Hildreth family (attachment #8), again to accommodate the planned expansion of the WWTP. At that time, the zoning of the WWTP site now fell under the 1974 zoning ordinance. This ordinance superseded the previous zoning for the WWTP site and as part of the planning for the WWTP expansion, a conditional land use permit was required. As part of the conditional land use permit process, a legal description for the entire WWTP site boundary was developed by the Delta Township Engineering Department (see attachment #9). A description was also developed for Delta Mills Park, however, the description excluded the "triangle" portion of the park lying along the Grand River, north of Old River Trail, which is now the site of the Delta Mills Canoe Launch. A conditional use permit for the WWTP expansion was granted in November of 1982 (see attachment #10).

A June 15, 1983 survey drawing by Richard Steadman (see attachment #11) was recently located in township files that illustrates the property boundaries associated with the legal description developed for the WWTP site in 1982. This survey drawing indicates that property irons were set that would identify the north and east boundaries of the WWTP site on the combined 1965 and 1971 WWTP parcel, which is approximately 24 acres. This survey was not recorded, nor did it include written legal descriptions of the WWTP or Delta Mills Park boundaries. The parcel common to both the WWTP and Delta Mills Park was not formally split and the legal descriptions were never reflected in the Township's tax roll/tax descriptions. As such, parcel 040-003-300-286-00, as reflected in the Township parcel mapping system and tax roll currently encompasses both the WWTP and Delta Mills Park site.

Problem

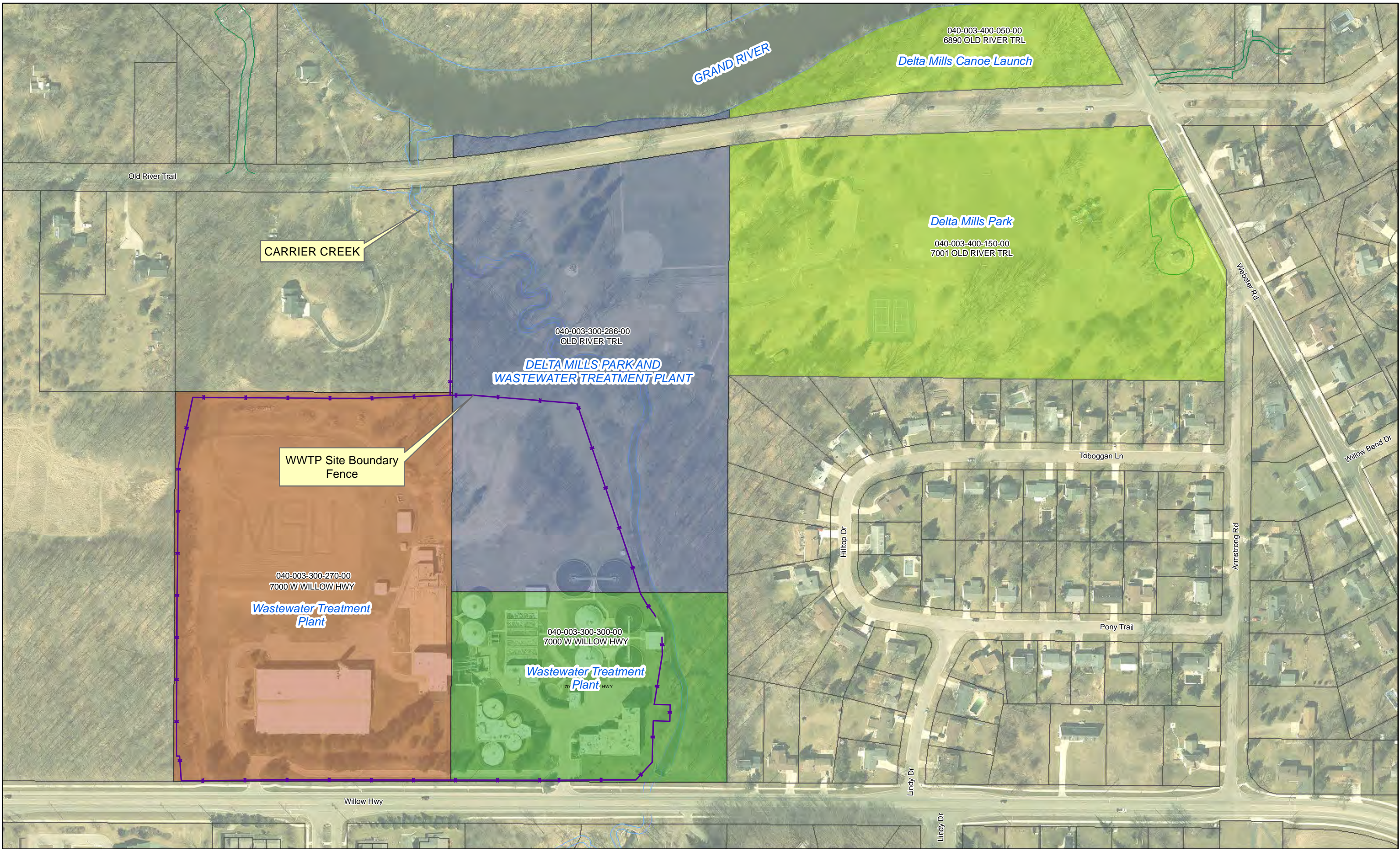
When the property use restriction documents associated with the DNR grants were developed, the tax description for parcel 040-003-300-286-00 was used, without separating the parcel into its historical WWTP and Delta Mills Park uses, thus the use restrictions now encumber the portion of the property within the WWTP site boundary that is intended for existing and future use for the WWTP. This issue was identified through a Title Search and review of documents by Gil Barish, P.S. as part of his survey work for the upcoming WWTP Major Capital Improvements project. This problem is the result of an error made in the development of the property restrictions, which used the Township parcel mapping and tax description of the parcel. At the time, staff were not aware of the legal description for the park boundary as established in 1982. Compounding the error, the aerial image was not overlaid on the parcel mapping, which would have identified the encroachment of the "park" area on the WWTP site. Had the historical legal descriptions for Delta Mills Park and the WWTP site been recorded and reflected in the Township parcel mapping system, this proper description for the Delta Mills Park property could have been used in developing the land use restriction documents.

Solution

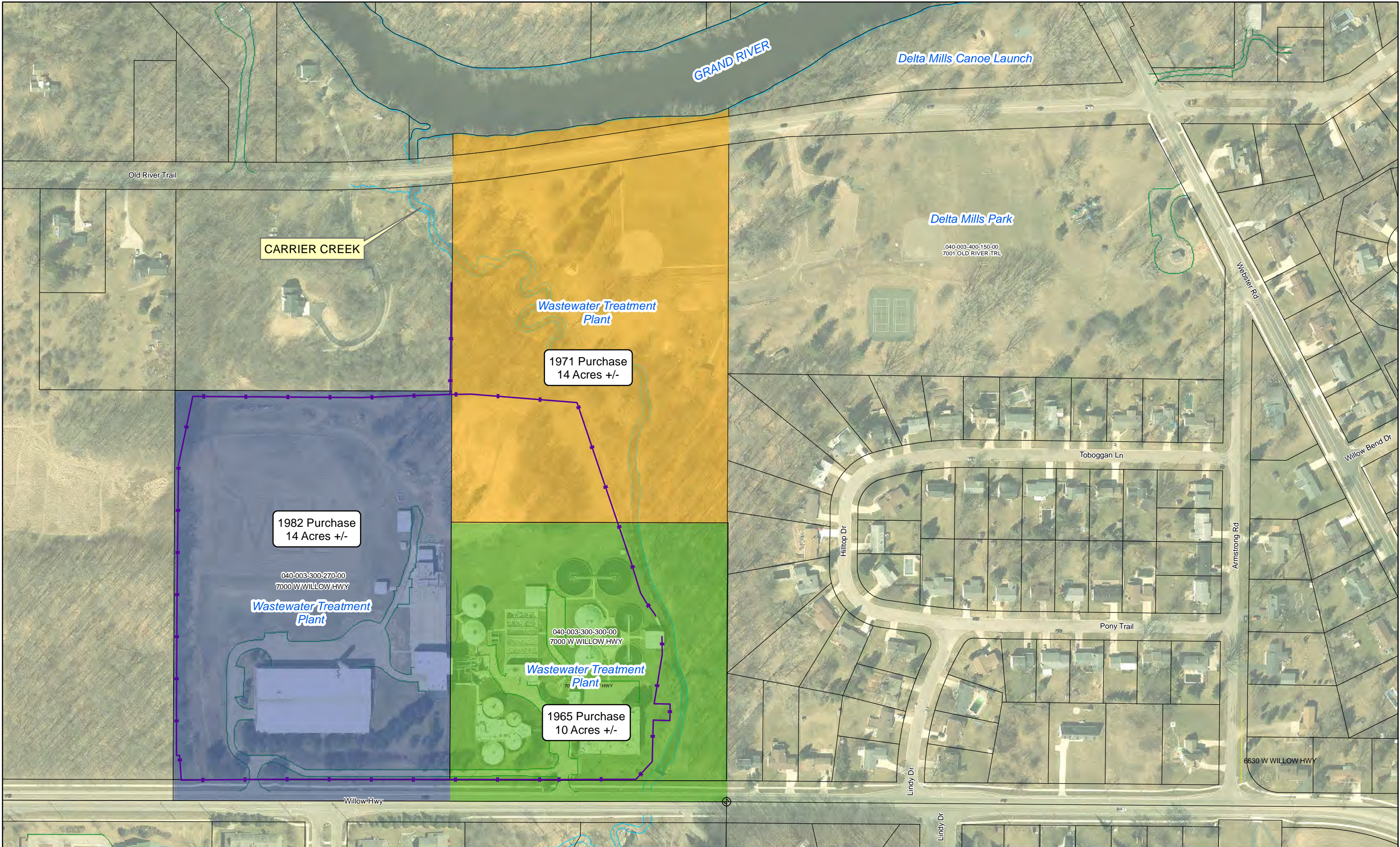
Delta Township Planning, Assessing, Parks, Utilities and Engineering Directors have reviewed the issue and concluded that the 1983 Steadman survey map accurately depicts the separation of parcel 040-003-300-286-00 into the historical WWTP and Delta Mills Park uses. This boundary maintains the historical intent of the Township to utilize land west of Carrier Creek for the WWTP and east of Carrier Creek as public park.

To formalize this, legal surveys will be developed for the entire boundary of the WWTP and the entire boundary of Delta Mills Park (see attachment # 12). These surveys with legal descriptions and quit claim deeds will be recorded at Eaton County Register of Deeds and the a parcel split/combination will be processed by the Assessing Department such that the tax roll is updated to reflect the legal boundaries of the two sites.

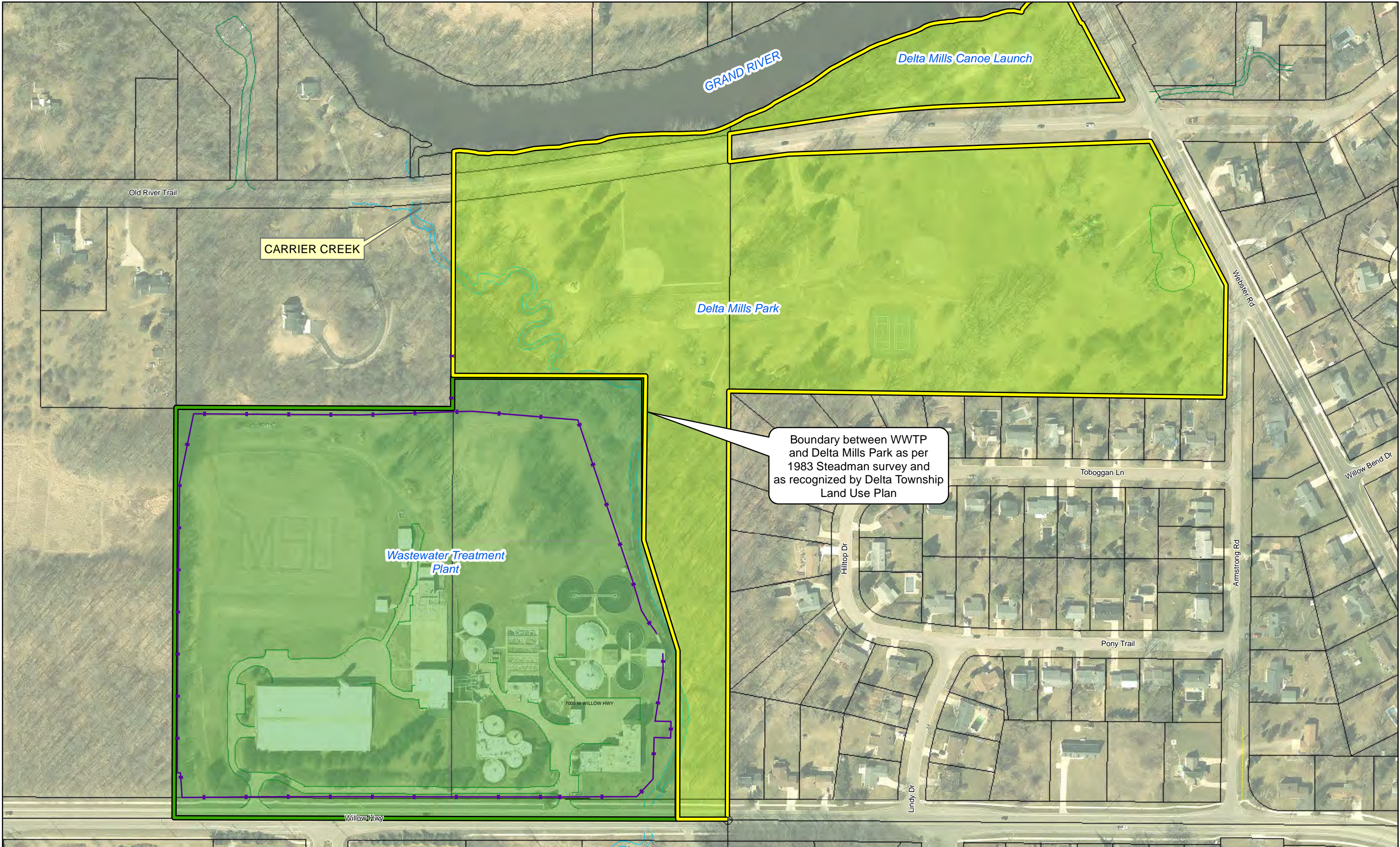
Subsequently, new Declaration and Notice documents will be drafted and recorded at the Eaton County Register of Deeds to replace the ones that used the incorrect legal descriptions for Delta Mills Park. This will correct the error that was made in describing the Delta Mills Park property and remove the encumbrances from the WWTP site.



ATTACHMENT #1
 Delta Township WWTP Property History
 Current Delta Township Tax Parcel Mapping

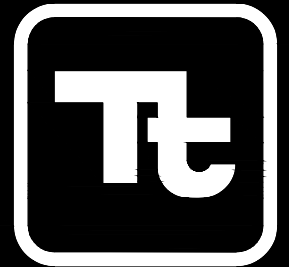


ATTACHMENT #3
Delta Township WWTP Property History
WWTP Development





DELTA TOWNSHIP, MICHIGAN WWTP MAJOR CAPITAL IMPROVEMENTS SITE PLAN



TETRA TECH

www.tetratech.com



SHEET INDEX	
SHEET NO.	SHEET TITLE
GENERAL	
G-000	COVER AND SHEET INDEX
CIVIL	
C-001	GENERAL NOTES AND LEGEND
C-002	PROPERTY DESCRIPTION AND SITE DATA
C-101	EXISTING SITE
C-102	PROPOSED DEMOLITION PLAN
C-103	PROPOSED SITE PLAN
C-104	OVERALL GRADING PLAN
C-501	STANDARD DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS

PROJECT LOCATION:

7000 W. WILLOW HWY
LANSING, MI 48917

CLIENT INFORMATION:

DELTA TOWNSHIP
7710 W. SAGINAW HIGHWAY
LANSING, MI 48917

Tt PROJECT No.:

200-214200-20001

CLIENT PROJECT No.:

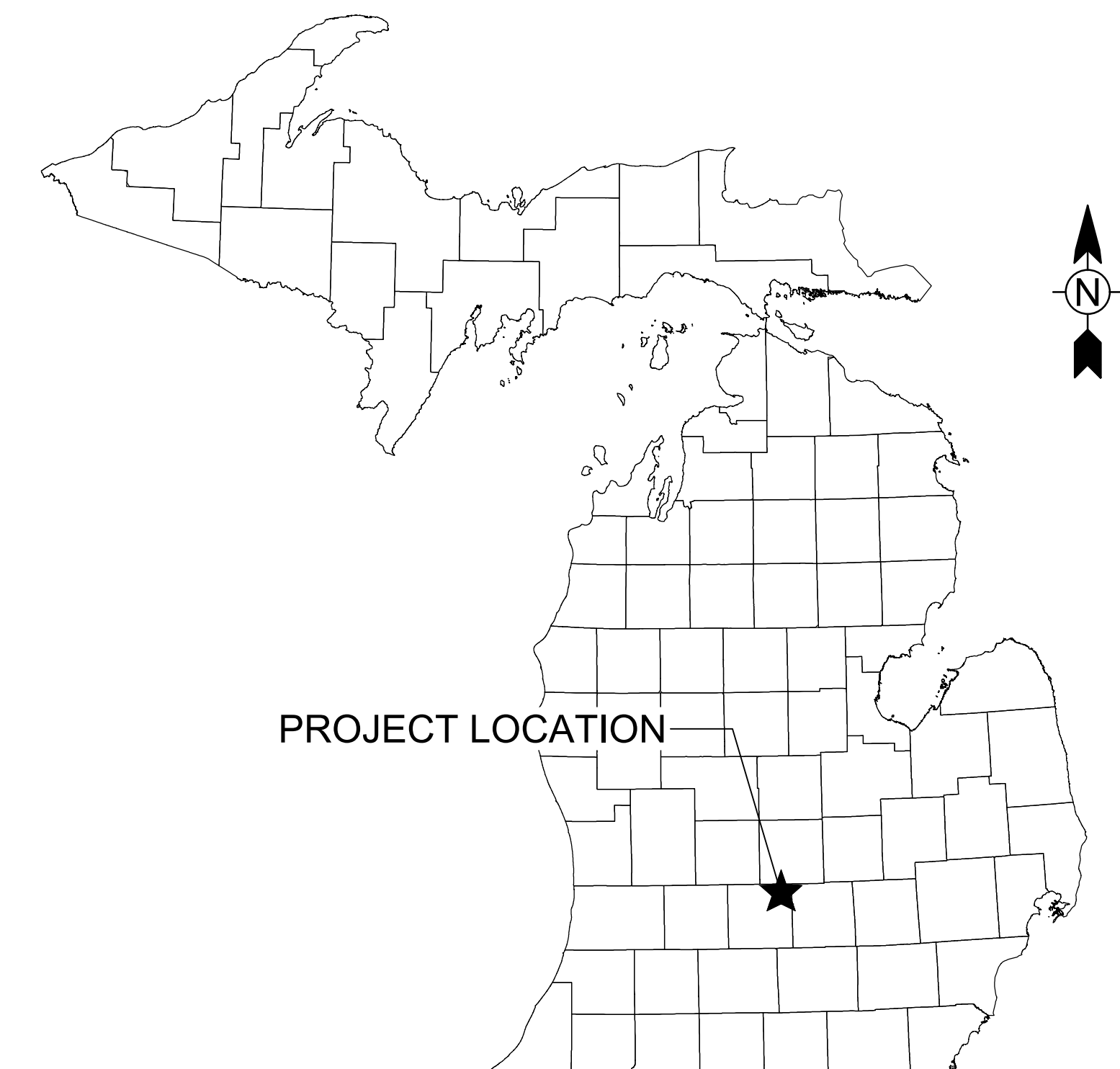
PROJECT DESCRIPTION / NOTES:

WWTP MAJOR CAPITAL IMPROVEMENTS PHASE 1

ISSUED:

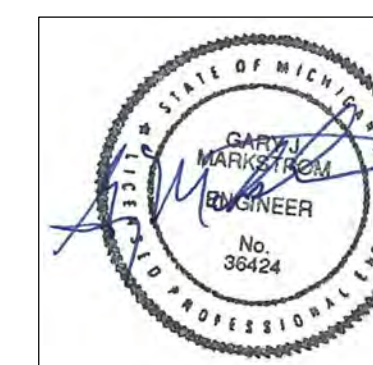
SPECIAL LAND USE PERMIT FOR COMMUNICATION TOWER AND WASTE WATER TREATMENT PLANT - 7/30/2021

VICINITY MAP:



**CALL MISS DIG
(800) 482-7171**

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL (800) 482-7171 A MINIMUM OF THREE (3) FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



SITE LEGEND

SITE SYMBOLS	UTILITY SYMBOLS	UTILITY SYMBOLS (CONT'D.)	FEATURE HATCHING
<p>FEATURES</p> <p>EXISTING SIGN</p> <p>PROPOSED SIGN</p> <p>TRASH RECEPTACLE</p> <p>PICNIC TABLE</p> <p>POST</p> <p>MAIL BOX</p> <p>POWER METER</p> <p>FLAG POLE</p> <p>ROCK</p> <p>GUY WIRE</p> <p>UTILITY POLE</p> <p>DECIDUOUS TREE</p> <p>EVERGREEN TREE</p> <p>PALM TREE</p> <p>BUSH</p> <p>STUMP</p> <p>STORM / DRAINAGE</p> <p>EXISTING MANHOLE</p> <p>PROPOSED MANHOLE</p> <p>EXISTING CULVERT</p> <p>PROPOSED CULVERT</p> <p>EXISTING INLET BASIN</p> <p>PROPOSED INLET BASIN</p> <p>PROPOSED INLET BASIN</p> <p>MISCELLANEOUS</p> <p>MONITORING WELL</p> <p>SOIL BORING</p> <p>MANHOLE W/ ID</p> <p>SPOT ELEVATION</p> <p>SLOPE ARROW</p> <p>SLOPE ARROW</p> <p>HANDICAP MARKING</p> <p>FUTURE IMPROVEMENTS</p> <p>SURVEY</p> <p>FOUND PROPERTY CORNER</p> <p>SET PROPERTY CORNER</p> <p>FOUND MONUMENT</p> <p>SET MONUMENT</p> <p>OWNERSHIP TIE</p> <p>SECTION CORNER</p> <p>BENCHMARK</p> <p>KEY NOTE</p> <p>SOIL EROSION AND SEDIMENTATION CONTROL NOTE</p>	<p>WATER</p> <p>DRINKING FOUNTAIN</p> <p>EXISTING VALVE IN BOX</p> <p>PROPOSED VALVE IN BOX</p> <p>EXISTING CURB STOP</p> <p>PROPOSED CURB STOP</p> <p>METER</p> <p>EXISTING VALVE MANHOLE</p> <p>PROPOSED VALVE MANHOLE</p> <p>EXISTING WELL</p> <p>PROPOSED WELL</p> <p>EXISTING FIRE HYDRANT</p> <p>PROPOSED FIRE HYDRANT</p> <p>SPRINKLER HEAD</p> <p>IRRIGATION BOX</p> <p>SPIGOT</p> <p>LOCATION FLAG</p> <p>SANITARY SEWER</p> <p>EXISTING MANHOLE</p> <p>PROPOSED MANHOLE</p> <p>EXISTING AIR RELEASE STRUCTURE</p> <p>PROPOSED AIR RELEASE STRUCTURE</p> <p>EXISTING IN-LINE FLUSH CONNECTION</p> <p>PROPOSED IN-LINE FLUSH CONNECTION</p> <p>EXISTING IN-LINE FLUSH CONNECTION</p> <p>PROPOSED IN-LINE FLUSH CONNECTION</p> <p>EXISTING CLEAN OUT</p> <p>PROPOSED CLEAN OUT</p> <p>EXISTING SEWER VALVE</p> <p>PROPOSED SEWER VALVE</p> <p>EXISTING CURB STOP</p> <p>PROPOSED CURB STOP</p> <p>PUMP STATION (SIMPLEX)</p> <p>PUMP STATION (DUPLEX)</p> <p>SEWER LATERAL</p> <p>LOCATION FLAG</p> <p>NATURAL GAS</p> <p>MARKER</p> <p>LOCATION FLAG</p> <p>VALVE</p> <p>CABLE TV</p> <p>RISER</p> <p>LOCATION FLAG</p> <p>JUNCTION BOX</p> <p>COMMUNICATIONS</p> <p>TELEPHONE</p> <p>BOX OR RISER</p> <p>JUNCTION BOX</p> <p>FIBER OPTIC BOX</p> <p>LOCATION FLAG</p> <p>FIBER OPTIC FLAG</p> <p>MANHOLE</p> <p>VAULT</p> <p>SATELLITE DISH</p>	<p>ELECTRICAL</p> <p>METER</p> <p>TRANSFORMER</p> <p>BOX OR RISER</p> <p>LOCATION FLAG</p> <p>LIGHT POLE</p> <p>EXTERIOR BUILDING LIGHT</p> <p>TRAFFIC SIGNAL POLE</p> <p>TRAFFIC SIGNAL CONTROL (BOX)</p> <p>RAIL ROAD SIGNAL</p> <p>MANHOLE</p> <p>JUNCTION BOX</p> <p>FEATURES & FEATURE LINES</p> <p>GRADING LIMITS</p> <p>RIGHT OF WAY LINE</p> <p>SECTION LINE</p> <p>UTILITY EASEMENTS</p> <p>EXISTING CONTOUR - MAJOR</p> <p>EXISTING CONTOUR - MINOR</p> <p>PROPERTY LINE</p> <p>PROPOSED CONTOUR - MAJOR</p> <p>PROPOSED CONTOUR - MINOR</p> <p>EROSION SILT FENCE</p> <p>EROSION SUPER SILT FENCE</p> <p>FENCE (WOOD)</p> <p>FENCE (STEEL)</p> <p>FLOOD HAZARD AREA</p> <p>FLOW ARROW</p> <p>GUARD RAILING</p> <p>GRAVEL ROAD OR DRIVE</p> <p>RAIL ROAD TRACKS</p> <p>ROCK RETAINING WALL</p> <p>TREE / BRUSH LINES</p> <p>CLEARING & GRUBBING LIMITS</p> <p>WATER EDGES</p> <p>DITCH CENTER LINE</p> <p>WETLAND BOUNDARY</p> <p>PROPOSED SUPERSTRUCTURE</p> <p>EXISTING SUPERSTRUCTURE</p> <p>STRUCTURE (TANKS, ETC.)</p> <p>EXISTING UNDERGROUND STRUCTURE</p> <p>FUTURE STRUCTURE</p> <p>UTILITY LINES</p> <p>CABLE TV OVERHEAD</p> <p>CABLE TV UNDERGROUND</p> <p>COMMUNICATION FIBER OPTIC</p> <p>COMMUNICATION OVERHEAD</p> <p>COMMUNICATION UNDERGROUND</p> <p>ELECTRIC OVERHEAD</p> <p>ELECTRIC UNDERGROUND</p> <p>NATURAL GAS</p> <p>NATURAL GAS HIGH PRESSURE</p> <p>JET FUEL</p> <p>SANITARY FORCEMAIN</p> <p>SANITARY SEWER LINE</p> <p>STORM DRAIN</p> <p>STORM ROOF DRAIN</p> <p>STEAM</p> <p>FIRE PROTECTION</p> <p>WATER MAIN</p> <p>UTILITY LINE 36" AND LARGER</p>	<p>EXISTING ASPHALT TO BE DEMOLISHED</p> <p>EXISTING CONCRETE TO BE DEMOLISHED</p> <p>PROPOSED PAVEMENT</p> <p>PROPOSED CONCRETE PAVEMENT</p> <p>PROPOSED LIGHT DUTY ASPHALT PAVEMENT</p> <p>PROPOSED HEAVY DUTY ASPHALT PAVEMENT</p> <p>PROPOSED GRAVEL</p> <p>WETLAND AREA</p> <p>PROPOSED SOD</p>

NOTE: HEAVIER LINE WEIGHTS INDICATE PROPOSED WORK.

GENERAL NOTES:

- UNDERGROUND UTILITIES AS SHOWN HEREIN WERE TAKEN FROM EXISTING PLANS AND ARE APPROXIMATE LOCATIONS ONLY. UNDERGROUND UTILITY LOCATIONS HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- INDIVIDUAL TREES WHICH DO NOT HAVE A SIZE SHOWN ARE LESS THAN 8-INCHES IN DIAMETER. REMOVAL OF TREES LESS THAN 8-INCHES IN DIAMETER ARE CONSIDERED INCIDENTAL TO PROJECT.
- BENCHMARKS ARE BASED ON NAVD 88 DATUM.
- CONTRACTOR SHALL NOT UTILIZE ANY PAVED ROADWAYS OUTSIDE CONSTRUCTION AREAS FOR TRACK EQUIPMENT OPERATION OR STORAGE. ALL DAMAGED ROADWAYS CAUSED BY CONTRACTOR TO BE REPAIRED AT CONTRACTORS EXPENSE.
- THE CONTRACTOR AND SUBCONTRACTOR(S) SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR AND IF NOT SPECIFICALLY CALLED OUT IN THE CONTRACT DOCUMENTS, WILL BE INCIDENTAL TO THE COST OF INSTALLATION.
- ALL EXISTING SITE CONDITIONS SHOWN ON THE PLANS ARE FOR REFERENCE ONLY.
- ALL DISTURBED AREAS SHALL BE RESTORED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE SLOPE STAKE LINE, INCLUDING EXISTING FENCING, LAWN, TREES AND SHRUBBERY.
- THE SOIL BORINGS REPRESENT POINT INFORMATION. PRESENTATION OF THIS INFORMATION IN NO WAY IMPLIES THAT SUB-SURFACE CONDITIONS ARE THE SAME OTHER THAN THE EXACT LOCATION OF THE BORINGS. THE SOIL BORING LOGS ARE CONTAINED IN THE PROJECT MANUAL.
- CONTRACTOR TO COORDINATE ACCESS TO SITE WITH DELTA TOWNSHIP WWTP STAFF.
- CONTRACTOR IS TO PERFORM ALL NECESSARY SITE CLEARING PRIOR TO ANY CONSTRUCTION. ALL CLEARING ACTIVITIES MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ANY PERMIT CONDITIONS. ALL TREES THAT WERE IDENTIFIED AS POTENTIAL INDIANA BAT HABITAT AS PART OF THE SITE ENVIRONMENTAL AND BIOLOGICAL ASSESSMENT PERFORMED WERE CUT DOWN BY THE CITY OF EAST LANSING STAFF. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF FALLEN TREES AND STUMPS DURING CLEARING EFFORTS.
- PER SPECIFICATIONS, ALL PIPE TRENCHES AND EXCAVATIONS SHALL BE KEPT FREE OF WATER. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A DEWATERING PLAN FOR APPROVAL CAPABLE OF MEETING THIS REQUIREMENT. INFORMATION REGARDING GROUND WATER ELEVATIONS CAN BE FOUND IN THE SOIL REPORT FOUND IN THE PROJECT MANUAL.

UTILITIES:

FOR ALL PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL MISS-DIG A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL MISS-DIG PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE MISS-DIG ALERT SYSTEM. THE FOLLOWING UTILITY COMPANIES HAVE FACILITIES WITHIN THE PROJECT LIMITS:

ELECTRIC	BOARD OF WATER AND LIGHT 123 W. OTTAWA STREET LANSING, MI	(517) 371-6314
NATURAL GAS	CONSUMERS ENERGY 530 W. WILLOW STREET LANSING, MI	(800) 482-7171
SANITARY SEWER	DELTA CHARTER TOWNSHIP ENGINEERING DEPARTMENT 7710 W. SAGINAW HIGHWAY LANSING, MI 48917	(517) 323-8540
STORM DRAINAGE	EATON COUNTY DRAIN COMMISSIONER CHARLOTTE, MI	(517) 485-3417 EXT. 1214
WATER	DELTA CHARTER TOWNSHIP WATER DIVISION 7720 ADMINISTRATION DRIVE LANSING, MI 48917	(517) 323-8570
FIBER	ACD.NET	(517) 999-3291
TELEPHONE	AT&T	(248) 456-0861
CATV	COMCAST	
COMMUNICATION	WOW!	

PRIOR TO WORK ON FACILITIES BELONGING TO THE ABOVE UTILITIES, A MINIMUM OF 72 HOURS NOTICE MUST BE GIVEN IN ORDER TO ENSURE PROPER INSPECTION BY THE RESPECTIVE MUNICIPAL OR PRIVATE UTILITY OWNER.

THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK, AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.

ALL GAS FACILITIES SHALL BE PROTECTED AND SUPPORTED PER CONSUMERS ENERGY DISTRIBUTION STANDARDS.

TETRA TECH

www.tetrattech.com

3487 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
LEGEND AND NOTES

PROJ:	200-214200-20001
DESN:	SNB
DRWN:	TAH
CHKD:	GJM

C-001

7/30/2021 2:57:55 PM - P:\IER\214200\20001\CAD\SHETS\SITE PLAN\C-001.DWG - HOLLENBECK, TODD

PREPARED FOR:
DELTA TOWNSHIP

SURVEY MAP
A PART OF THE SOUTHWEST 1/4,
SECTION 3, T4N, R3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

PARCEL DESCRIPTION (PARCEL 2)

A parcel of land situated in the southwest 1/4 of Section 3, T4N, R3W, Delta Township, Eaton County, Michigan, being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 3, at a 5/8" steel bar and cap #47942 as recorded in Liber 2703, Page 740 of corners, Eaton County records;

thence North 00°02'35" West, 50.00 feet along the north and south 1/4 line of Section 3 to the north line of Willow Highway and the POINT OF BEGINNING (said 1/4 line is a right line between the said south 1/4 corner and a 5/8" steel bar and cap #47942 at the center of Section 3, as recorded in Liber 2703, Page 747);

thence South 89°45'30" West, 120.00 feet along the north line of Willow Highway to a 5/8" steel bar and cap #47942;

thence North 00°03'12" West, 350.00 feet to a 3/4" steel pipe and cap #11370;

thence North 17°01'17" West, 274.12 feet to a 3/4" steel pipe and cap #11370;

thence North 00°03'12" West, 390.00 feet to a 3/4" steel pipe;

thence South 89°45'30" West, 457.86 feet to a 3/4" steel pipe on the west line of the east 1/2 of the southwest 1/4 of Section 3;

thence North 00°04'38" West, 415.56 feet along the said west line to a 5/8" steel bar and cap #47942 on the south line of Old River Trail, said line also being an intermediate traverse line on the south bank of the Grand River (said point is South 00°04'38" East, 114 feet, more or less, from the edge of water);

thence along said south line of Old River Trail and traverse line, along a curve to the left with an arc length of 230.69 feet, a radius of 4033.50 feet, a chord bearing of North 82°39'35" East, and a chord length of 230.66 feet to a 5/8" steel bar and cap #47942;

thence continuing along said traverse line, North 81°01'17" East, 434.64 feet to a 5/8" steel bar and cap #47942 on the north and south 1/4 line of Section 3 (said point is South 00°02'53" East, 90 feet, more or less, from the edge of water);

thence South 00°02'53" East, 1512.54 feet to the POINT OF BEGINNING.

Description contains 464926.79 square feet, or 10.6733 acres, within the traversed area (12.13 acres, more or less, to the water's edge) and is subject to a 66 foot wide right of way for Old River Trail and any other easements of public record.

SURVEY MAP CERTIFICATION

I, GILBERT M. BARISH, CERTIFY TO THE PARTIES NAMED HEREON, THAT THIS SURVEY MAP COMPLIES WITH PUBLIC ACT 132 OF 1970, SECTION 54.213, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER MONUMENT DOES NOT EXCEED 0.07 FEET PLUS 50 PARTS PER MILLION BASED ON THE DIRECT DISTANCE BETWEEN TWO MONUMENTS.



Gilbert M. Barish
GILBERT M. BARISH, P.S. #400147942

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE:
FIELD: GB JC DRAWN BY: JJC
DATE: AUGUST 24, 2020
FILE: S079-2020
SHEET 3 OF 3

PREPARED FOR:
DELTA TOWNSHIP

SURVEY MAP
A PART OF THE SOUTHWEST 1/4,
SECTION 3, T4N, R3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

PARCEL DESCRIPTION (PARCEL 1)

A parcel of land situated in the southwest 1/4 of Section 3, T4N, R3W, Delta Township, Eaton County, Michigan, being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 3, at a 5/8" steel bar and cap #47942 as recorded in Liber 2703, Page 740 of corners, Eaton County records;

thence North 00°02'35" West, 50.00 feet along the north and south 1/4 line of Section 3 to the north line of Willow Highway (said 1/4 line is a right line between the said south 1/4 corner and a 5/8" steel bar and cap #47942 at the center of Section 3, as recorded in Liber 2703, Page 747);

thence South 89°45'30" West, 120.00 feet along the north line of Willow Highway to a 5/8" steel bar and cap #47942 and the POINT OF BEGINNING;

thence South 89°45'30" West, 1194.90 feet to a 5/8" steel bar and cap #47942 on the west line of the east 1/2 of the southwest 1/4 of Section 3;

thence North 00°06'22" West, 924.00 feet along the said west line to a 3/4" steel pipe and cap #11370 being 0.21' east and 0.46' north thereof;

thence North 89°45'30" East, 657.92 feet to a 3/4" steel pipe and cap #11370 on the west line of the east 1/2 of the southwest 1/4 of section 3;

thence North 00°04'38" West, 78.45 feet along the said west line to a 3/4" steel pipe;

thence North 89°45'30" East, 457.86 feet to a 3/4" steel pipe;

thence South 00°03'12" East, 390.00 feet to a 3/4" steel pipe and cap #11370;

thence South 17°01'17" East, 274.12 feet to a 3/4" steel pipe and cap #11370;

thence South 00°03'12" East, 350.00 feet to the POINT OF BEGINNING.

Description contains 1104972.77 square feet (25.3667 acres), more or less, and is subject to any easements of public record.

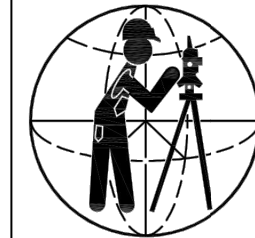
CORNER EVIDENCE TABLE

Ⓐ	3/4" STEEL PIPE & CAP #11370 0.21' EAST 0.46' NORTH
Ⓑ	3/4" STEEL PIPE & CAP #11370
Ⓒ	3/4" STEEL PIPE
Ⓓ	3/4" STEEL PIPE & CAP #11370
Ⓕ	3/4" STEEL PIPE & CAP #11370
Ⓖ	1/2" STEEL PIPE
Ⓗ	3/4" STEEL PIPE

ADJOINING OWNER INFORMATION

1	EDWARD & PATRICIA STOLICKER 6936 W. WILLOW HWY PID: 040-040-800-240-00	6	EILEEN HOUSTON 2219 HILLTOP DRIVE PID: 040-040-800-120-00
2	LOIS COKER 2105 HILLTOP DRIVE PID: 040-040-800-160-00	7	DELTA CHARTER TOWNSHIP OLD RIVER TRAIL PID: 040-003-400-150-00
3	ROBIN & LORIE DEBAR 2111 HILLTOP DRIVE PID: 040-040-800-150-00	8	WILLIAM & SANDRA CAMPBELL 7101 OLD RIVER TRAIL PID: 040-003-300-267-00
4	REX & ELAINE ELLIS 2203 HILLTOP DRIVE PID: 040-040-800-140-00	9	HOWARD & JUDITH HEDLUND 7301 OLD RIVER TRAIL PID: 040-003-300-261-00
5	JANE REITER, ETAL. 2211 HILLTOP DRIVE PID: 040-040-800-130-00	10	DELTA CHARTER TOWNSHIP OLD RIVER TRAIL PID: 040-003-300-235-00

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



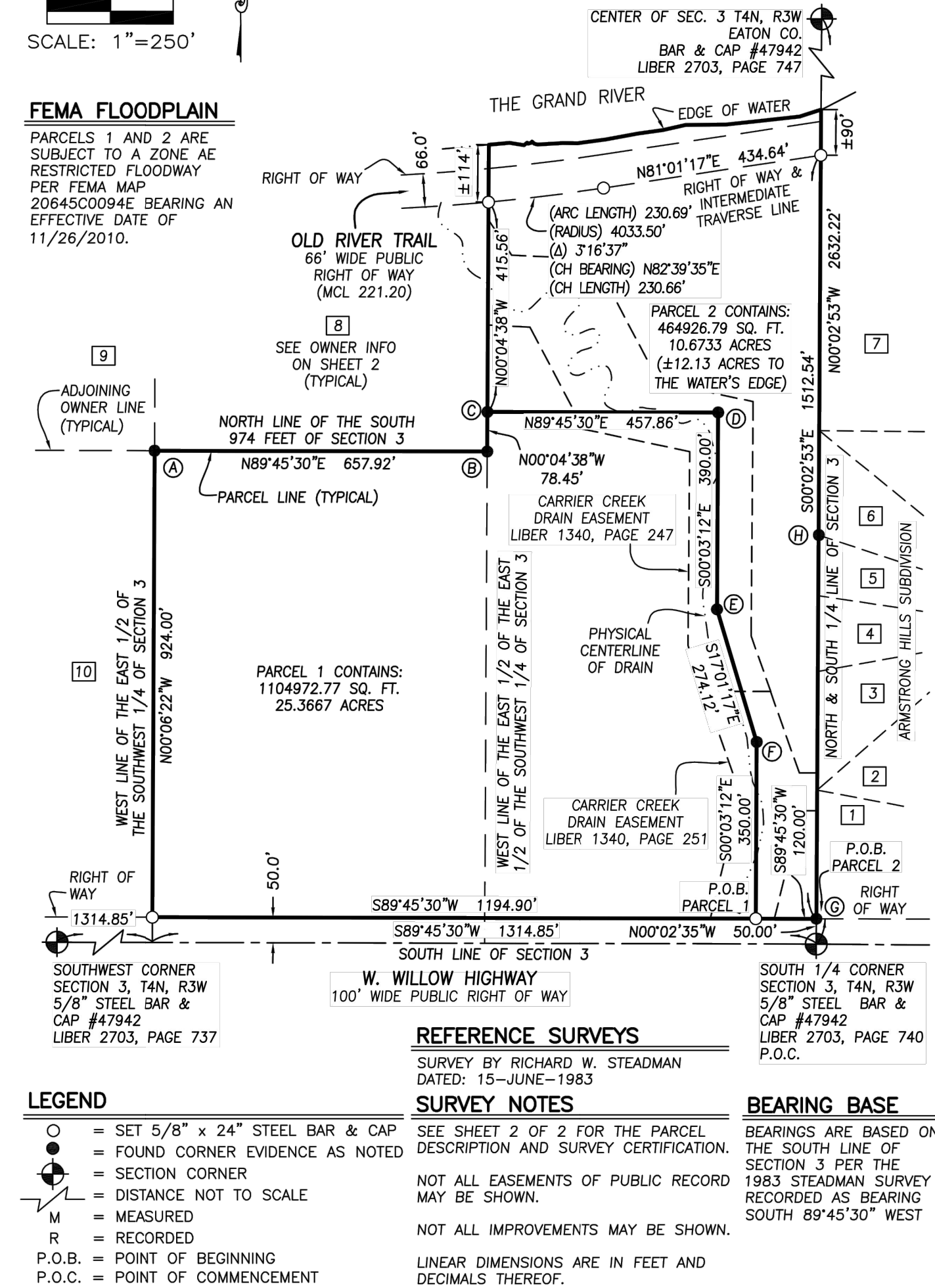
REVISION DATE:
FIELD: GB JC DRAWN BY: JJC
DATE: AUGUST 24, 2020
FILE: S079-2020
SHEET 2 OF 3

PREPARED FOR:
DELTA TOWNSHIP

SURVEY MAP
A PART OF THE SOUTHWEST 1/4,
SECTION 3, T4N, R3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

FEMA FLOODPLAIN

PARCELS 1 AND 2 ARE SUBJECT TO A ZONE A-E RESTRICTED FLOODWAY PER FEMA MAP 20645C0094E BEARING AN EFFECTIVE DATE OF 11/26/2010.



LEGEND

- = SET 5/8" x 24" STEEL BAR & CAP
- = FOUND CORNER EVIDENCE AS NOTED
- = SECTION CORNER
- = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

REFERENCE SURVEYS

SURVEY BY RICHARD W. STEADMAN
DATED: 15-JUNE-1983

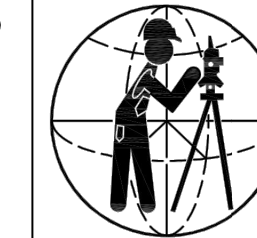
SURVEY NOTES

SEE SHEET 2 OF 2 FOR THE PARCEL DESCRIPTION AND SURVEY CERTIFICATION.
NOT ALL EASEMENTS OF PUBLIC RECORD MAY BE SHOWN.
NOT ALL IMPROVEMENTS MAY BE SHOWN.
LINEAR DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BEARING BASE

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 3 PER THE 1983 STEADMAN SURVEY RECORDED AS BEARING SOUTH 89°45'30" WEST

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE:
FIELD: GB JC DRAWN BY: JJC
DATE: AUGUST 24, 2020
FILE: S079-2020
SHEET 1 OF 3

SITE DATA

AREA

PARCEL 1: 25.37 AC
PARCEL 2: 12.13 AC
TOTAL: 37.50 AC

EXISTING BUILDING AREA: 3.28 AC
EXISTING IMPERVIOUS SURFACE: 5.47 AC
PROPOSED BUILDING REMOVAL: 0.59 AC
PROPOSED BUILDING ADDITION: 1.9 AC
PROPOSED IMPERVIOUS SURFACE: 8.08 AC
PERCENT IMPERVIOUS: 21%

PARKING

REQUIRED: ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES

27 EMPLOYEES / 2 = 14 SPACES REQUIRED

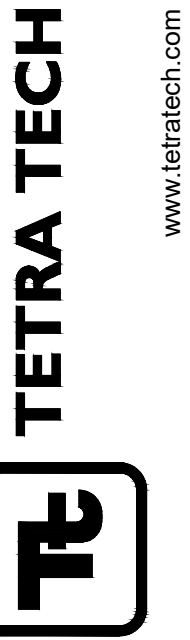
51 SPACES PROVIDED, 2 BARRIER FREE

ZONING

AG2 - AGRICULTURE RESIDENTIAL

SETBACKS:

FRONT YARD 50 FEET MIN.
SIDE YARD 25 FEET MIN.
REAR YARD 50 FEET MIN.
HEIGHT 40 FEET MAX.



BY

MARK

DATE

DESCRIPTION

1

7/30/21

SPECIAL LAND USE PERMIT

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN

PROPERTY DESCRIPTION
AND SITE DATA

PROJ: 200-214200-20001

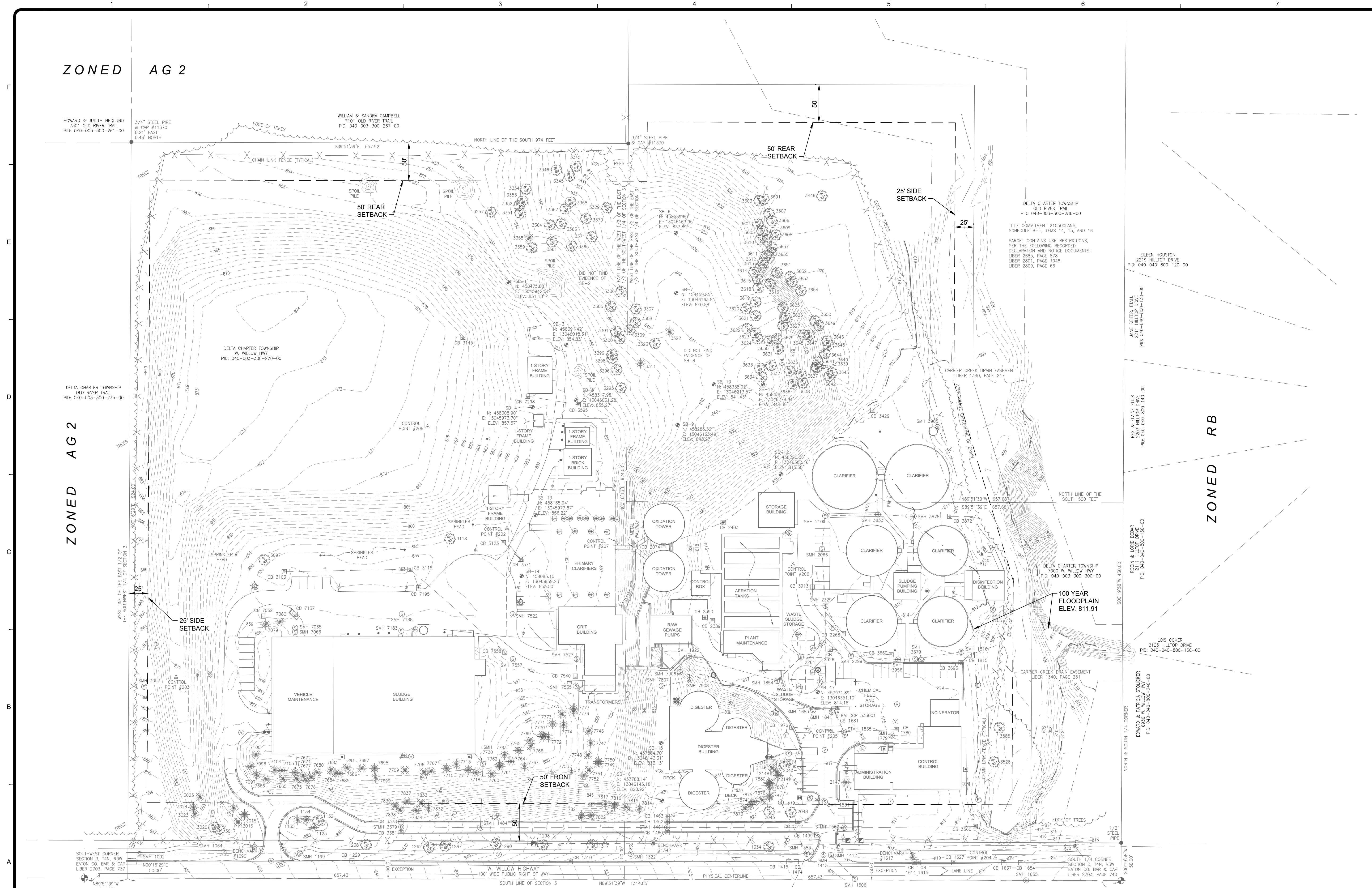
DESN: SNB

DRWN: TAH

CHKD: GJM

C-002

7/30/2021 3:05:37 PM - P:\PIER2\14200\2000\14200-2000\CAD\SHEET\PLANNING\101.DWG - HOLLENBECK, TODD



OVERALL EXISTING PLAN
SCALE: 1" = 60'

ZONED AG 2

ZONED AG 2

ZONED RB



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
OVERALL EXISTING PLAN

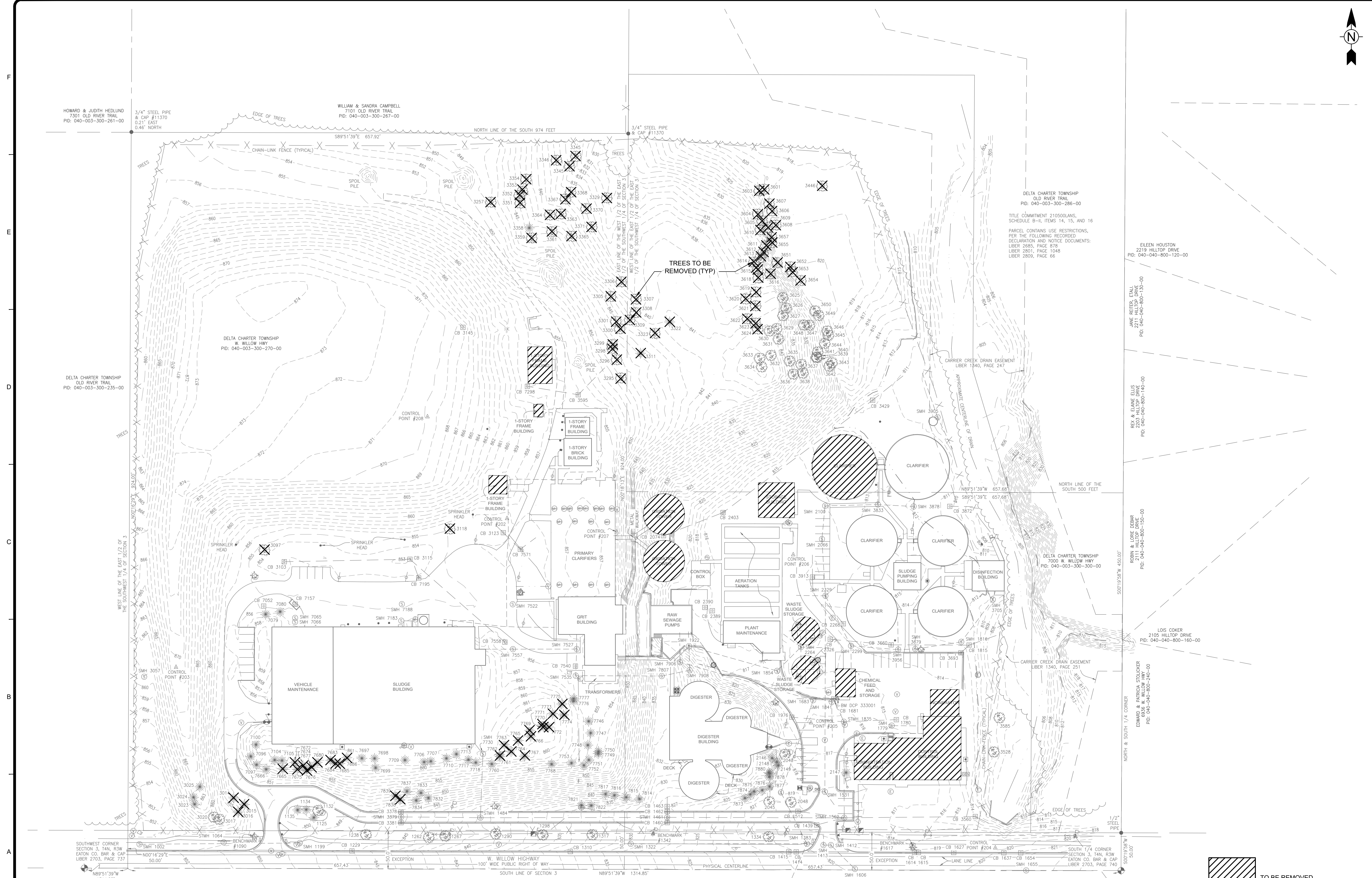
PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

C-101

Copyright: Tetra Tech

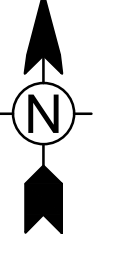
Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:08:34 PM - P:\PIER2\14200\2000\1\CAD\DWG\102\14200-20001\CAD\DWG\102.DWG - HOLLENBECK, TODD



DEMOLITION PLAN

SCALE: 1" = 60'



TETRA TECH
www.tetra.tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316-3963 FAX: (517) 484-8140



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
DEMOLITION PLAN

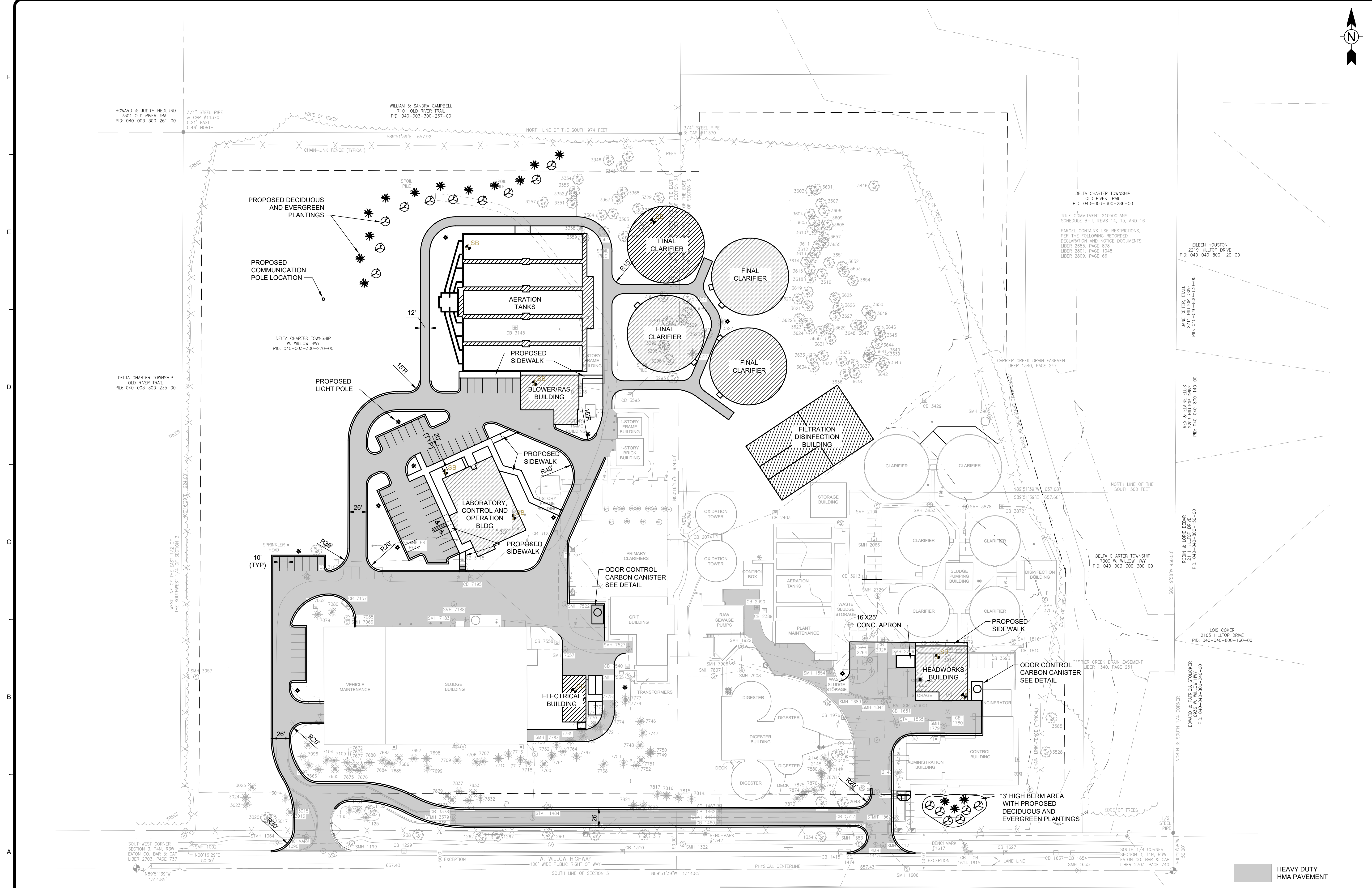
PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

C-102

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:39:08 PM - P:\PIER2\14200\2000\14200-2000\CAD\SHEET\SITE PLAN\C-103.DWG - HOLLENBECK, TODD



PROPOSED SITE PLAN
SCALE: 1" = 60'

HEAVY DUTY HMA PAVEMENT

MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
PROPOSED SITE PLAN

PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

C-103

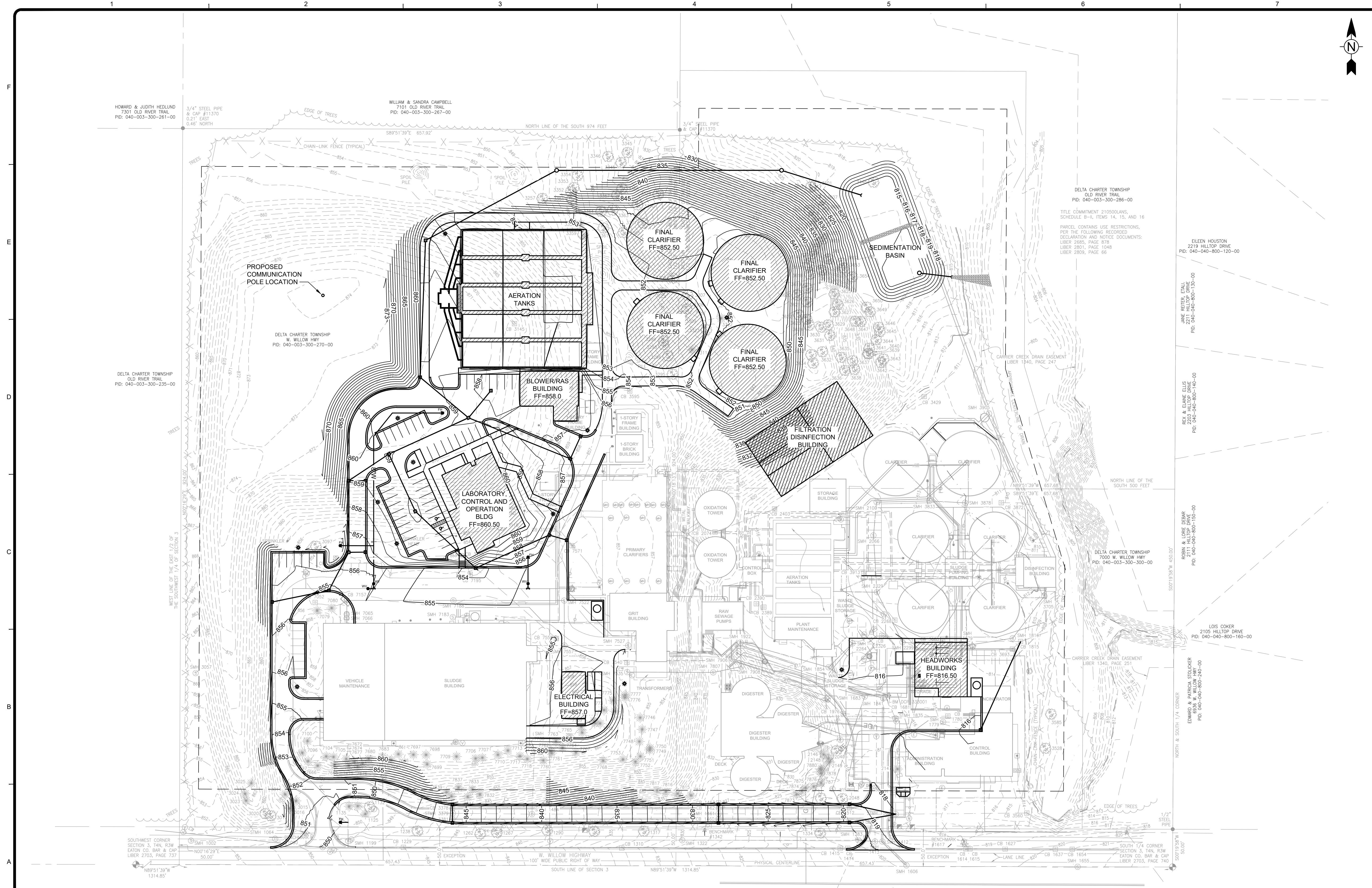


DELTA TOWNSHIP, MICHIGAN
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140

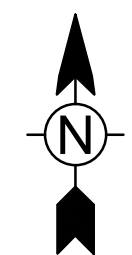
Bar Measures 1 inch, otherwise drawing not to scale

Copyright: Tetra Tech

7/30/2021 3:13:03 PM - P:\PIER2\14200\2001\CAD\SITE\14200-214200-20001\CAD\SITE\14200-214200-20001.DWG - HOLLENBECK, TODD



OVERALL GRADING PLAN
SCALE: 1" = 60'



TETRA TECH
www.tetra-tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316-3963 FAX: (517) 484-8140



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
OVERALL GRADING PLAN

PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

C-104

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:13:32 PM - P:\PIER2\14200\200-214200-20001\CAD\SSHEETS\PLANC-501.DWG - HOLLENBECK, TODD

REVISIONS DATE
Last Revision 06/2017
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
MANHOLE ABANDONMENT DETAIL

NOTES:

- WHEN PIPE TERMINATES IN AN EXISTING MANHOLE, APPLY A MINIMUM 1/2" OF CEMENT PLASTER FLUSH WITH SURFACE.
- OTHER METHODS OF BULKHEADING PIPES MUST BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SEWER BULKHEAD DETAIL

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SEWER SECTION REPLACEMENT

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SANITARY SERVICE CONNECTIONS

NOTE: THIS DETAIL DOES NOT APPLY TO MANHOLES SHOWN WITH FLAT TOP OR WITH COMPOSITE CASTING.

REVISIONS DATE
Last Revision 03/2020
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
MANHOLE CASTING ADJUSTMENT

NOTE:

- ALLOW GROUT TO CURE 24 HOURS, THEN SAWCUT AND REMOVE GROUT TUBE AND BACKFILL EXCAVATION.
- USE OF TRENCH EXCAVATION AS GROUT TUBE IS ACCEPTABLE, PROVIDED DISCHARGE CHUTE EXTENDS TO PIPE TO BE ABANDONED.

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SANITARY SEWER ABANDONMENT

NOTE: MANHOLES THAT ARE NOT WITHIN DRIVEABLE SURFACE OR WITHIN THE INFLUENCE OF A DRIVEABLE SURFACE SHALL USE LIGHTWEIGHT COMPOSITE CASTING AND COVER AS DESCRIBED IN THE PROJECT SPECIFICATIONS.

REVISIONS DATE
Last Revision 06/2017
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SANITARY SEWER MANHOLE

TETRA TECH
www.tetra-tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140

DELTA TOWNSHIP

BY	DATE	DESCRIPTION
	7/30/21	SPECIALLAND USE PERMIT

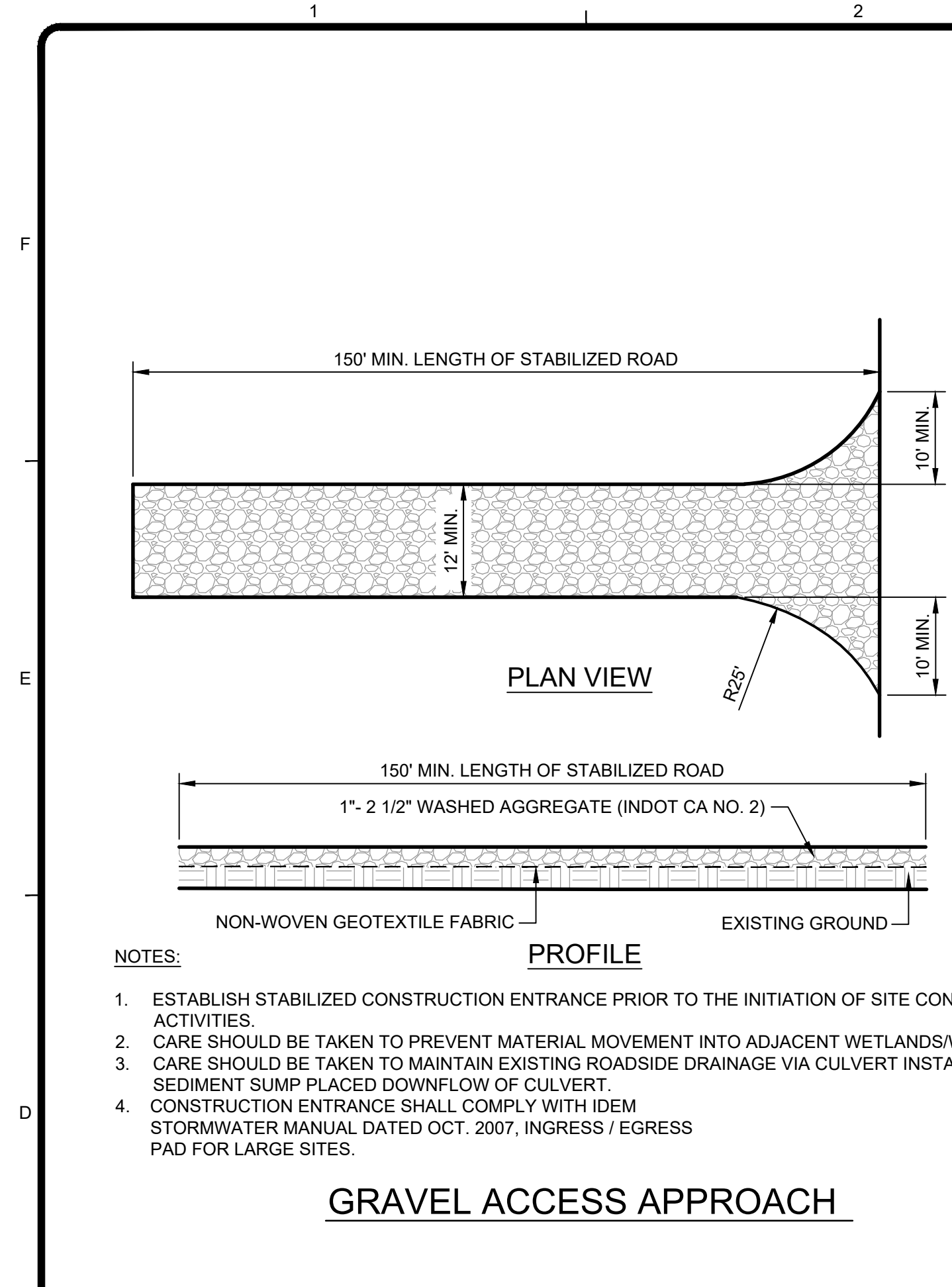
MARK 1

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
DETAILS

PROJ: 200-214200-20001
DES: SNB
DRW: TAH
CHKD: GJM

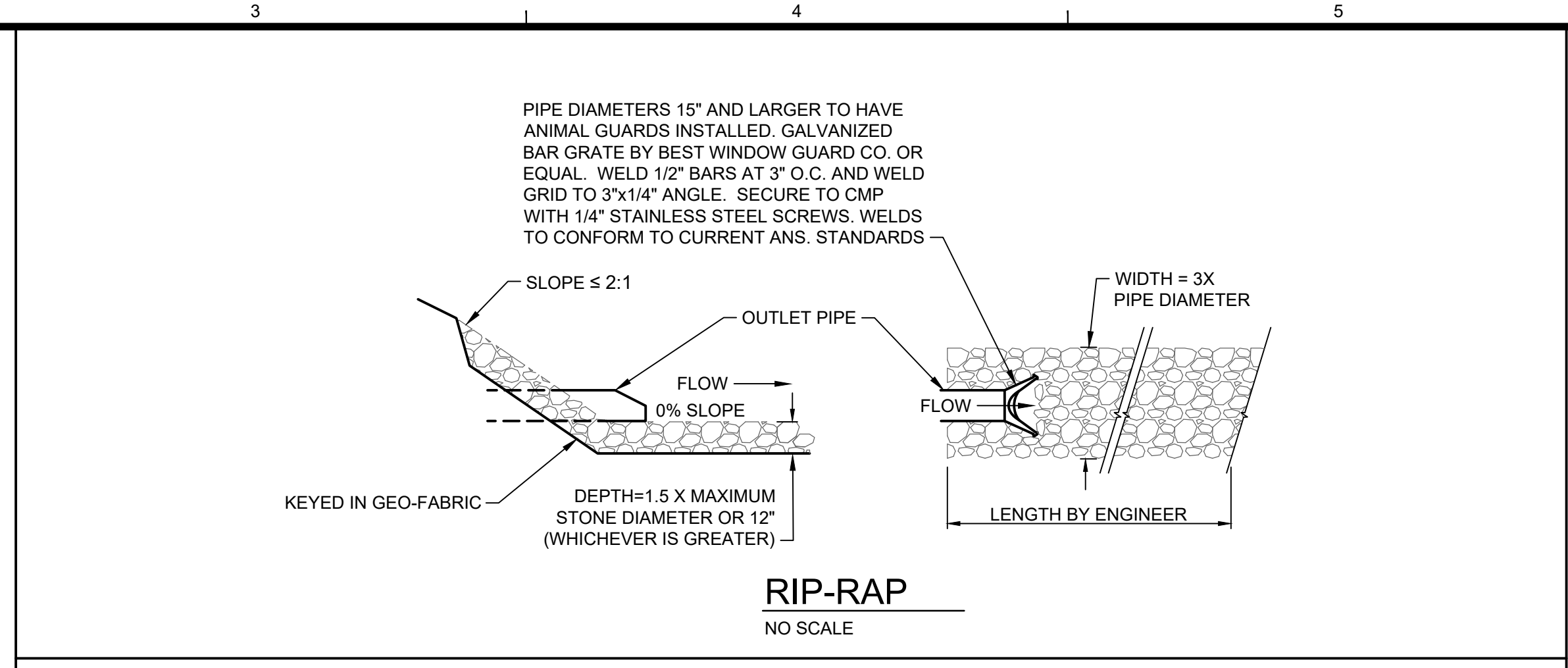
C-501

Copyright: Tetra Tech

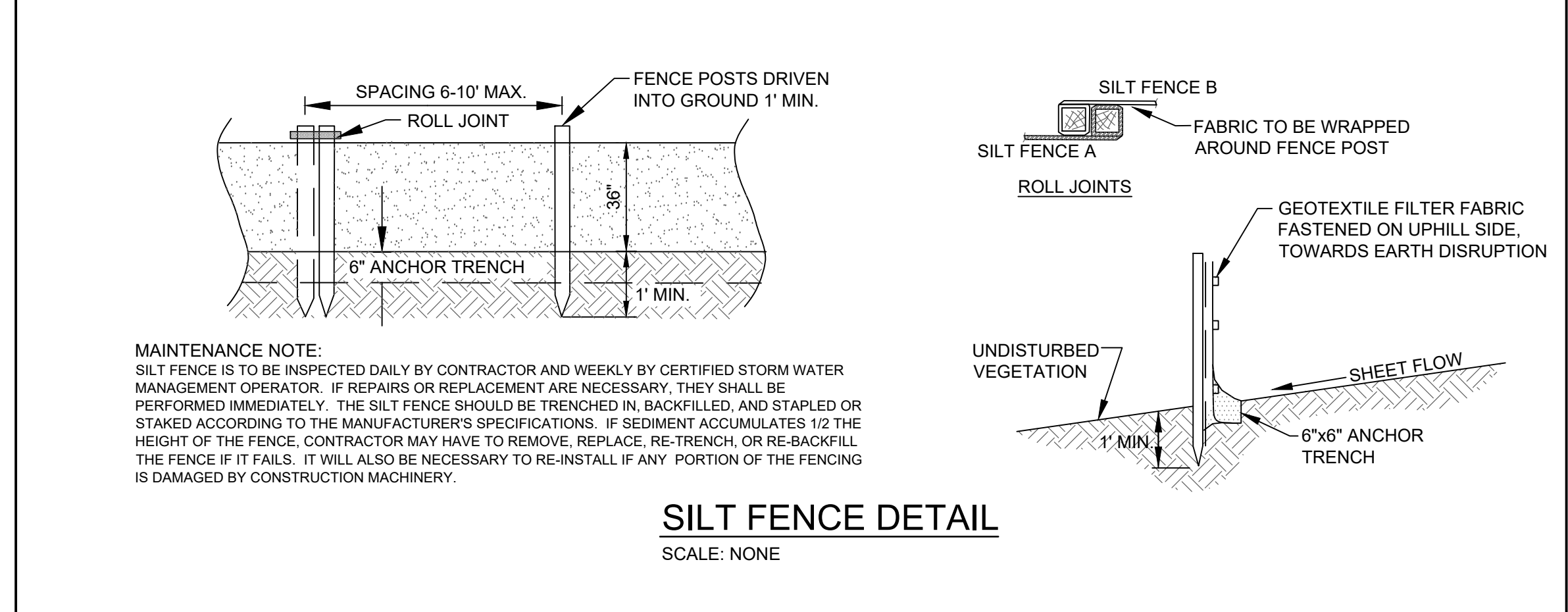


- NOTES:**
1. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INITIATION OF SITE CONSTRUCTION ACTIVITIES.
 2. CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT WETLANDS/WATERBODIES.
 3. CARE SHOULD BE TAKEN TO MAINTAIN EXISTING ROADSIDE DRAINAGE VIA CULVERT INSTALLATION, WITH SEDIMENT SUMP PLACED DOWNFLOW OF CULVERT.
 4. CONSTRUCTION ENTRANCE SHALL COMPLY WITH IDEM STORMWATER MANUAL DATED OCT. 2007, INGRESS / EGRESS PAD FOR LARGE SITES.

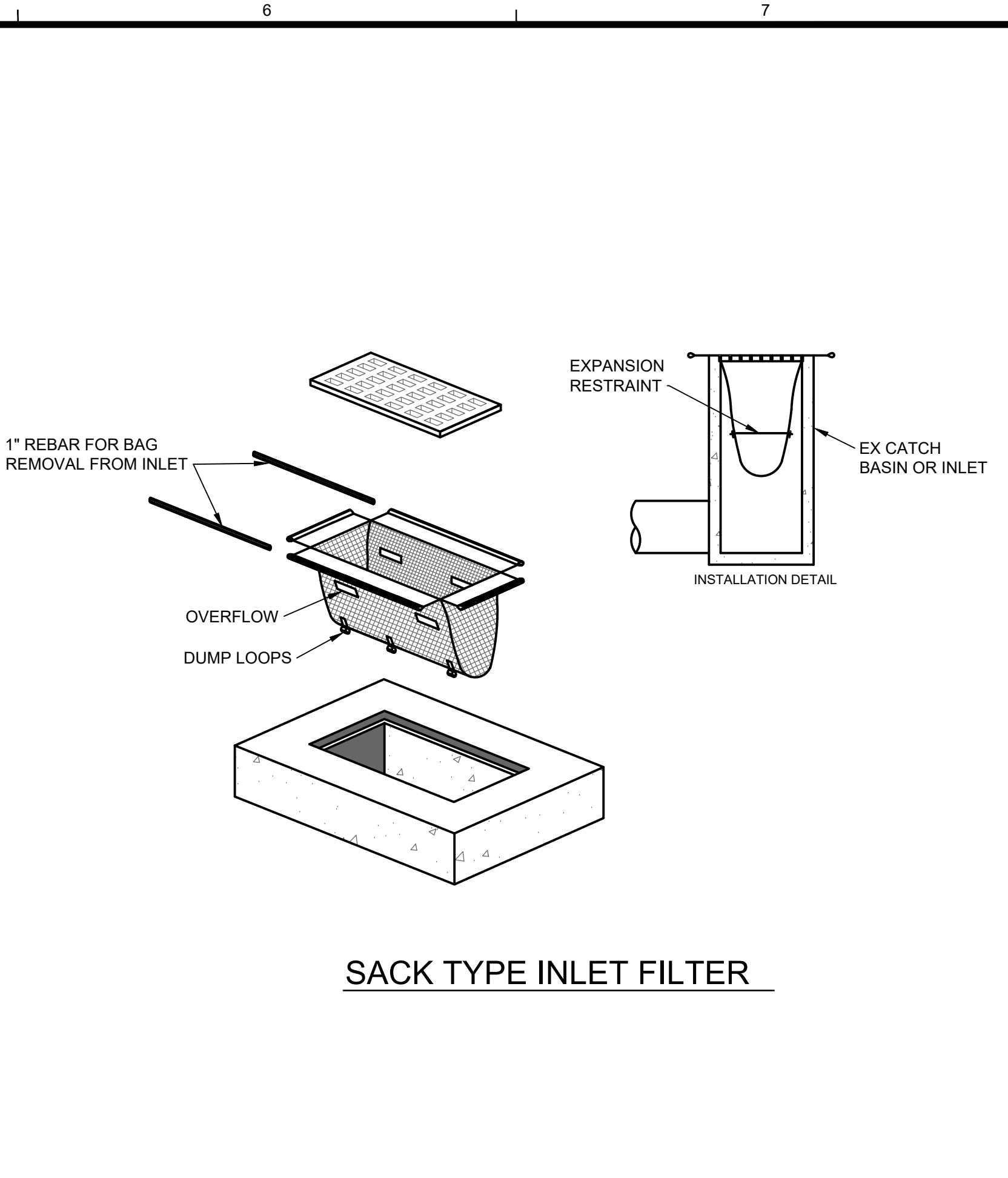
GRAVEL ACCESS APPROACH



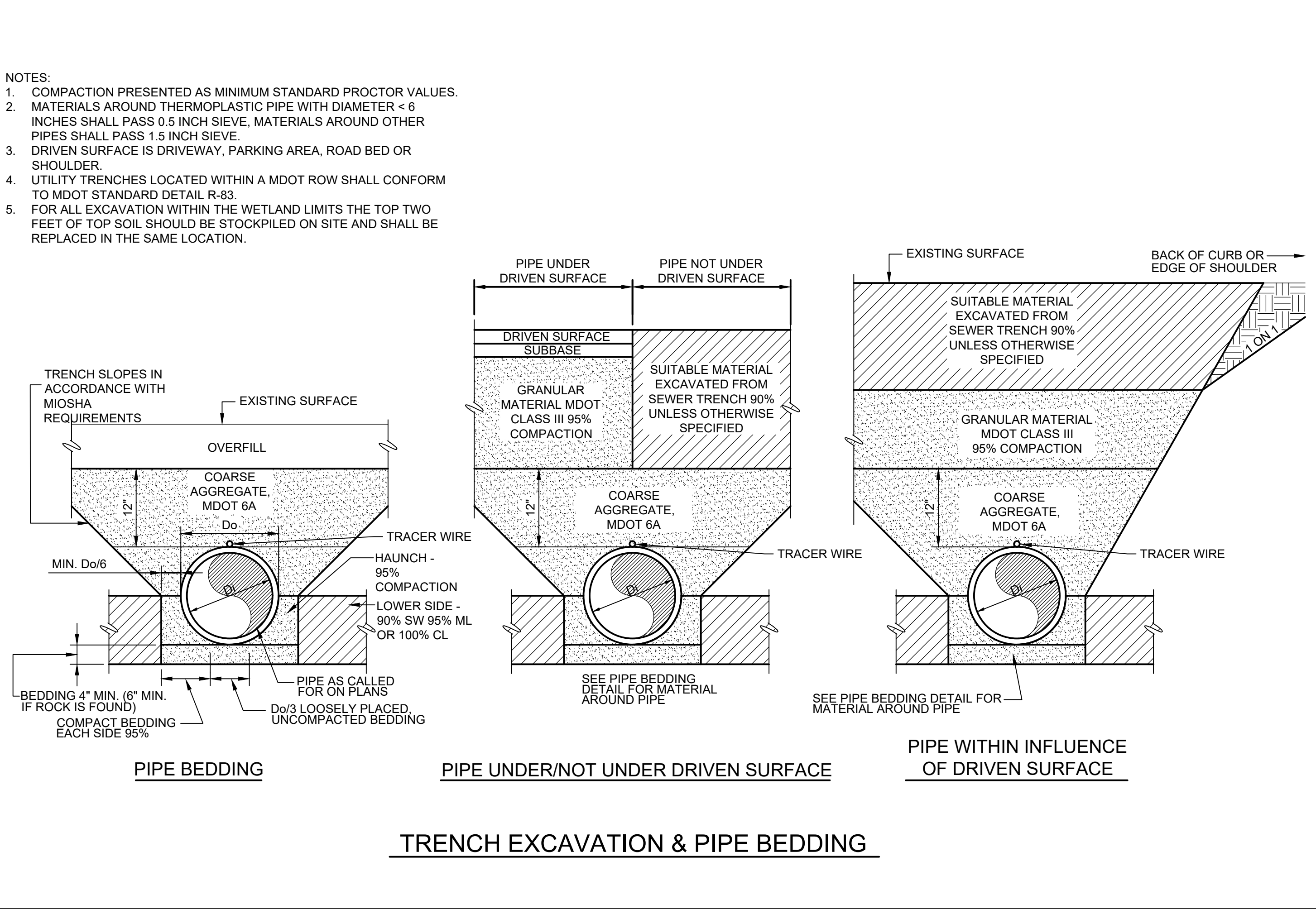
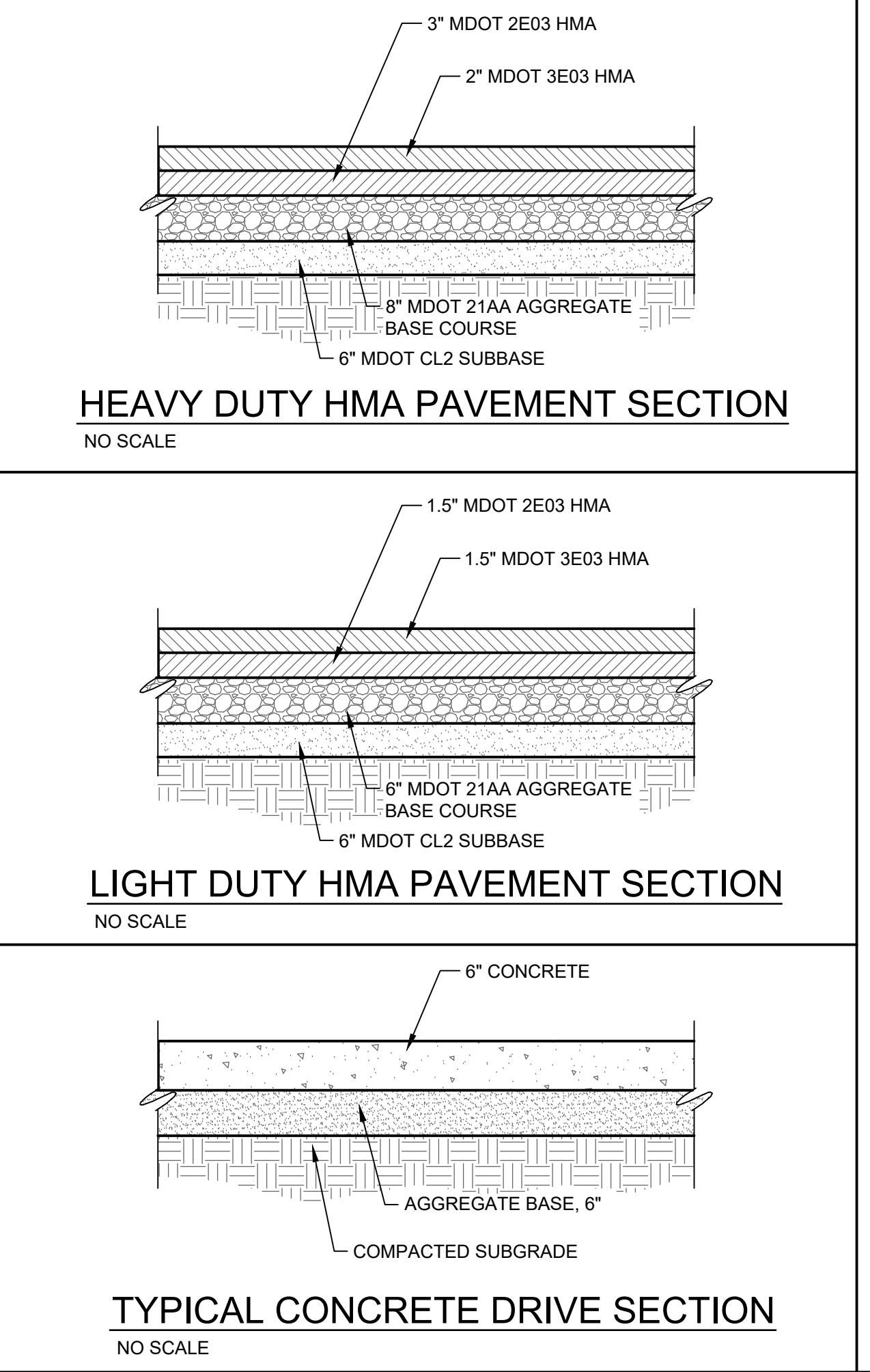
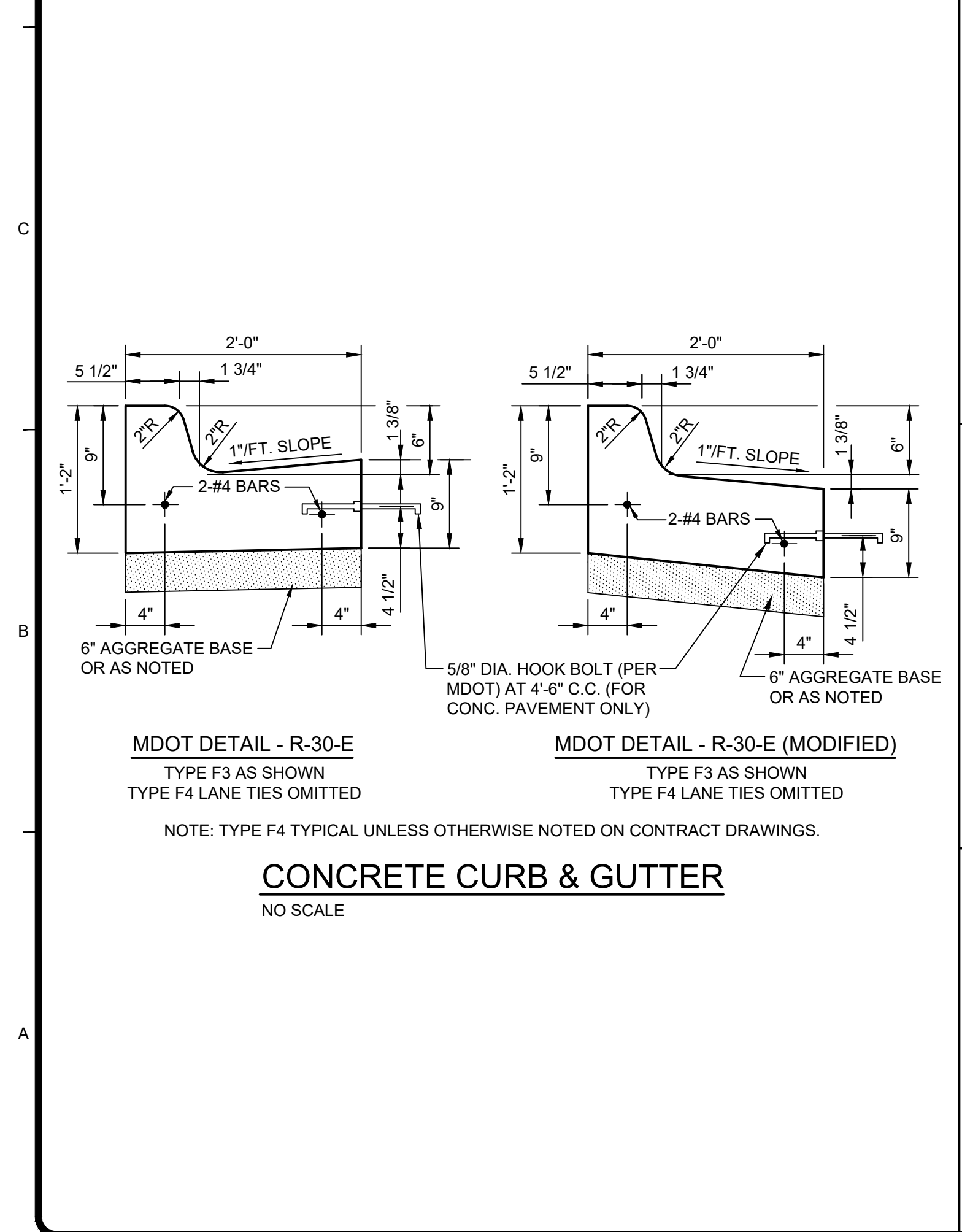
RIP-RAP
NO SCALE



SILT FENCE DETAIL
SCALE: NONE



SACK TYPE INLET FILTER



TETRA TECH

www.tetra-tech.com

3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140

DELTA TOWNSHIP

BY	DATE	DESCRIPTION
	7/30/21	SPECIAL LAND USE PERMIT

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN

DETAILS

PROJ: 200-214200-20001

DES: SNB

DRWN: TAH

CHKD: GJM

C-502

Copyright: Tetra Tech

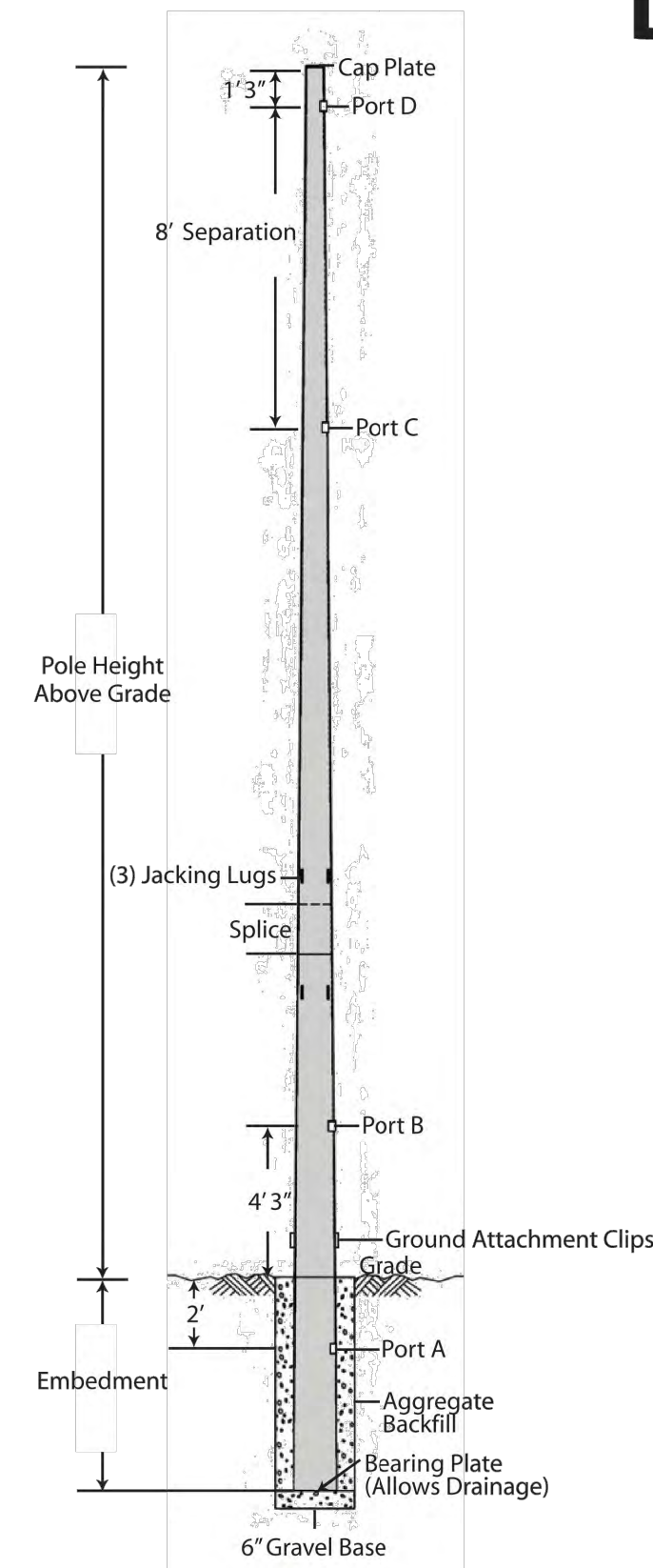
7/30/2021 3:13:44 PM - P:\IER\214200\20001\CADD\SHETS\SITE PLAN\C-501.DWG - HOLLENBECK, TODD

Bar Measures 1 inch, otherwise drawing not to scale

P DIRECT EMBED POLES

DIRECT EMBED POLE STANDARD DESIGNS

DIRECT EMBED POLES

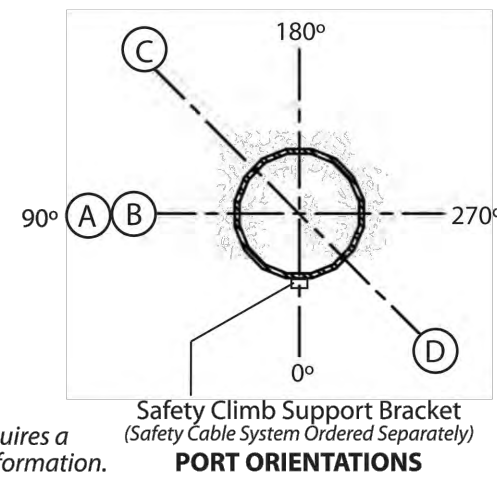


GENERAL USE

ROHN Direct Embed Poles minimize site requirements, lowering lease rates and acquisition costs. They are designed for rapid installation, meeting the demands of today's dynamic communication environments. Whether you are supporting broadband, PCS, security or other lightweight systems, ROHN Tapered Steel Poles offer extremely efficient designs.

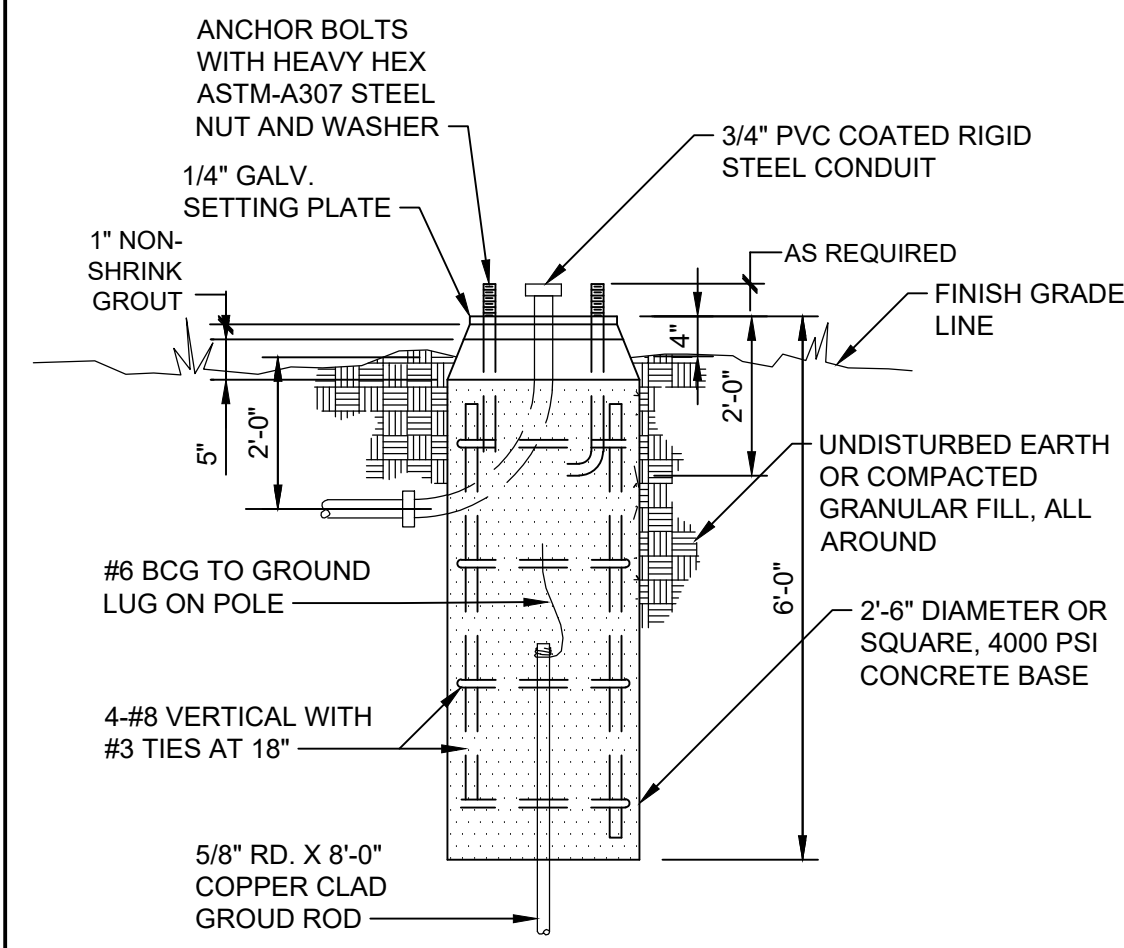
FEATURES

- Completely hot-dip galvanized after fabrication
- Fast, easy installation
- Designed for applications with stringent deflection requirements
- Internal routing of transmission lines
- Each pole ships with the following:
 - Assembly Drawings and Standard Foundation Details
 - (4) 5" x 7" Ports with (2) port covers
 - (3) Jacking Lugs on each side of splices
 - (3) Ground attachment clips
 - (1) Vented cap plate
 - (1) Bearing plate welded to bottom
 - Safety Climb Support Brackets
 - (1) Safety warning sign
 - (1) Pole ID tag
 - Attachment clips for optional step bolts
- Optional items are available and may be ordered separately. Please see accessories on page 225.
- Custom designs available for any height or application.

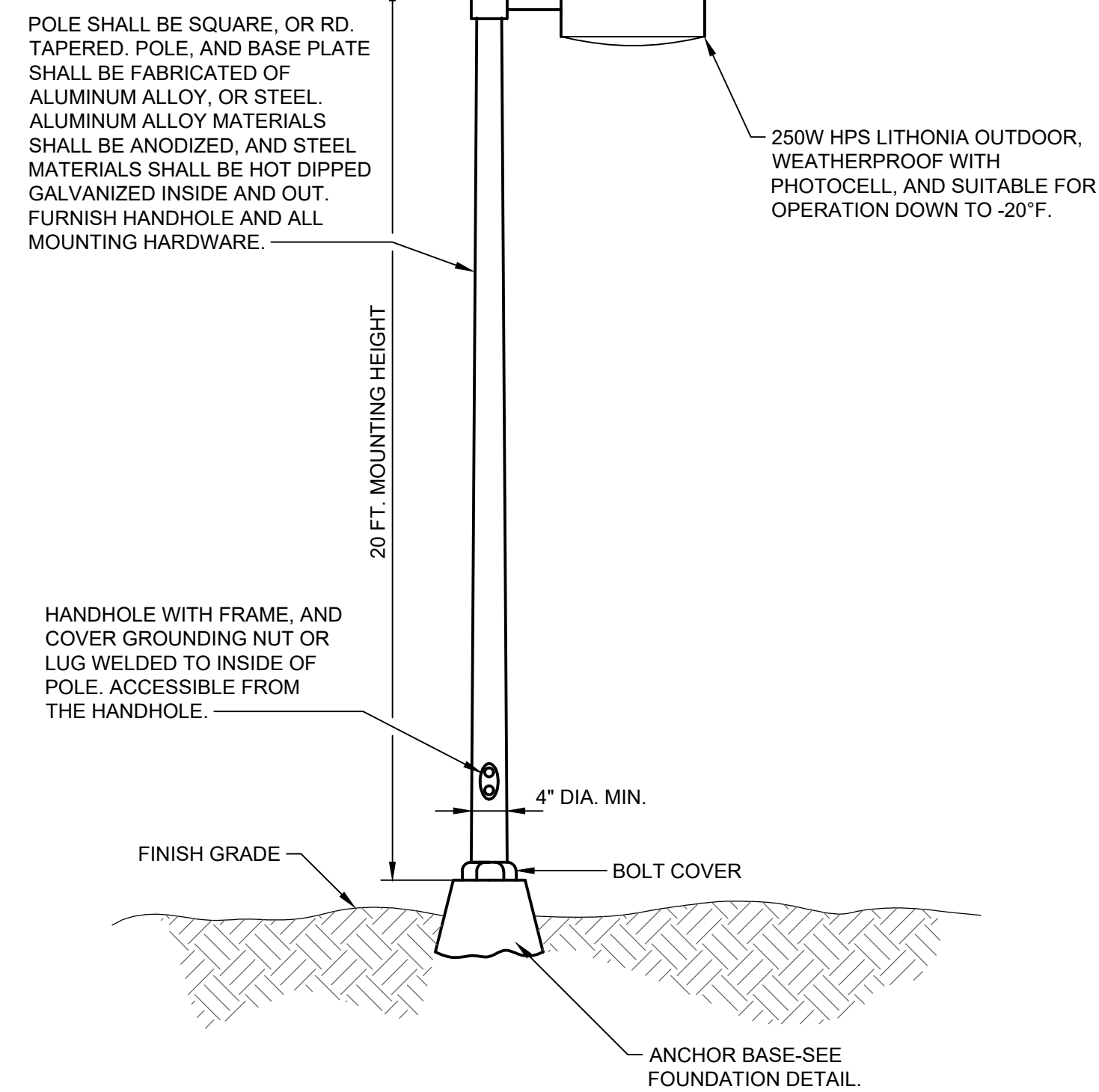


Per Rev G requirements, any structure greater than 10' requires a climber safety device. Please see page 225 for ordering information.
 Phone (309) 566-3000 • Fax (309) 566-3079 • www.rohnnel.com • The Industry Standard
 © 2011 ROHN PRODUCTS LLC

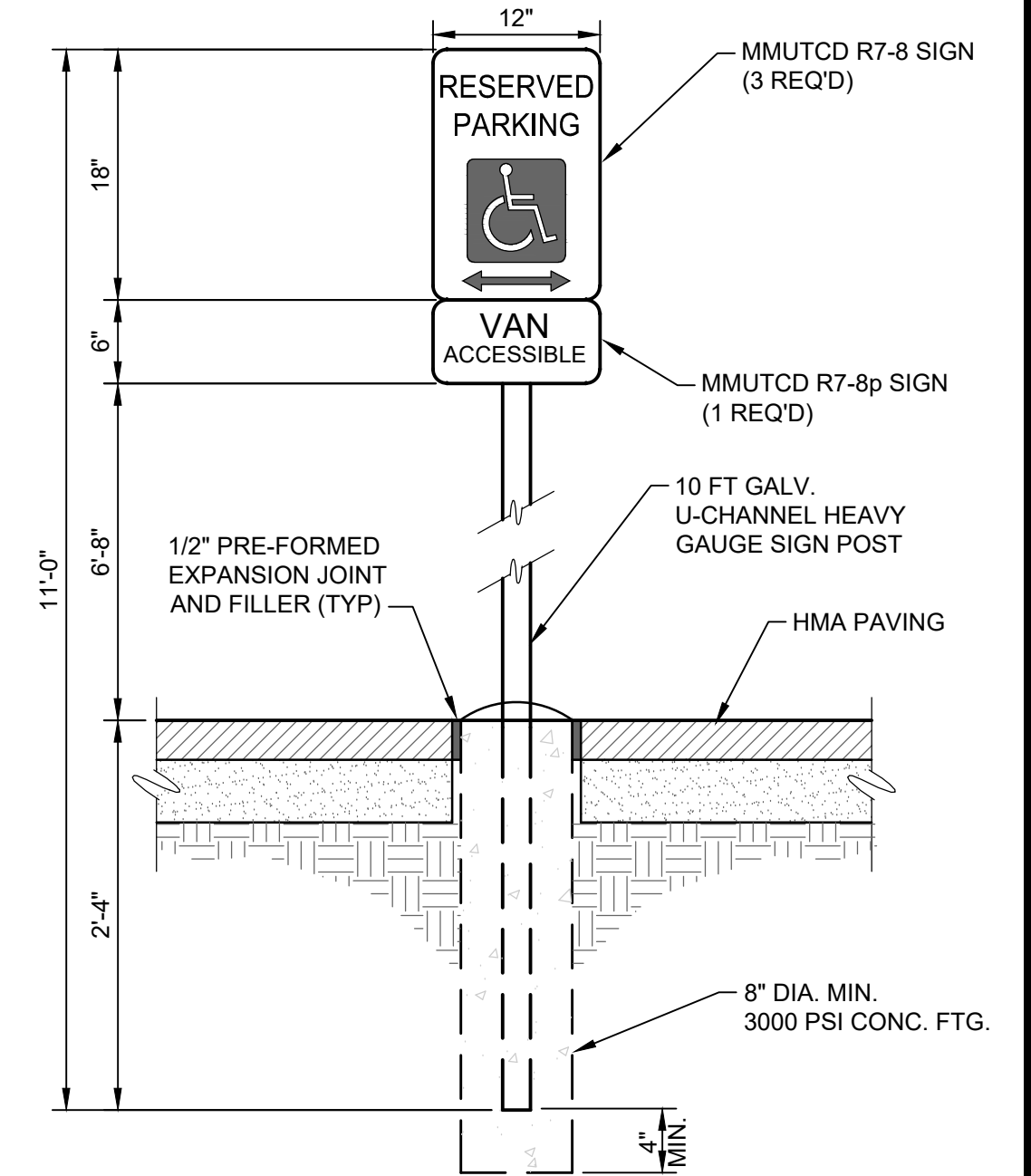
COMMUNICATION POLE DETAIL
NO SCALE



TYPICAL LIGHT STANDARD FOUNDATION DETAIL
NO SCALE



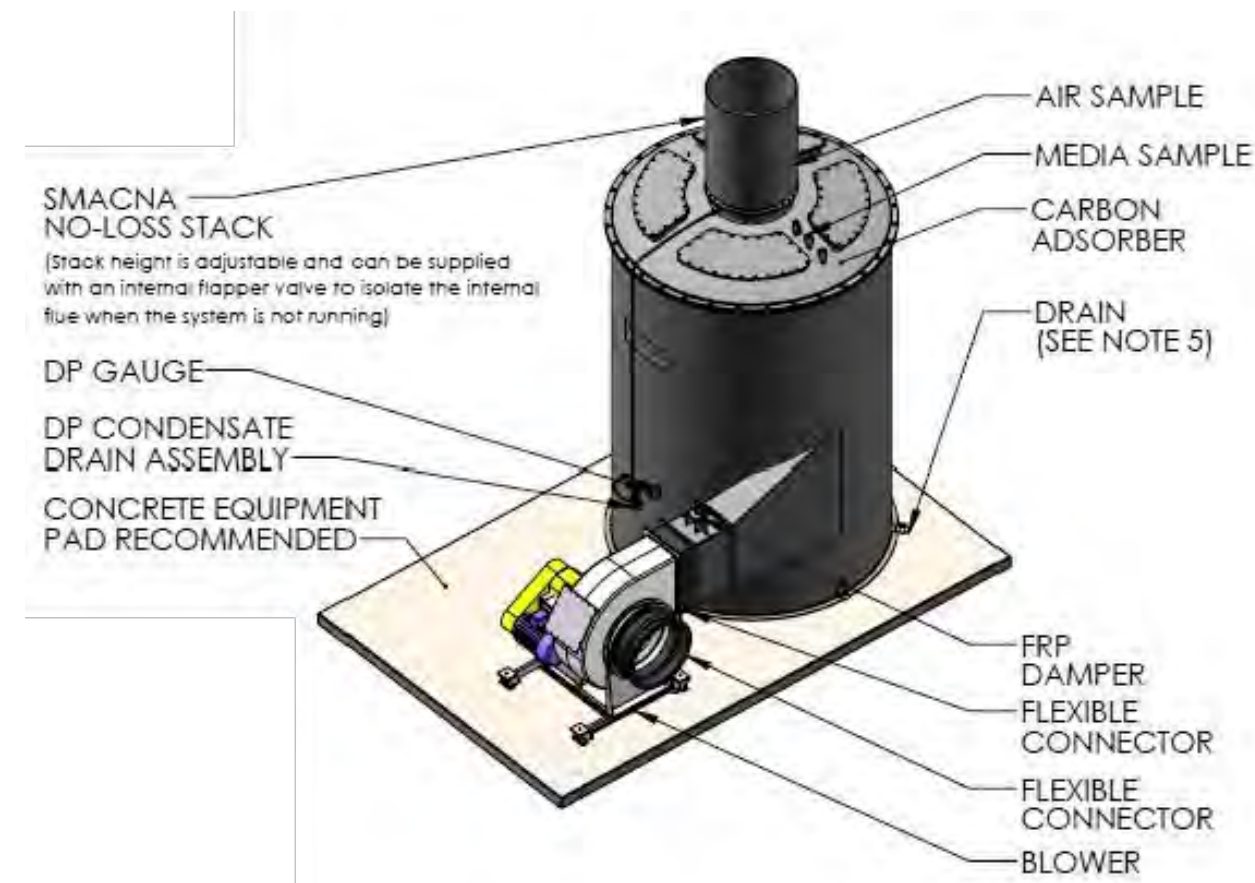
TYPICAL YARD LIGHTING DETAIL
NO SCALE



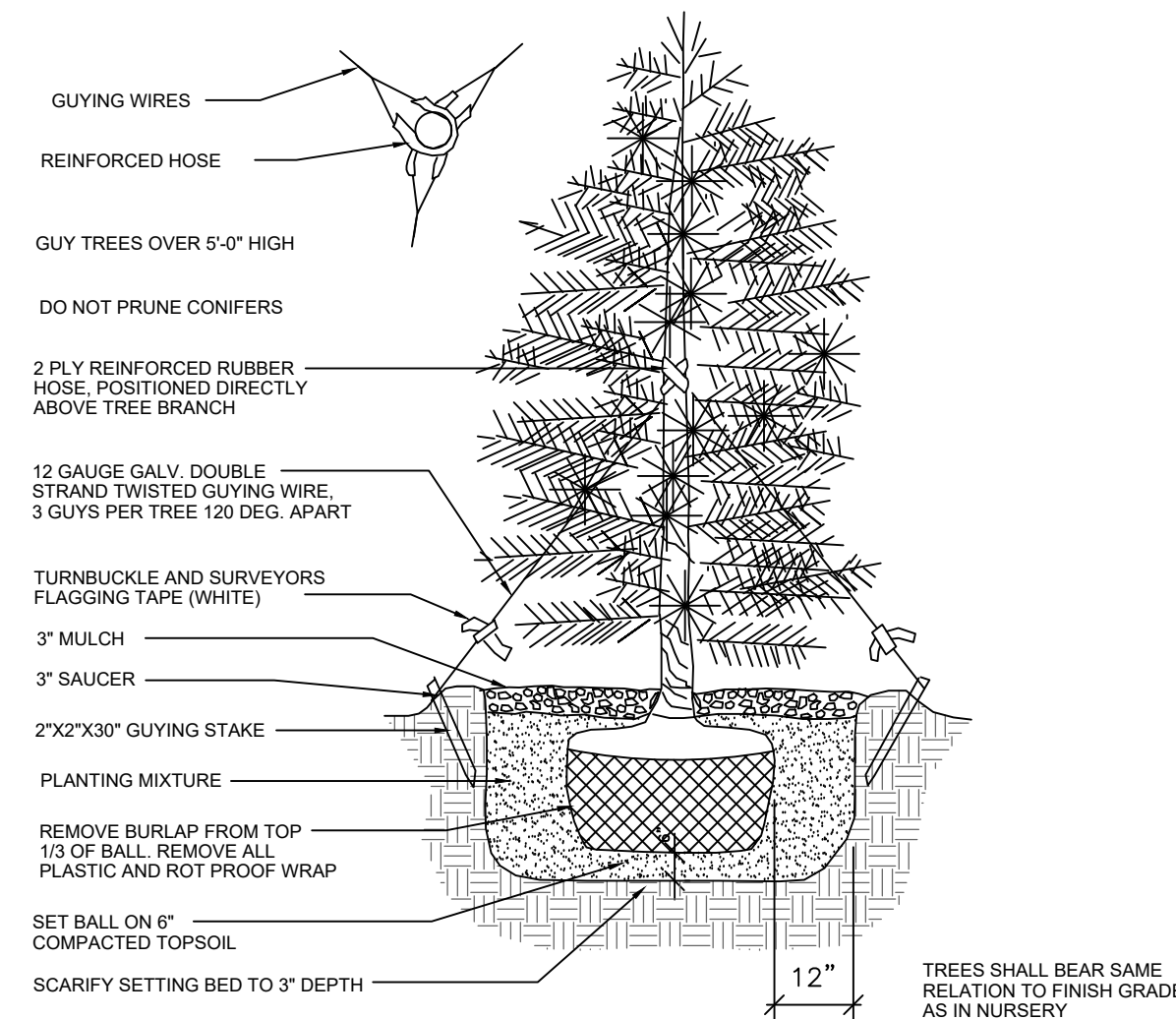
ADA PARKING SIGN
NO SCALE

LANDSCAPE SCHEDULE

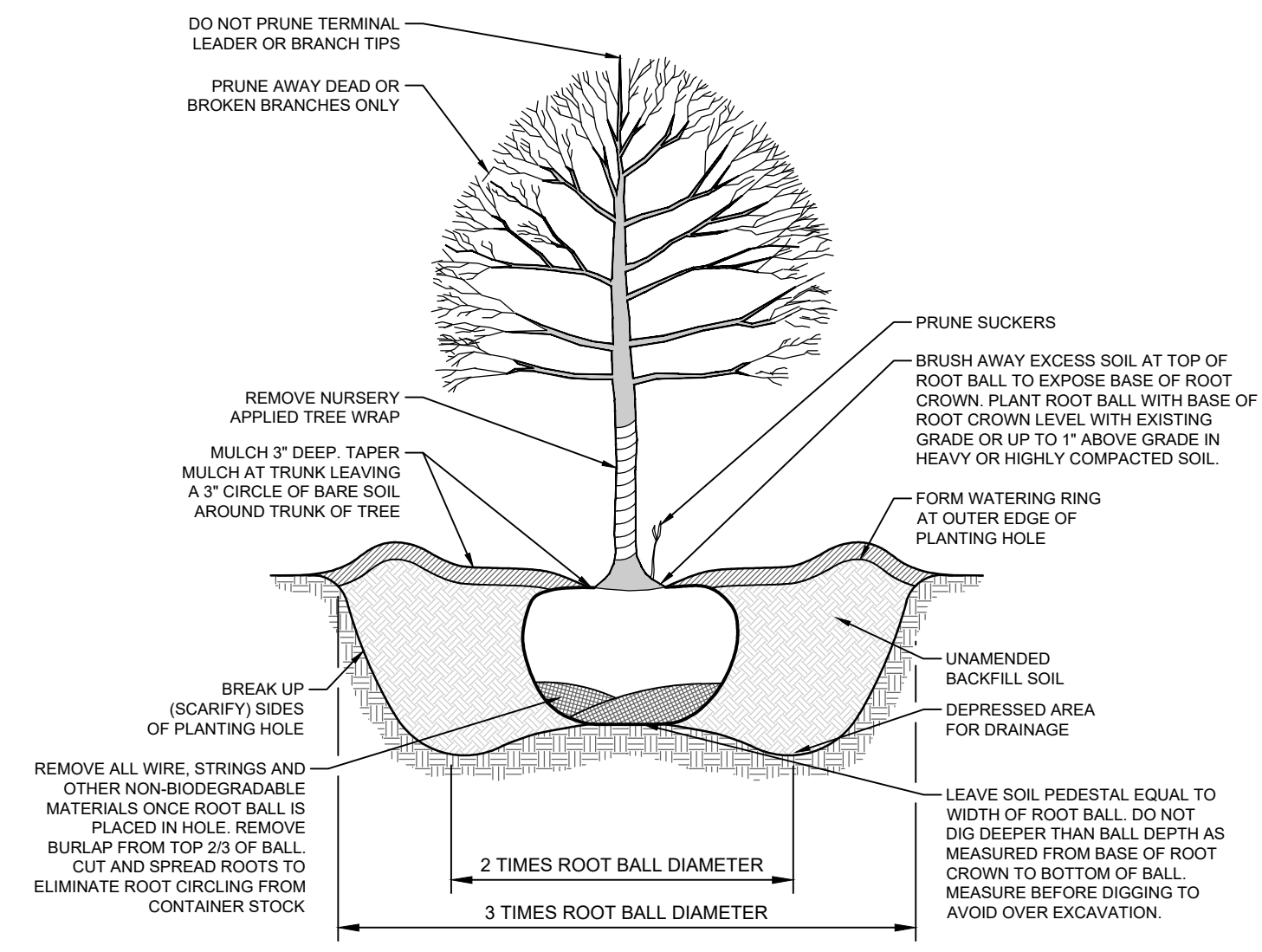
- 15 - BLUE SPRUCE 6 FT HEIGHT
- 8 - RED MAPLE 3" CALIPER
- 8 - FLOWERING CRAB 3" CALIPER



ODOR CONTROL DETAIL
NO SCALE



CONIFEROUS TREE PLANTING DETAIL
NO SCALE



- DO NOT STAKE UNLESS IN HEAVY CLAY SOILS OR WINDY CONDITIONS ARE DETERMINED BY LANDSCAPE ARCHITECT. IF STAKING IS REQUIRED.
1. STAKE WITH 2x2 HARDWOOD STAKES OR APPROVED METAL POST DRIVEN INTO SOIL OUTSIDE OF ROOT BALL. (3) PER TREE.
 2. SECURE TO TREE USING 1" CHAINLOCK OR LANDSCAPE ARCHITECT APPROVED TREE TIE MATERIAL. SECURE TIE MATERIAL TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. LOOP TIE AROUND TREE TO PROVIDE 1" SLACK FOR TRUNK GROWTH.
 3. REMOVE ALL STAKING MATERIAL AFTER (1) YEAR.

NOTES

1. MINIMIZE DAMAGE TO BALLED AND BURLAP ROOT BALLS DURING PLANTING.
2. SET TREE VERTICAL REGARDLESS OF FINISH GRADE SLOPE.
3. FORM 3" TO 4" HIGH WATERING RING WITH SOIL AND COVER WITH MULCH AS SHOWN.
4. BACKFILL HOLE HALF FULL OF NATIVE SOIL AND NO AMENDMENTS. TAMP SOIL TO STABILIZE ROOT BALL. FINISH BACKFILLING AND TAMP AGAIN. TREES OF 3" CALIPER OR LARGER SHOULD BE BACKFILLED AND TAMPED IN 3 EQUAL LEVELS.
5. WATER ONLY AFTER PLANTING IS COMPLETED.

DECIDUOUS TREE PLANTING DETAIL
NO SCALE

7/30/2021 3:38:07 PM - P:\IER\214200\200-214200-20001\CAD\ASHEETS\SITE PLAN\C-501.DWG - HOLLENBECK, TODD

TETRA TECH
www.tetra-tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140



MARK	DATE	DESCRIPTION
1	7/30/21	SPECIAL LAND USE PERMIT

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
DETAILS

PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAJH
CHKD: GJM

C-503



DELTA CHARTER TOWNSHIP

Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917

Phone: (517) 323-8560 Fax: (517) 323-8599

SPECIAL LAND USE
PERMIT APPLICATION

1. APPLICANT: Name: Ernie West Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

2. APPLICANT'S INTEREST IN PROPERTY: Owner

3. OWNER: Name: Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

4. REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):
Expansion of Existing Waste Water Treatment Plant, Requiring an amended special land
use permit for the proposed site use.

5. LEGAL DESCRIPTION OF PROPERTY:
Attached Separately

6. ADDRESS OF PROPERTY: 7000 W Willow HWY, Lansing, MI 48917

7. PRESENT USE OF PROPERTY: Waste Water Treatment Plant

8. ATTACH REQUIRED SITE PLAN DRAWING: Section 7.02 A.1. of the 2017 Delta Township Zoning Ordinance
requires all Special Land Use Permit applications to be accompanied by five (5) paper copies and a digital PDF format copy of a site plan
meeting the requirements of Section 6.02 A.2.

9. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A
LEGAL INTEREST IN THE PROPERTY:

10. APPLICANT'S SIGNATURE:
X Date:

11. OWNER'S SIGNATURE:
X Date:

-OFFICIAL USE ONLY-
CASE NO:
FILING DATE:
REC'D BY: RECEIPT NO:
PC ACTION: DATE:
BOARD ACTION: DATE:
EFFECTIVE DATE:



Delta Mills Park & Delta Township Wastewater Treatment Plant (WWTP) Property History Narrative Delta Township Engineering Department August 19, 2020

Background

As part of the planned WWTP Major Capital Improvements project beginning design in August of 2020, survey and a title search were conducted on three parcels of land on which sits the current Delta Township WWTP (see attachment #1). The title search identified three Declaration and Notice documents (see attachment #2) associated with parcel number 040-003-300-286-00. These documents were recorded by Delta Township between 2017 and 2019, to comply with Michigan Department of Natural Resources grant funding requirements for three different grants received for improvements made to Delta Mills Park. These documents encumbered this parcel of land with restrictions for use of the property for outdoor public recreation uses only. However, this parcel has been historically shared between the WWTP and Delta Mills Park uses.

With the upcoming Major Capital Improvements project at the WWTP, a portion of the un-developed property situated on the shared parcel, within the existing fenced boundary of the WWTP, will be used for an expansion of the WWTP.

History

The Delta Township WWTP was originally constructed on a 10-acre parcel, fronting on Willow Highway and including Carrier Creek (see attachment #3). The parcel was purchased by the Township from the Hildreth family in 1965 (see attachment #4), for the purpose of constructing the WWTP. The Hildreth family kept ownership of the remaining 14 +/- acres, extending north of the 10-acre WWTP parcel, all the way to the Grand River. However, the 1965 deed mistakenly transferred the 14-acres to the Township. This was corrected in 1966. The Township apparently had negotiated a purchase option on the northern 14-acre parcel with the Hildreth family. This is referenced in the 1966 deed (see attachment #5).

In 1971, the Township purchased the 14 +/- acre parcel from the Hildreth family, using sewer funds, to accommodate the expansion of the WWTP (see attachment #6). A boundary survey was conducted by professional surveyor, Richard W. Steadman, in January and February of 1971, presumably for the property transaction. This boundary survey does not appear to have been recorded and a copy of the survey has not been located.

In 1971, Delta Mills Park did not yet exist. In October of 1972, the Township Board of Trustees passed an ordinance amending the zoning of the entire 24 +/- acre property from Agricultural to H – Community District Zone for “WWTP and Park” (attachment #7).

Delta Mills Park began to be developed as a township park beginning around 1973. Delta Mills Park improvements were located north of the WWTP site and east of Carrier Creek, while the WWTP lies south of Delta Mills Park and west of Carrier Creek. At this time, separate property descriptions for the park and WWTP portions of the parcel had not been developed.

In 1982, the Township purchased an additional 14 acres (1982 parcel) immediately west of the of the WWTP from the Hildreth family (attachment #8), again to accommodate the planned expansion of the WWTP. At that time, the zoning of the WWTP site now fell under the 1974 zoning ordinance. This ordinance superseded the previous zoning for the WWTP site and as part of the planning for the WWTP expansion, a conditional land use permit was required. As part of the conditional land use permit process, a legal description for the entire WWTP site boundary was developed by the Delta Township Engineering Department (see attachment #9). A description was also developed for Delta Mills Park, however, the description excluded the "triangle" portion of the park lying along the Grand River, north of Old River Trail, which is now the site of the Delta Mills Canoe Launch. A conditional use permit for the WWTP expansion was granted in November of 1982 (see attachment #10).

A June 15, 1983 survey drawing by Richard Steadman (see attachment #11) was recently located in township files that illustrates the property boundaries associated with the legal description developed for the WWTP site in 1982. This survey drawing indicates that property irons were set that would identify the north and east boundaries of the WWTP site on the combined 1965 and 1971 WWTP parcel, which is approximately 24 acres. This survey was not recorded, nor did it include written legal descriptions of the WWTP or Delta Mills Park boundaries. The parcel common to both the WWTP and Delta Mills Park was not formally split and the legal descriptions were never reflected in the Township's tax roll/tax descriptions. As such, parcel 040-003-300-286-00, as reflected in the Township parcel mapping system and tax roll currently encompasses both the WWTP and Delta Mills Park site.

Problem

When the property use restriction documents associated with the DNR grants were developed, the tax description for parcel 040-003-300-286-00 was used, without separating the parcel into its historical WWTP and Delta Mills Park uses, thus the use restrictions now encumber the portion of the property within the WWTP site boundary that is intended for existing and future use for the WWTP. This issue was identified through a Title Search and review of documents by Gil Barish, P.S. as part of his survey work for the upcoming WWTP Major Capital Improvements project. This problem is the result of an error made in the development of the property restrictions, which used the Township parcel mapping and tax description of the parcel. At the time, staff were not aware of the legal description for the park boundary as established in 1982. Compounding the error, the aerial image was not overlaid on the parcel mapping, which would have identified the encroachment of the "park" area on the WWTP site. Had the historical legal descriptions for Delta Mills Park and the WWTP site been recorded and reflected in the Township parcel mapping system, this proper description for the Delta Mills Park property could have been used in developing the land use restriction documents.

Solution

Delta Township Planning, Assessing, Parks, Utilities and Engineering Directors have reviewed the issue and concluded that the 1983 Steadman survey map accurately depicts the separation of parcel 040-003-300-286-00 into the historical WWTP and Delta Mills Park uses. This boundary maintains the historical intent of the Township to utilize land west of Carrier Creek for the WWTP and east of Carrier Creek as public park.

To formalize this, legal surveys will be developed for the entire boundary of the WWTP and the entire boundary of Delta Mills Park (see attachment # 12). These surveys with legal descriptions and quit claim deeds will be recorded at Eaton County Register of Deeds and the a parcel split/combination will be processed by the Assessing Department such that the tax roll is updated to reflect the legal boundaries of the two sites.

Subsequently, new Declaration and Notice documents will be drafted and recorded at the Eaton County Register of Deeds to replace the ones that used the incorrect legal descriptions for Delta Mills Park. This will correct the error that was made in describing the Delta Mills Park property and remove the encumbrances from the WWTP site.

SOLIDS HANDLING IMPROVEMENTS

- TWO DEWATERING SCREW PRESS
- CONVEYANCE SYSTEM
- ODOR CONTROL
- WAS THICKENING
- BUILDING REHAB

PRIMARY ELECTRICAL UPGRADE

- TRANSFORMERS
- SWITCHGEAR
- GENERATOR
- BUILDING WIRING
- GROUNDING

DIGESTER BUILDING REHAB

- TANK MIXING SYSTEM
- BOILERS AND HEAT EXCHANGERS
- SLUDGE PUMPS
- GAS SYSTEM

INFLUENT RAW SEWER PUMP STATION

- ¼-INCH FINE SCREENS
- FIVE 7.0 MGD PUMPS W/ VFDS

PRIMARY CLARIFIER IMPROVEMENTS

- REPLACE SLUDGE COLLECTION MECHANISMS
- REPLACE SLUDGE PUMPS
- GRIT REMOVAL
- ODOR CONTROL

AERATION IMPROVEMENTS

- AERATION TANK
- THREE – 6,500 SCFM BLOWERS
- RAS PUMPS
- FERRIC CHLORIDE TANKS AND FEED PUMPS

THREE 100' DIA FINAL CLARIFIER (9.4 MGD EA)

TERTIARY FILTRATION BUILDING

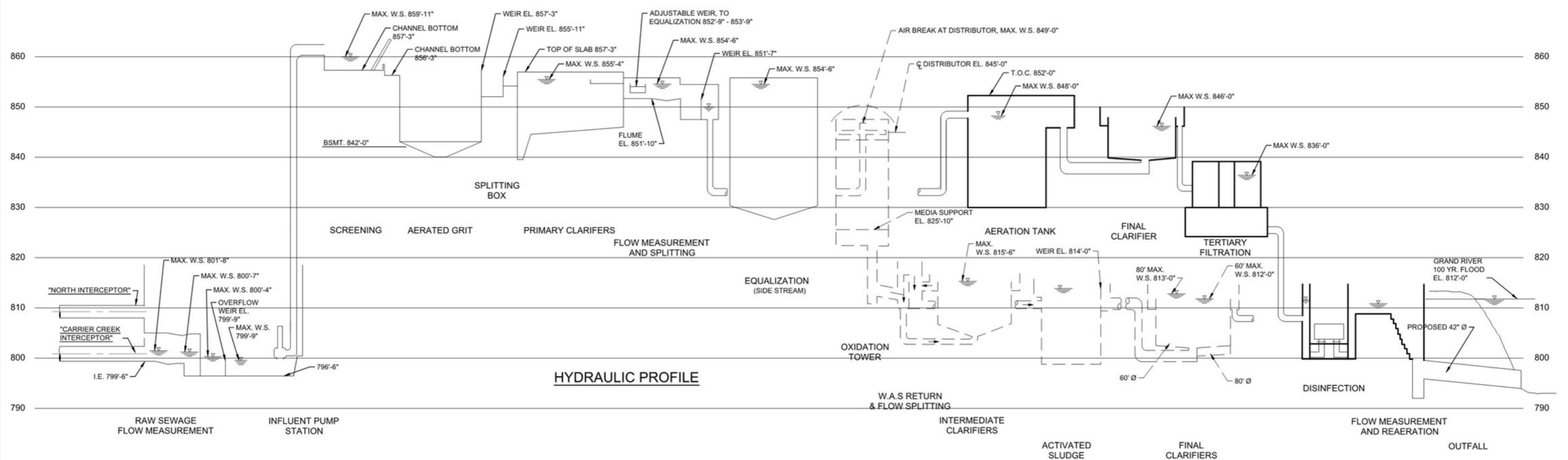
- FOUR COARSE MEDIA SAND FILTERS
- BACKWASH PUMPS
- RECYCLE PUMPS

U.V. DISINFECTION

- FOUR 8.0 MGD IN CHANNEL UNITS

8,000 SFT- LABORATORY, CONTROL AND OPERATIONS BUILDING

- DEMO EXISTING BUILDING AND INCINERATOR

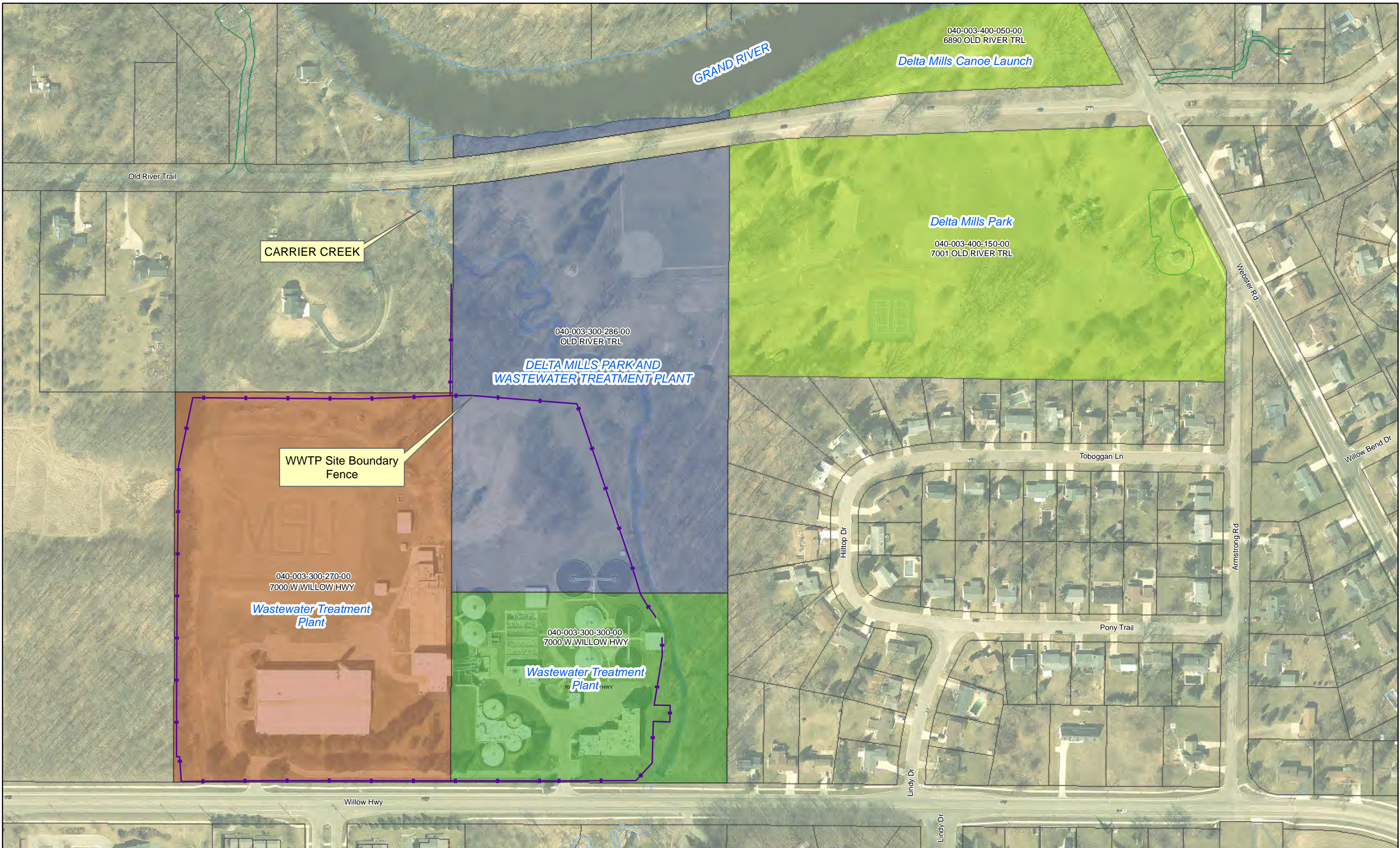


Control Building



Headworks Building





CARRIER CREEK

GRAND RIVER

Delta Mills Canoe Launch

Delta Mills Park

DELTA MILLS PARK AND
WASTEWATER TREATMENT PLANT

WWTP Site Boundary
Fence

Wastewater Treatment
Plant

Wastewater Treatment
Plant

040-003-300-286-00
OLD RIVER TRL

040-003-400-050-00
6890 OLD RIVER TRL

040-003-400-150-00
7001 OLD RIVER TRL

040-003-300-270-00
7000 W WILLOW HWY

040-003-300-300-00
7000 W WILLOW HWY

Old River Trail

Willow Hwy

Hilltop Dr

Toboggan Ln

Pony Trail

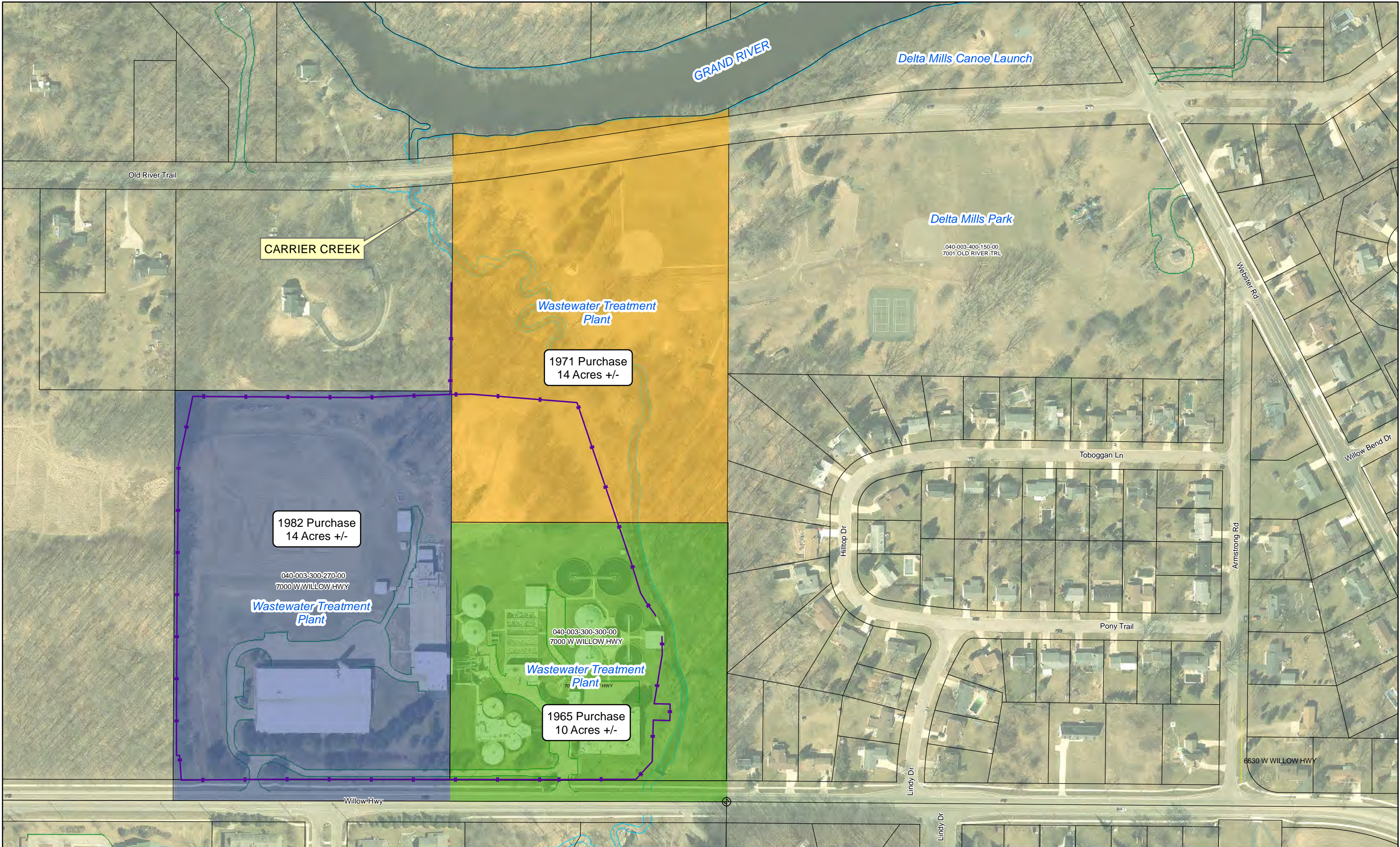
Lindy Dr

Lindy Dr

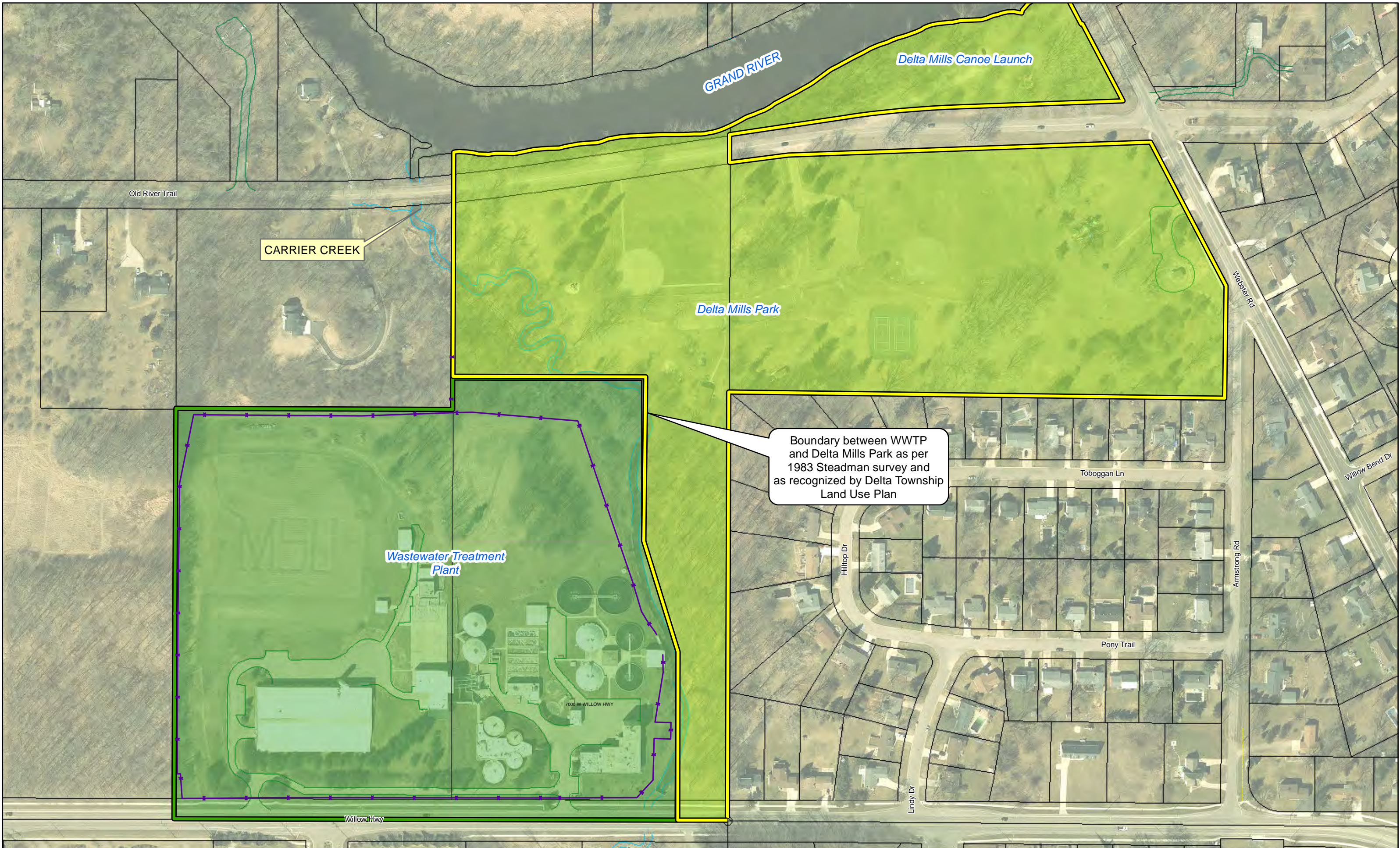
Webster Rd

Armstrong Rd

Willow Bend Dr



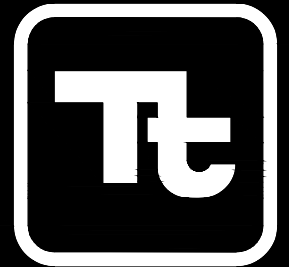
ATTACHMENT #3
 Delta Township WWTP Property History
 WWTP Development



Boundary between WWTP and Delta Mills Park as per 1983 Steadman survey and as recognized by Delta Township Land Use Plan



DELTA TOWNSHIP, MICHIGAN WWTP MAJOR CAPITAL IMPROVEMENTS SITE PLAN



TETRA TECH

www.tetratech.com



SHEET INDEX	
SHEET NO.	SHEET TITLE
GENERAL	
G-000	COVER AND SHEET INDEX
CIVIL	
C-001	GENERAL NOTES AND LEGEND
C-002	PROPERTY DESCRIPTION AND SITE DATA
C-101	EXISTING SITE
C-102	PROPOSED DEMOLITION PLAN
C-103	PROPOSED SITE PLAN
C-104	OVERALL GRADING PLAN
C-501	STANDARD DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS

PROJECT LOCATION:

7000 W. WILLOW HWY
LANSING, MI 48917

CLIENT INFORMATION:

DELTA TOWNSHIP
7710 W. SAGINAW HIGHWAY
LANSING, MI 48917

Tt PROJECT No.:

200-214200-20001

CLIENT PROJECT No.:

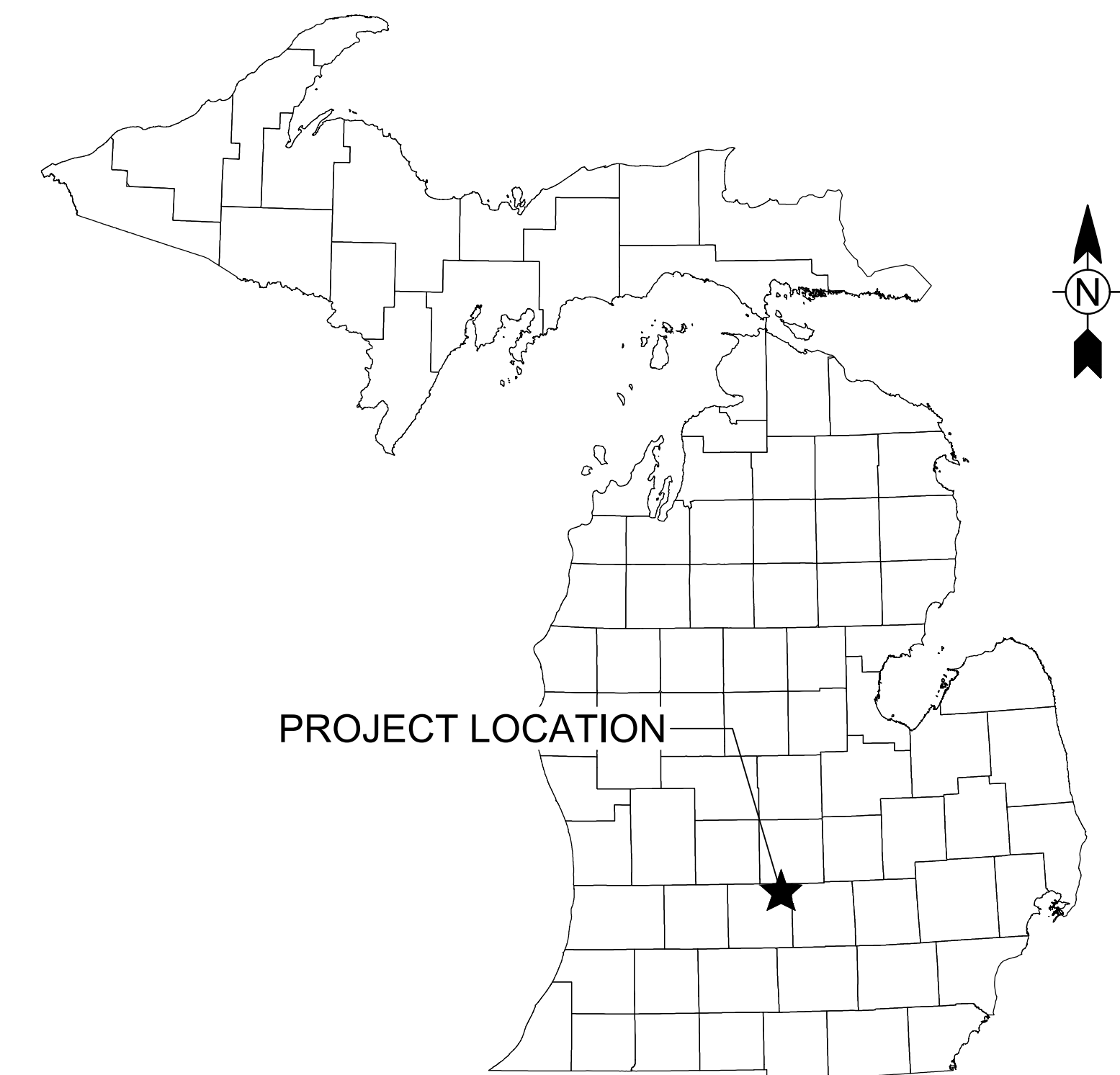
PROJECT DESCRIPTION / NOTES:

WWTP MAJOR CAPITAL IMPROVEMENTS PHASE 1

ISSUED:

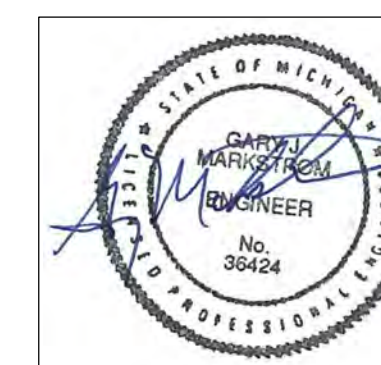
SPECIAL LAND USE PERMIT FOR COMMUNICATION TOWER AND WASTE WATER TREATMENT PLANT - 7/30/2021

VICINITY MAP:



**CALL MISS DIG
(800) 482-7171**

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL (800) 482-7171 A MINIMUM OF THREE (3) FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



SITE LEGEND

SITE SYMBOLS	UTILITY SYMBOLS	UTILITY SYMBOLS (CONT'D.)	FEATURE HATCHING
<p>FEATURES</p> <p>EXISTING SIGN</p> <p>PROPOSED SIGN</p> <p>TRASH RECEPTACLE</p> <p>PICNIC TABLE</p> <p>POST</p> <p>MAIL BOX</p> <p>POWER METER</p> <p>FLAG POLE</p> <p>ROCK</p> <p>GUY WIRE</p> <p>UTILITY POLE</p> <p>DECIDUOUS TREE</p> <p>EVERGREEN TREE</p> <p>PALM TREE</p> <p>BUSH</p> <p>STUMP</p> <p>STORM / DRAINAGE</p> <p>EXISTING MANHOLE</p> <p>PROPOSED MANHOLE</p> <p>EXISTING CULVERT</p> <p>PROPOSED CULVERT</p> <p>EXISTING INLET BASIN</p> <p>PROPOSED INLET BASIN</p> <p>PROPOSED INLET BASIN</p> <p>MISCELLANEOUS</p> <p>MONITORING WELL</p> <p>SOIL BORING</p> <p>MANHOLE W/ ID</p> <p>SPOT ELEVATION</p> <p>SLOPE ARROW</p> <p>SLOPE ARROW</p> <p>HANDICAP MARKING</p> <p>FUTURE IMPROVEMENTS</p> <p>SURVEY</p> <p>FOUND PROPERTY CORNER</p> <p>SET PROPERTY CORNER</p> <p>FOUND MONUMENT</p> <p>SET MONUMENT</p> <p>OWNERSHIP TIE</p> <p>SECTION CORNER</p> <p>BENCHMARK</p> <p>KEY NOTE</p> <p>SOIL EROSION AND SEDIMENTATION CONTROL NOTE</p>	<p>WATER</p> <p>DRINKING FOUNTAIN</p> <p>EXISTING VALVE IN BOX</p> <p>PROPOSED VALVE IN BOX</p> <p>EXISTING CURB STOP</p> <p>PROPOSED CURB STOP</p> <p>METER</p> <p>EXISTING VALVE MANHOLE</p> <p>PROPOSED VALVE MANHOLE</p> <p>EXISTING WELL</p> <p>PROPOSED WELL</p> <p>EXISTING FIRE HYDRANT</p> <p>PROPOSED FIRE HYDRANT</p> <p>SPRINKLER HEAD</p> <p>IRRIGATION BOX</p> <p>SPIGOT</p> <p>LOCATION FLAG</p> <p>SANITARY SEWER</p> <p>EXISTING MANHOLE</p> <p>PROPOSED MANHOLE</p> <p>EXISTING AIR RELEASE STRUCTURE</p> <p>PROPOSED AIR RELEASE STRUCTURE</p> <p>EXISTING IN-LINE FLUSH CONNECTION</p> <p>PROPOSED IN-LINE FLUSH CONNECTION</p> <p>EXISTING IN-LINE FLUSH CONNECTION</p> <p>PROPOSED IN-LINE FLUSH CONNECTION</p> <p>EXISTING CLEAN OUT</p> <p>PROPOSED CLEAN OUT</p> <p>EXISTING SEWER VALVE</p> <p>PROPOSED SEWER VALVE</p> <p>EXISTING CURB STOP</p> <p>PROPOSED CURB STOP</p> <p>PUMP STATION (SIMPLEX)</p> <p>PUMP STATION (DUPLEX)</p> <p>SEWER LATERAL</p> <p>LOCATION FLAG</p> <p>NATURAL GAS</p> <p>MARKER</p> <p>LOCATION FLAG</p> <p>VALVE</p> <p>CABLE TV</p> <p>RISER</p> <p>LOCATION FLAG</p> <p>JUNCTION BOX</p> <p>COMMUNICATIONS</p> <p>TELEPHONE</p> <p>BOX OR RISER</p> <p>JUNCTION BOX</p> <p>FIBER OPTIC BOX</p> <p>LOCATION FLAG</p> <p>FIBER OPTIC FLAG</p> <p>MANHOLE</p> <p>VAULT</p> <p>SATELLITE DISH</p>	<p>ELECTRICAL</p> <p>METER</p> <p>TRANSFORMER</p> <p>BOX OR RISER</p> <p>LOCATION FLAG</p> <p>LIGHT POLE</p> <p>EXTERIOR BUILDING LIGHT</p> <p>TRAFFIC SIGNAL POLE</p> <p>TRAFFIC SIGNAL CONTROL (BOX)</p> <p>RAIL ROAD SIGNAL</p> <p>MANHOLE</p> <p>JUNCTION BOX</p> <p>FEATURES & FEATURE LINES</p> <p>GRADING LIMITS</p> <p>RIGHT OF WAY LINE</p> <p>SECTION LINE</p> <p>UTILITY EASEMENTS</p> <p>EXISTING CONTOUR - MAJOR</p> <p>EXISTING CONTOUR - MINOR</p> <p>PROPERTY LINE</p> <p>PROPOSED CONTOUR - MAJOR</p> <p>PROPOSED CONTOUR - MINOR</p> <p>EROSION SILT FENCE</p> <p>EROSION SUPER SILT FENCE</p> <p>FENCE (WOOD)</p> <p>FENCE (STEEL)</p> <p>FLOOD HAZARD AREA</p> <p>FLOW ARROW</p> <p>GUARD RAILING</p> <p>GRAVEL ROAD OR DRIVE</p> <p>RAIL ROAD TRACKS</p> <p>ROCK RETAINING WALL</p> <p>TREE / BRUSH LINES</p> <p>CLEARING & GRUBBING LIMITS</p> <p>WATER EDGES</p> <p>DITCH CENTER LINE</p> <p>WETLAND BOUNDARY</p> <p>PROPOSED SUPERSTRUCTURE</p> <p>EXISTING SUPERSTRUCTURE</p> <p>STRUCTURE (TANKS, ETC.)</p> <p>EXISTING UNDERGROUND STRUCTURE</p> <p>FUTURE STRUCTURE</p> <p>UTILITY LINES</p> <p>CABLE TV OVERHEAD</p> <p>CABLE TV UNDERGROUND</p> <p>COMMUNICATION FIBER OPTIC</p> <p>COMMUNICATION OVERHEAD</p> <p>COMMUNICATION UNDERGROUND</p> <p>ELECTRIC OVERHEAD</p> <p>ELECTRIC UNDERGROUND</p> <p>NATURAL GAS</p> <p>NATURAL GAS HIGH PRESSURE</p> <p>JET FUEL</p> <p>SANITARY FORCEMAIN</p> <p>SANITARY SEWER LINE</p> <p>STORM DRAIN</p> <p>STORM ROOF DRAIN</p> <p>STEAM</p> <p>FIRE PROTECTION</p> <p>WATER MAIN</p> <p>UTILITY LINE 36" AND LARGER</p>	<p>EXISTING ASPHALT TO BE DEMOLISHED</p> <p>EXISTING CONCRETE TO BE DEMOLISHED</p> <p>PROPOSED PAVEMENT</p> <p>PROPOSED CONCRETE PAVEMENT</p> <p>PROPOSED LIGHT DUTY ASPHALT PAVEMENT</p> <p>PROPOSED HEAVY DUTY ASPHALT PAVEMENT</p> <p>PROPOSED GRAVEL</p> <p>WETLAND AREA</p> <p>PROPOSED SOD</p>

NOTE: HEAVIER LINE WEIGHTS INDICATE PROPOSED WORK.

GENERAL NOTES:

- UNDERGROUND UTILITIES AS SHOWN HEREIN WERE TAKEN FROM EXISTING PLANS AND ARE APPROXIMATE LOCATIONS ONLY. UNDERGROUND UTILITY LOCATIONS HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- INDIVIDUAL TREES WHICH DO NOT HAVE A SIZE SHOWN ARE LESS THAN 8-INCHES IN DIAMETER. REMOVAL OF TREES LESS THAN 8-INCHES IN DIAMETER ARE CONSIDERED INCIDENTAL TO PROJECT.
- BENCHMARKS ARE BASED ON NAVD 88 DATUM.
- CONTRACTOR SHALL NOT UTILIZE ANY PAVED ROADWAYS OUTSIDE CONSTRUCTION AREAS FOR TRACK EQUIPMENT OPERATION OR STORAGE. ALL DAMAGED ROADWAYS CAUSED BY CONTRACTOR TO BE REPAIRED AT CONTRACTORS EXPENSE.
- THE CONTRACTOR AND SUBCONTRACTOR(S) SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR AND IF NOT SPECIFICALLY CALLED OUT IN THE CONTRACT DOCUMENTS, WILL BE INCIDENTAL TO THE COST OF INSTALLATION.
- ALL EXISTING SITE CONDITIONS SHOWN ON THE PLANS ARE FOR REFERENCE ONLY.
- ALL DISTURBED AREAS SHALL BE RESTORED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE SLOPE STAKE LINE, INCLUDING EXISTING FENCING, LAWN, TREES AND SHRUBBERY.
- THE SOIL BORINGS REPRESENT POINT INFORMATION. PRESENTATION OF THIS INFORMATION IN NO WAY IMPLIES THAT SUB-SURFACE CONDITIONS ARE THE SAME OTHER THAN THE EXACT LOCATION OF THE BORINGS. THE SOIL BORING LOGS ARE CONTAINED IN THE PROJECT MANUAL.
- CONTRACTOR TO COORDINATE ACCESS TO SITE WITH DELTA TOWNSHIP WWTP STAFF.
- CONTRACTOR IS TO PERFORM ALL NECESSARY SITE CLEARING PRIOR TO ANY CONSTRUCTION. ALL CLEARING ACTIVITIES MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ANY PERMIT CONDITIONS. ALL TREES THAT WERE IDENTIFIED AS POTENTIAL INDIANA BAT HABITAT AS PART OF THE SITE ENVIRONMENTAL AND BIOLOGICAL ASSESSMENT PERFORMED WERE CUT DOWN BY THE CITY OF EAST LANSING STAFF. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF FALLEN TREES AND STUMPS DURING CLEARING EFFORTS.
- PER SPECIFICATIONS, ALL PIPE TRENCHES AND EXCAVATIONS SHALL BE KEPT FREE OF WATER. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A DEWATERING PLAN FOR APPROVAL CAPABLE OF MEETING THIS REQUIREMENT. INFORMATION REGARDING GROUND WATER ELEVATIONS CAN BE FOUND IN THE SOIL REPORT FOUND IN THE PROJECT MANUAL.

UTILITIES:

FOR ALL PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL MISS-DIG A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL MISS-DIG PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE MISS-DIG ALERT SYSTEM. THE FOLLOWING UTILITY COMPANIES HAVE FACILITIES WITHIN THE PROJECT LIMITS:

- ELECTRIC BOARD OF WATER AND LIGHT 123 W. OTTAWA STREET LANSING, MI (517) 371-6314
- NATURAL GAS CONSUMERS ENERGY 530 W. WILLOW STREET LANSING, MI (800) 482-7171
- SANITARY SEWER DELTA CHARTER TOWNSHIP ENGINEERING DEPARTMENT 7710 W. SAGINAW HIGHWAY LANSING, MI 48917 (517) 323-8540
- STORM DRAINAGE EATON COUNTY DRAIN COMMISSIONER CHARLOTTE, MI (517) 485-3417 EXT. 1214
- WATER DELTA CHARTER TOWNSHIP WATER DIVISION 7720 ADMINISTRATION DRIVE LANSING, MI 48917 (517) 323-8570
- FIBER ACD.NET (517) 999-3291
- TELEPHONE AT&T (248) 456-0861
- CATV COMCAST
- COMMUNICATION WOW!

PRIOR TO WORK ON FACILITIES BELONGING TO THE ABOVE UTILITIES, A MINIMUM OF 72 HOURS NOTICE MUST BE GIVEN IN ORDER TO ENSURE PROPER INSPECTION BY THE RESPECTIVE MUNICIPAL OR PRIVATE UTILITY OWNER.

THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK, AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.

ALL GAS FACILITIES SHALL BE PROTECTED AND SUPPORTED PER CONSUMERS ENERGY DISTRIBUTION STANDARDS.

TETRA TECH
www.tetrattech.com
3487 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
LEGEND AND NOTES

PROJ:	200-214200-20001
DESN:	SNB
DRWN:	TAH
CHKD:	GJM

C-001

7/30/2021 2:57:55 PM - P:\IER\214200\20001\CAD\SHETS\SITE PLAN\C-001.DWG - HOLLENBECK, TODD

PREPARED FOR:
DELTA TOWNSHIP

SURVEY MAP
A PART OF THE SOUTHWEST 1/4,
SECTION 3, T4N, R3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

PARCEL DESCRIPTION (PARCEL 2)

A parcel of land situated in the southwest 1/4 of Section 3, T4N, R3W, Delta Township, Eaton County, Michigan, being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 3, at a 5/8" steel bar and cap #47942 as recorded in Liber 2703, Page 740 of corners, Eaton County records;

thence North 00°02'35" West, 50.00 feet along the north and south 1/4 line of Section 3 to the north line of Willow Highway and the POINT OF BEGINNING (said 1/4 line is a right line between the said south 1/4 corner and a 5/8" steel bar and cap #47942 at the center of Section 3, as recorded in Liber 2703, Page 747);

thence South 89°45'30" West, 120.00 feet along the north line of Willow Highway to a 5/8" steel bar and cap #47942;

thence North 00°03'12" West, 350.00 feet to a 3/4" steel pipe and cap #11370;

thence North 17°01'17" West, 274.12 feet to a 3/4" steel pipe and cap #11370;

thence North 00°03'12" West, 390.00 feet to a 3/4" steel pipe;

thence South 89°45'30" West, 457.86 feet to a 3/4" steel pipe on the west line of the east 1/2 of the southwest 1/4 of Section 3;

thence North 00°04'38" West, 415.56 feet along the said west line to a 5/8" steel bar and cap #47942 on the south line of Old River Trail, said line also being an intermediate traverse line on the south bank of the Grand River (said point is South 00°04'38" East, 114 feet, more or less, from the edge of water);

thence along said south line of Old River Trail and traverse line, along a curve to the left with an arc length of 230.69 feet, a radius of 4033.50 feet, a chord bearing of North 82°39'35" East, and a chord length of 230.66 feet to a 5/8" steel bar and cap #47942;

thence continuing along said traverse line, North 81°01'17" East, 434.64 feet to a 5/8" steel bar and cap #47942 on the north and south 1/4 line of Section 3 (said point is South 00°02'53" East, 90 feet, more or less, from the edge of water);

thence South 00°02'53" East, 1512.54 feet to the POINT OF BEGINNING.

Description contains 464926.79 square feet, or 10.6733 acres, within the traversed area (12.13 acres, more or less, to the water's edge) and is subject to a 66 foot wide right of way for Old River Trail and any other easements of public record.

SURVEY MAP CERTIFICATION

I, GILBERT M. BARISH, CERTIFY TO THE PARTIES NAMED HEREON, THAT THIS SURVEY MAP COMPLIES WITH PUBLIC ACT 132 OF 1970, SECTION 54.213, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER MONUMENT DOES NOT EXCEED 0.07 FEET PLUS 50 PARTS PER MILLION BASED ON THE DIRECT DISTANCE BETWEEN TWO MONUMENTS.



Gilbert M. Barish
GILBERT M. BARISH, P.S. #400147942

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE:
FIELD: GB JC DRAWN BY: JJC
DATE: AUGUST 24, 2020
FILE: S079-2020
SHEET 3 OF 3

PREPARED FOR:
DELTA TOWNSHIP

SURVEY MAP
A PART OF THE SOUTHWEST 1/4,
SECTION 3, T4N, R3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

PARCEL DESCRIPTION (PARCEL 1)

A parcel of land situated in the southwest 1/4 of Section 3, T4N, R3W, Delta Township, Eaton County, Michigan, being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 3, at a 5/8" steel bar and cap #47942 as recorded in Liber 2703, Page 740 of corners, Eaton County records;

thence North 00°02'35" West, 50.00 feet along the north and south 1/4 line of Section 3 to the north line of Willow Highway (said 1/4 line is a right line between the said south 1/4 corner and a 5/8" steel bar and cap #47942 at the center of Section 3, as recorded in Liber 2703, Page 747);

thence South 89°45'30" West, 120.00 feet along the north line of Willow Highway to a 5/8" steel bar and cap #47942 and the POINT OF BEGINNING;

thence South 89°45'30" West, 1194.90 feet to a 5/8" steel bar and cap #47942 on the west line of the east 1/2 of the southwest 1/4 of Section 3;

thence North 00°06'22" West, 924.00 feet along the said west line to a 3/4" steel pipe and cap #11370 being 0.21' east and 0.46' north thereof;

thence North 89°45'30" East, 657.92 feet to a 3/4" steel pipe and cap #11370 on the west line of the east 1/2 of the southwest 1/4 of section 3;

thence North 00°04'38" West, 78.45 feet along the said west line to a 3/4" steel pipe;

thence North 89°45'30" East, 457.86 feet to a 3/4" steel pipe;

thence South 00°03'12" East, 390.00 feet to a 3/4" steel pipe and cap #11370;

thence South 17°01'17" East, 274.12 feet to a 3/4" steel pipe and cap #11370;

thence South 00°03'12" East, 350.00 feet to the POINT OF BEGINNING.

Description contains 1104972.77 square feet (25.3667 acres), more or less, and is subject to any easements of public record.

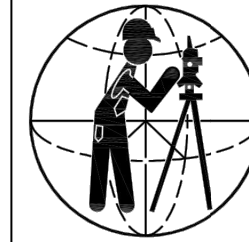
CORNER EVIDENCE TABLE

Ⓐ	3/4" STEEL PIPE & CAP #11370 0.21' EAST 0.46' NORTH
Ⓑ	3/4" STEEL PIPE & CAP #11370
Ⓒ	3/4" STEEL PIPE
Ⓓ	3/4" STEEL PIPE & CAP #11370
Ⓔ	3/4" STEEL PIPE & CAP #11370
Ⓚ	1/2" STEEL PIPE
Ⓛ	3/4" STEEL PIPE

ADJOINING OWNER INFORMATION

1	EDWARD & PATRICIA STOLICKER 6936 W. WILLOW HWY PID: 040-040-800-240-00	6	EILEEN HOUSTON 2219 HILLTOP DRIVE PID: 040-040-800-120-00
2	LOIS COKER 2105 HILLTOP DRIVE PID: 040-040-800-160-00	7	DELTA CHARTER TOWNSHIP OLD RIVER TRAIL PID: 040-003-400-150-00
3	ROBIN & LORIE DEBAR 2111 HILLTOP DRIVE PID: 040-040-800-150-00	8	WILLIAM & SANDRA CAMPBELL 7101 OLD RIVER TRAIL PID: 040-003-300-267-00
4	REX & ELAINE ELLIS 2203 HILLTOP DRIVE PID: 040-040-800-140-00	9	HOWARD & JUDITH HEDLUND 7301 OLD RIVER TRAIL PID: 040-003-300-261-00
5	JANE REITER, ETAL. 2211 HILLTOP DRIVE PID: 040-040-800-130-00	10	DELTA CHARTER TOWNSHIP OLD RIVER TRAIL PID: 040-003-300-235-00

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



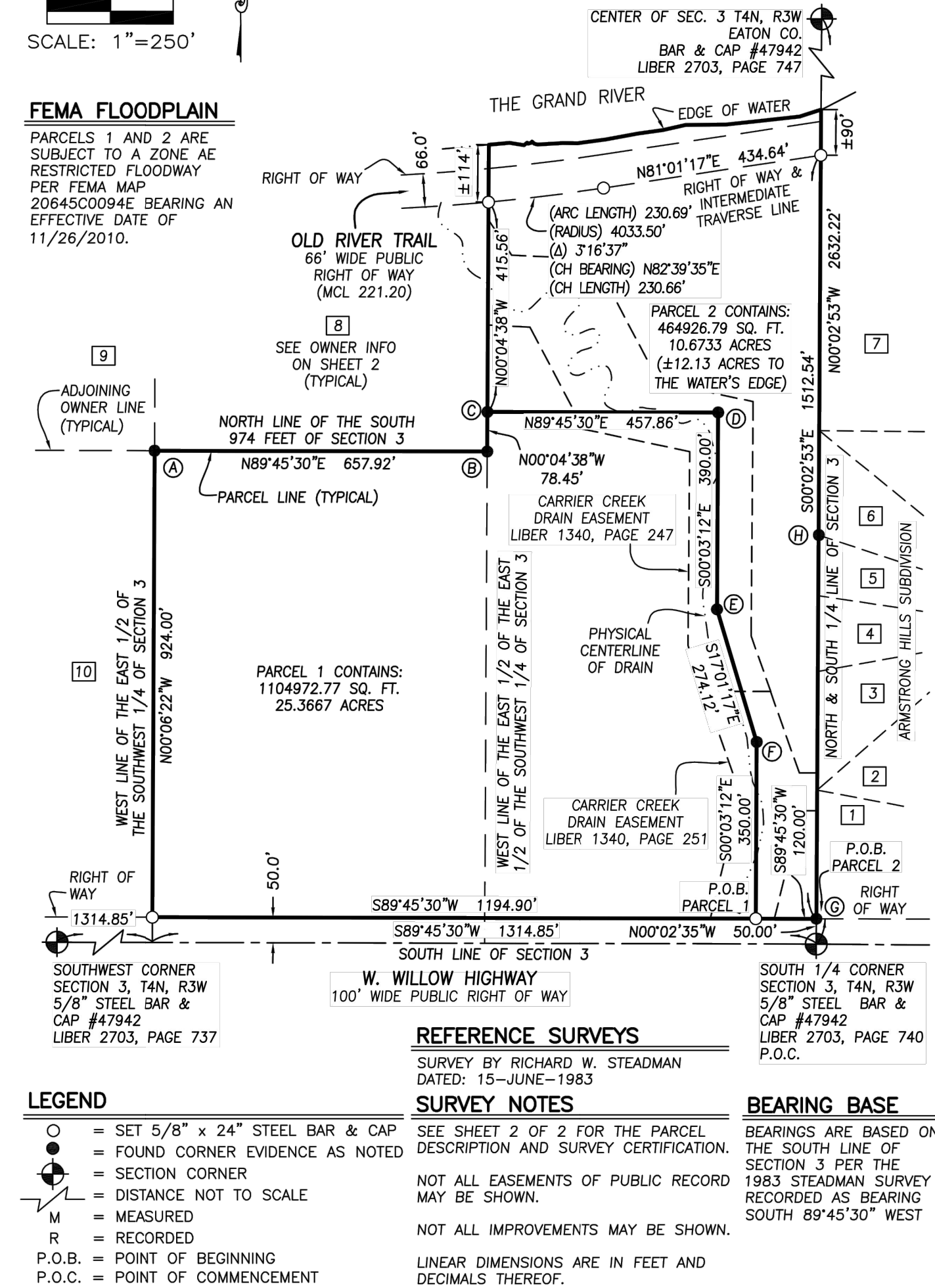
REVISION DATE:
FIELD: GB JC DRAWN BY: JJC
DATE: AUGUST 24, 2020
FILE: S079-2020
SHEET 2 OF 3

PREPARED FOR:
DELTA TOWNSHIP

SURVEY MAP
A PART OF THE SOUTHWEST 1/4,
SECTION 3, T4N, R3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

FEMA FLOODPLAIN

PARCELS 1 AND 2 ARE SUBJECT TO A ZONE A-E RESTRICTED FLOODWAY PER FEMA MAP 20645C0094E BEARING AN EFFECTIVE DATE OF 11/26/2010.



LEGEND

- = SET 5/8" x 24" STEEL BAR & CAP
- = FOUND CORNER EVIDENCE AS NOTED
- = SECTION CORNER
- = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

REFERENCE SURVEYS

SURVEY BY RICHARD W. STEADMAN
DATED: 15-JUNE-1983

SURVEY NOTES

SEE SHEET 2 OF 2 FOR THE PARCEL DESCRIPTION AND SURVEY CERTIFICATION.

NOT ALL EASEMENTS OF PUBLIC RECORD MAY BE SHOWN.

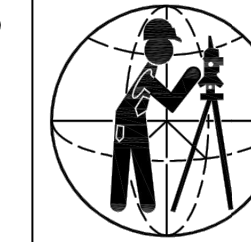
NOT ALL IMPROVEMENTS MAY BE SHOWN.

LINEAR DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BEARING BASE

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 3 PER THE 1983 STEADMAN SURVEY RECORDED AS BEARING SOUTH 89°45'30" WEST

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE:
FIELD: GB JC DRAWN BY: JJC
DATE: AUGUST 24, 2020
FILE: S079-2020
SHEET 1 OF 3

SITE DATA

AREA

PARCEL 1: 25.37 AC
PARCEL 2: 12.13 AC
TOTAL: 37.50 AC

EXISTING BUILDING AREA: 3.28 AC
EXISTING IMPERVIOUS SURFACE: 5.47 AC
PROPOSED BUILDING REMOVAL: 0.59 AC
PROPOSED BUILDING ADDITION: 1.9 AC
PROPOSED IMPERVIOUS SURFACE: 8.08 AC
PERCENT IMPERVIOUS: 21%

PARKING

REQUIRED: ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES

27 EMPLOYEES / 2 = 14 SPACES REQUIRED

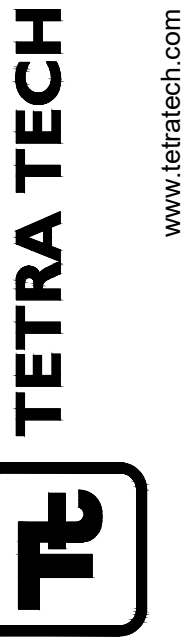
51 SPACES PROVIDED, 2 BARRIER FREE

ZONING

AG2 - AGRICULTURE RESIDENTIAL

SETBACKS:

FRONT YARD 50 FEET MIN.
SIDE YARD 25 FEET MIN.
REAR YARD 50 FEET MIN.
HEIGHT 40 FEET MAX.



BY

MARK

DATE

DESCRIPTION

1

7/30/21

SPECIAL LAND USE PERMIT

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN

PROPERTY DESCRIPTION
AND SITE DATA

PROJ: 200-214200-20001

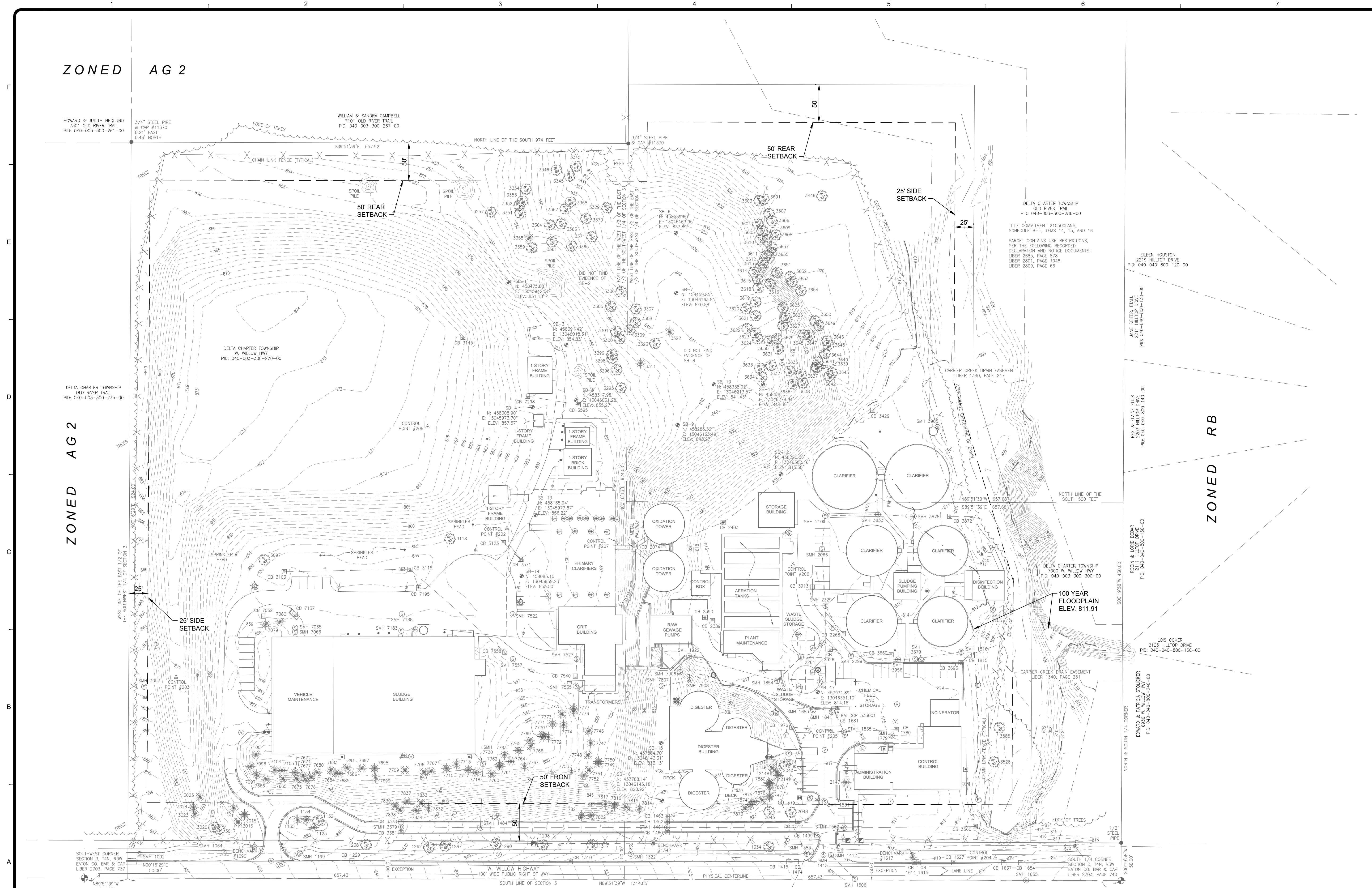
DESN: SNB

DRWN: TAH

CHKD: GJM

C-002

7/30/2021 3:05:37 PM - P:\PIER2\14200\2000\14200-2000\CAD\SHEET\PLANNING\101.DWG - HOLLENBECK, TODD



OVERALL EXISTING PLAN
SCALE: 1" = 60'

MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
OVERALL EXISTING PLAN

PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

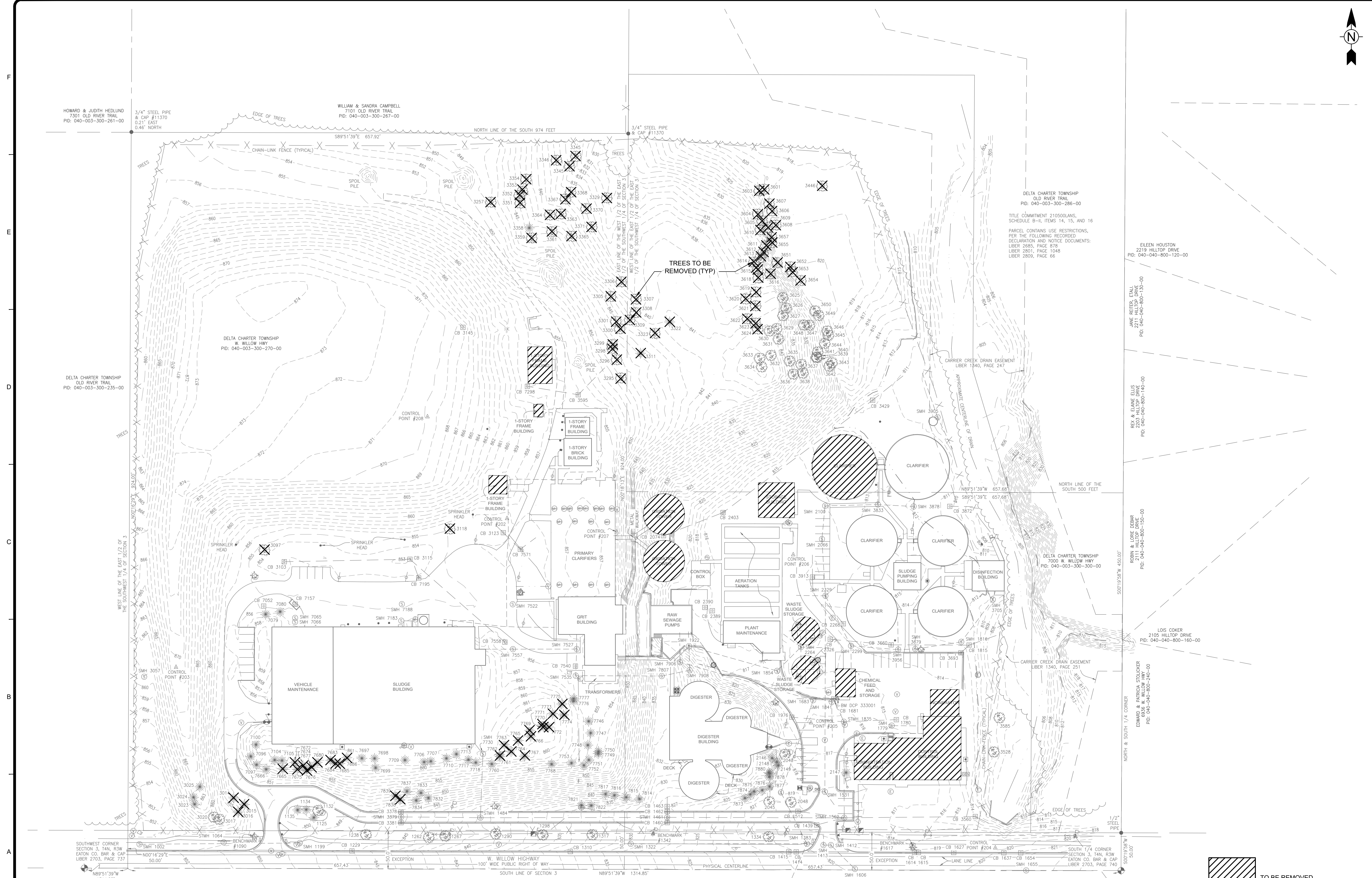
C-101

TETRA TECH
www.tetra-tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316-3963 FAX: (517) 484-8140



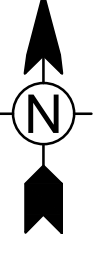
Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:08:34 PM - P:\PIER2\14200\2000\1\CAD\SITE\PLANC-102.DWG - HOLLENBECK, TODD



DEMOLITION PLAN

SCALE: 1" = 60'



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
DEMOLITION PLAN

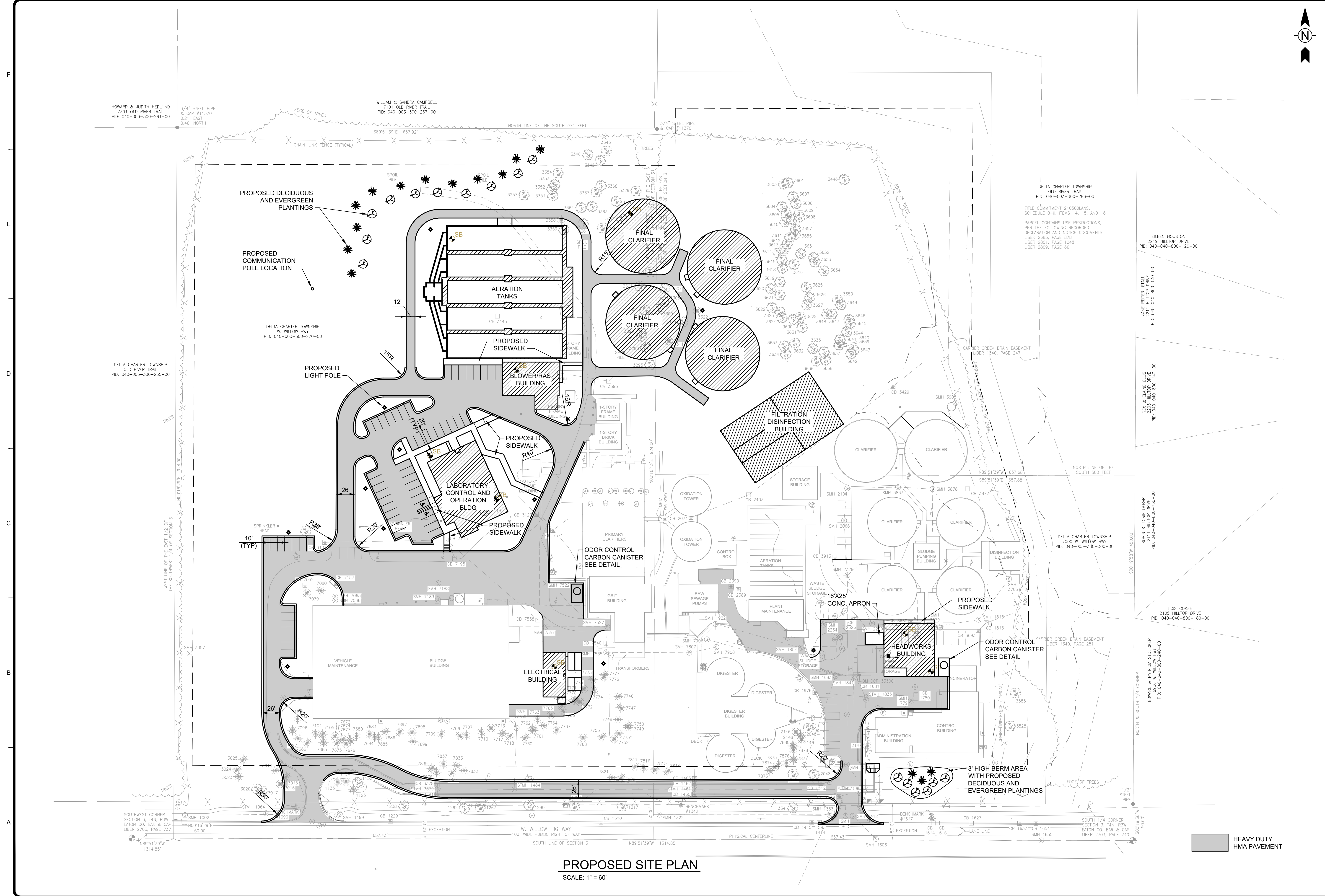
PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

C-102

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:39:08 PM - P:\IER2\14200\2001\CAD\SITE\PLANC-103.DWG - HOLLENBECK, TODD



PROPOSED SITE PLAN

SCALE: 1" = 60'

HEAVY DUTY HMA PAVEMENT

MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
 WWP MAJOR CAPITAL IMPROVEMENTS
 SITE PLAN
PROPOSED SITE PLAN

PROJ: 200-214200-20001
 DESN: SNB
 DRWN: TAH
 CHKD: GJM

C-103

TETRA TECH

DELTA TOWNSHIP

DELTA CHARTER TOWNSHIP
 OLD RIVER TRAIL
 PID: 040-003-300-286-00
 TITLE COMMITMENT 210500LANS,
 SCHEDULE B-II, ITEMS 14, 15, AND 16
 PARCEL CONTAINS USE RESTRICTIONS,
 PER THE FOLLOWING RECORDED
 DECLARATION AND NOTICE DOCUMENTS:
 LIBER 2885, PAGE 878
 LIBER 2801, PAGE 1048
 LIBER 2809, PAGE 66

EILEEN HOUSTON
 2219 HILLTOP DRIVE
 PID: 040-040-800-120-00

JANE REITER, ET AL
 2211 HILLTOP DRIVE
 PID: 040-040-800-135-00

REX & ELAINE ELIUS
 2203 HILLTOP DRIVE
 PID: 040-040-800-140-00

ROBIN & LORIE DEBAR
 2111 HILLTOP DRIVE
 PID: 040-040-800-150-00

LOIS COCKER
 2105 HILLTOP DRIVE
 PID: 040-040-800-160-00

EDWARD & PATRICK STOLCKER
 PID: 040-040-800-142-00

DELTA CHARTER TOWNSHIP
 WILLOW HWY
 PID: 040-003-300-270-00

DELTA CHARTER TOWNSHIP
 OLD RIVER TRAIL
 PID: 040-003-300-235-00

DELTA CHARTER TOWNSHIP
 OLD RIVER TRAIL
 PID: 040-003-300-261-00

DELTA CHARTER TOWNSHIP
 WILLOW HWY
 PID: 040-003-300-270-00

DELTA CHARTER TOWNSHIP
 WILLOW HWY
 PID: 040-003-300-270-00

DELTA CHARTER TOWNSHIP
 WILLOW HWY
 PID: 040-003-300-270-00

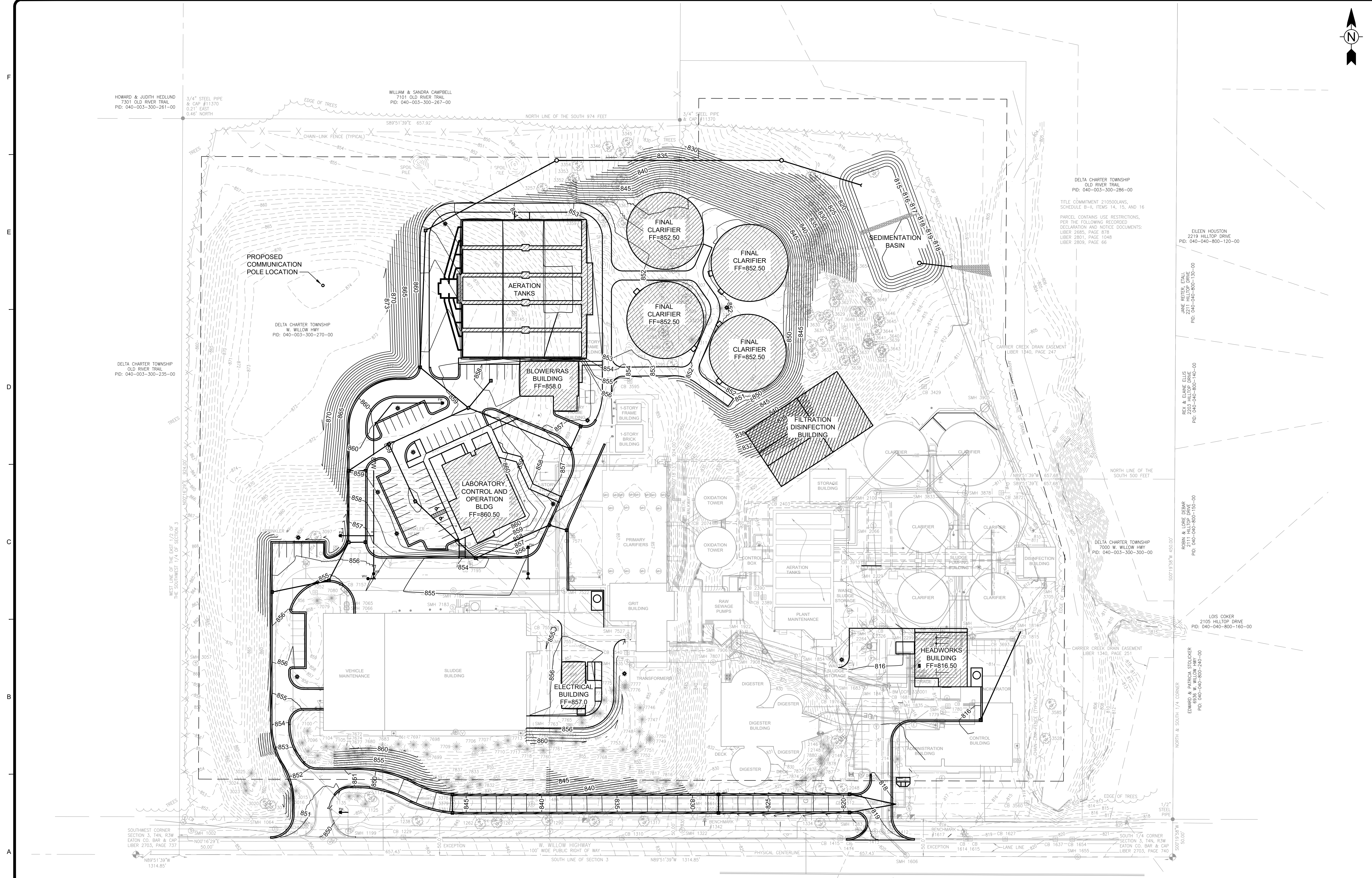
PROJ: 200-214200-20001
 DESN: SNB
 DRWN: TAH
 CHKD: GJM

C-103

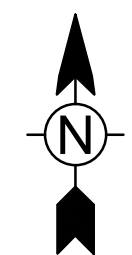
Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:13:03 PM - P:\PIER2\14200\2001\CAD\SSHEETS\SITE PLAN\C-104.DWG - HOLLENBECK, TODD



OVERALL GRADING PLAN
SCALE: 1" = 60'



TETRA TECH
www.tetra.tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316-3963 FAX: (517) 484-8140



MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
OVERALL GRADING PLAN

PROJ: 200-214200-20001
DESIN: SNB
DRWN: TAH
CHKD: GJM

C-104

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

7/30/2021 3:13:32 PM - P:\PIER2\14200\200-214200-20001\CAD\SSHEETS\PLANC-501.DWG - HOLLENBECK, TODD

REVISIONS DATE
Last Revision 06/2017
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
MANHOLE ABANDONMENT DETAIL

NOTES:

- WHEN PIPE TERMINATES IN AN EXISTING MANHOLE, APPLY A MINIMUM 1/2" OF CEMENT PLASTER FLUSH WITH SURFACE.
- OTHER METHODS OF BULKHEADING PIPES MUST BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SEWER BULKHEAD DETAIL

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SEWER SECTION REPLACEMENT

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SANITARY SERVICE CONNECTIONS

NOTE: THIS DETAIL DOES NOT APPLY TO MANHOLES SHOWN WITH FLAT TOP OR WITH COMPOSITE CASTING.

REVISIONS DATE
Last Revision 03/0900
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
MANHOLE CASTING ADJUSTMENT

NOTE:

- ALLOW GROUT TO CURE 24 HOURS, THEN SAWCUT AND REMOVE GROUT TUBE AND BACKFILL EXCAVATION.
- USE OF TRENCH EXCAVATION AS GROUT TUBE IS ACCEPTABLE, PROVIDED DISCHARGE CHUTE EXTENDS TO PIPE TO BE ABANDONED.

REVISIONS DATE
Last Revision N/A
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SANITARY SEWER ABANDONMENT

NOTE: MANHOLES THAT ARE NOT WITHIN DRIVEABLE SURFACE OR WITHIN THE INFLUENCE OF A DRIVEABLE SURFACE SHALL USE LIGHTWEIGHT COMPOSITE CASTING AND COVER AS DESCRIBED IN THE PROJECT SPECIFICATIONS.

REVISIONS DATE
Last Revision 06/2017
Adopted 03/2013

Delta Charter Township
ENGINEERING DEPARTMENT
7710 West Saginaw Highway
Lansing, MI 48917-5712
(517) 323-8540

STANDARD SANITARY SEWER DETAILS
SANITARY SEWER MANHOLE

TETRA TECH
www.tetra.tech.com
3497 COOLIDGE ROAD
EAST LANSING, MI 48823
TEL: (517) 316.3963 FAX: (517) 484.8140

DELTA TOWNSHIP

BY	DATE	DESCRIPTION
	7/30/21	SPECIALLAND USE PERMIT

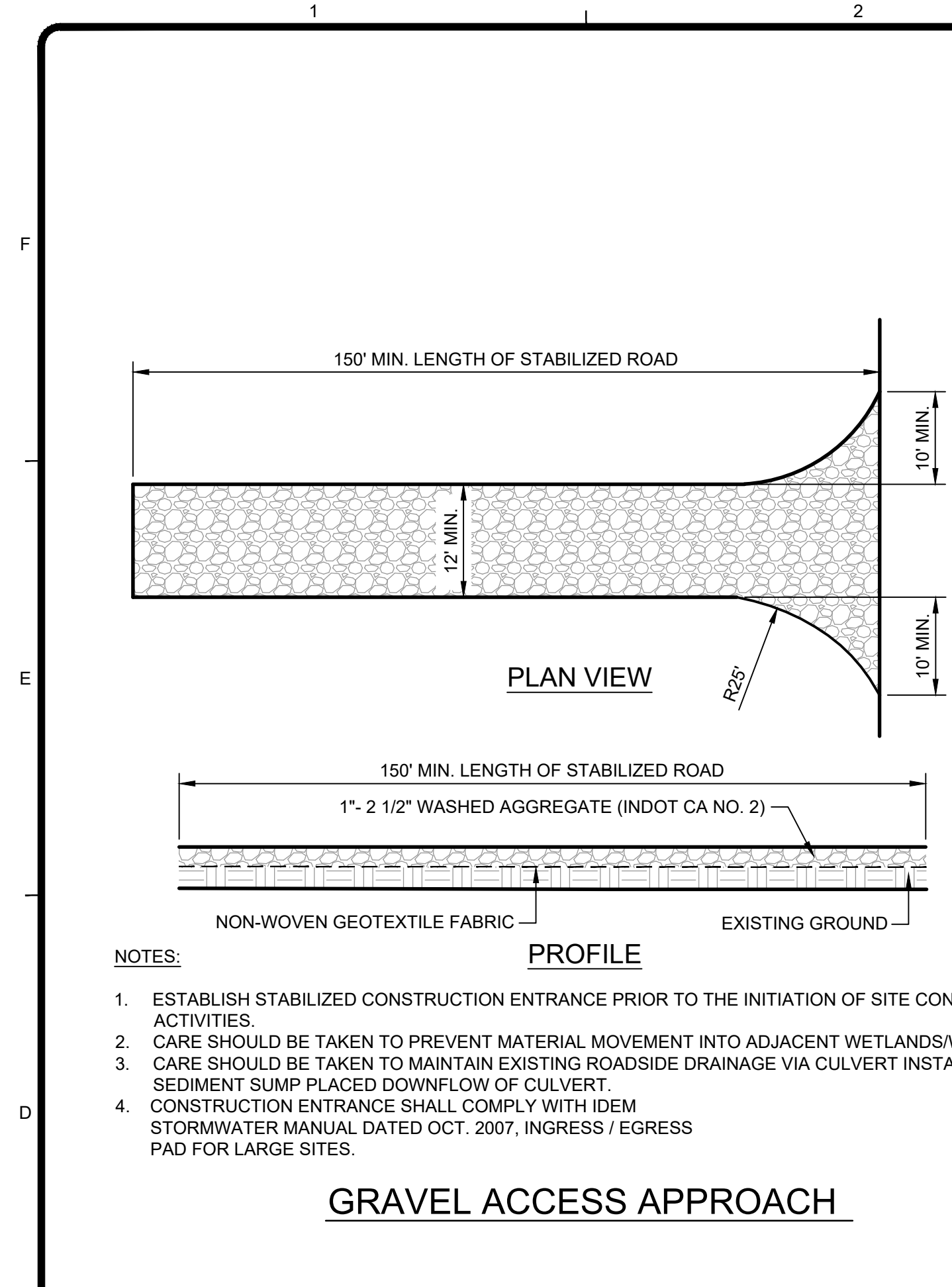
MARK 1

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
DETAILS

PROJ: 200-214200-20001
DES: SNB
DRWN: TAH
CHKD: GJM

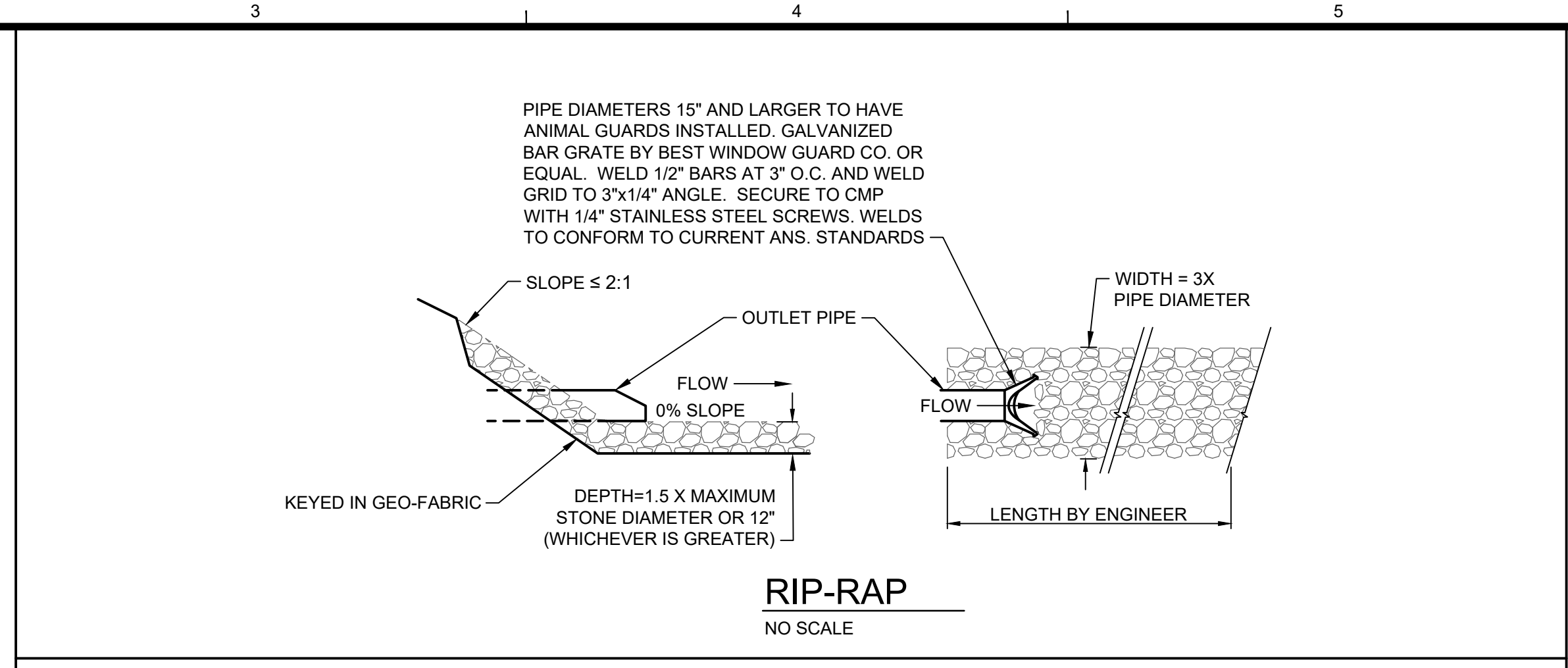
C-501

Copyright: Tetra Tech

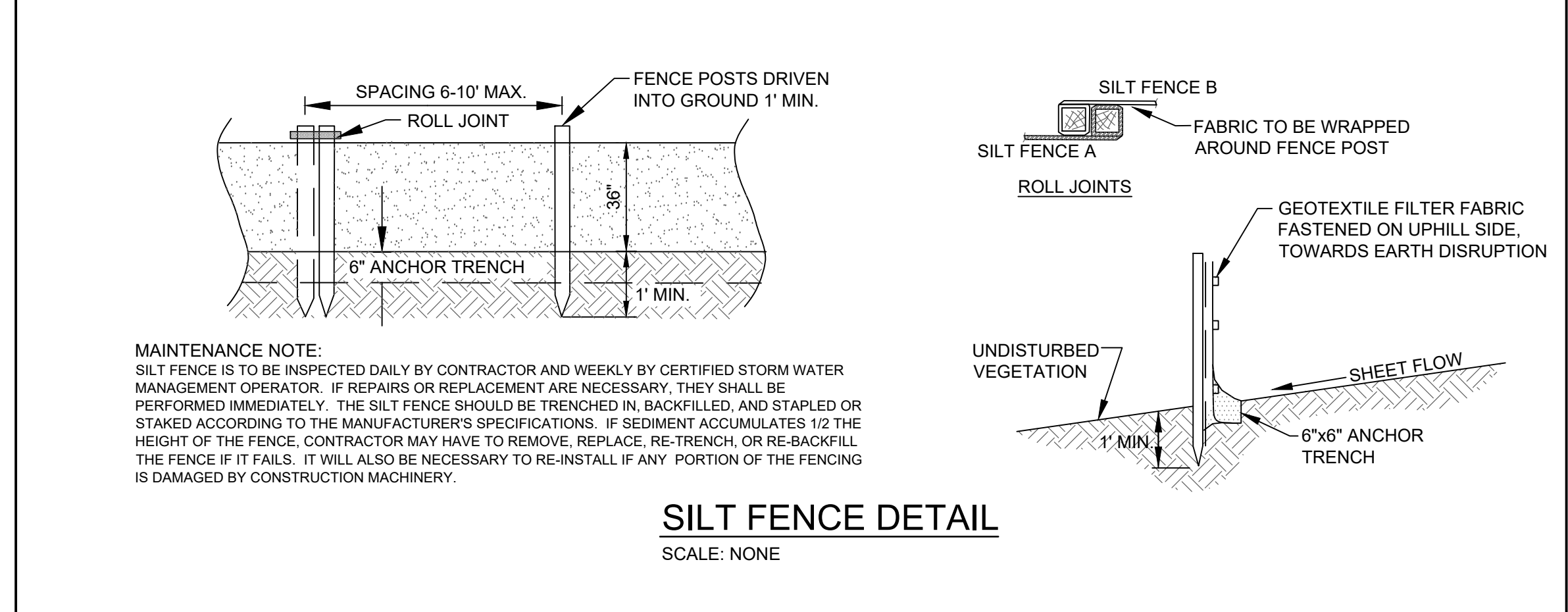


- NOTES:**
- ESTABLISH STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INITIATION OF SITE CONSTRUCTION ACTIVITIES.
 - CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT WETLANDS/WATERBODIES.
 - CARE SHOULD BE TAKEN TO MAINTAIN EXISTING ROADSIDE DRAINAGE VIA CULVERT INSTALLATION, WITH SEDIMENT SUMP PLACED DOWNFLOW OF CULVERT.
 - CONSTRUCTION ENTRANCE SHALL COMPLY WITH IDEM STORMWATER MANUAL DATED OCT. 2007, INGRESS / EGRESS PAD FOR LARGE SITES.

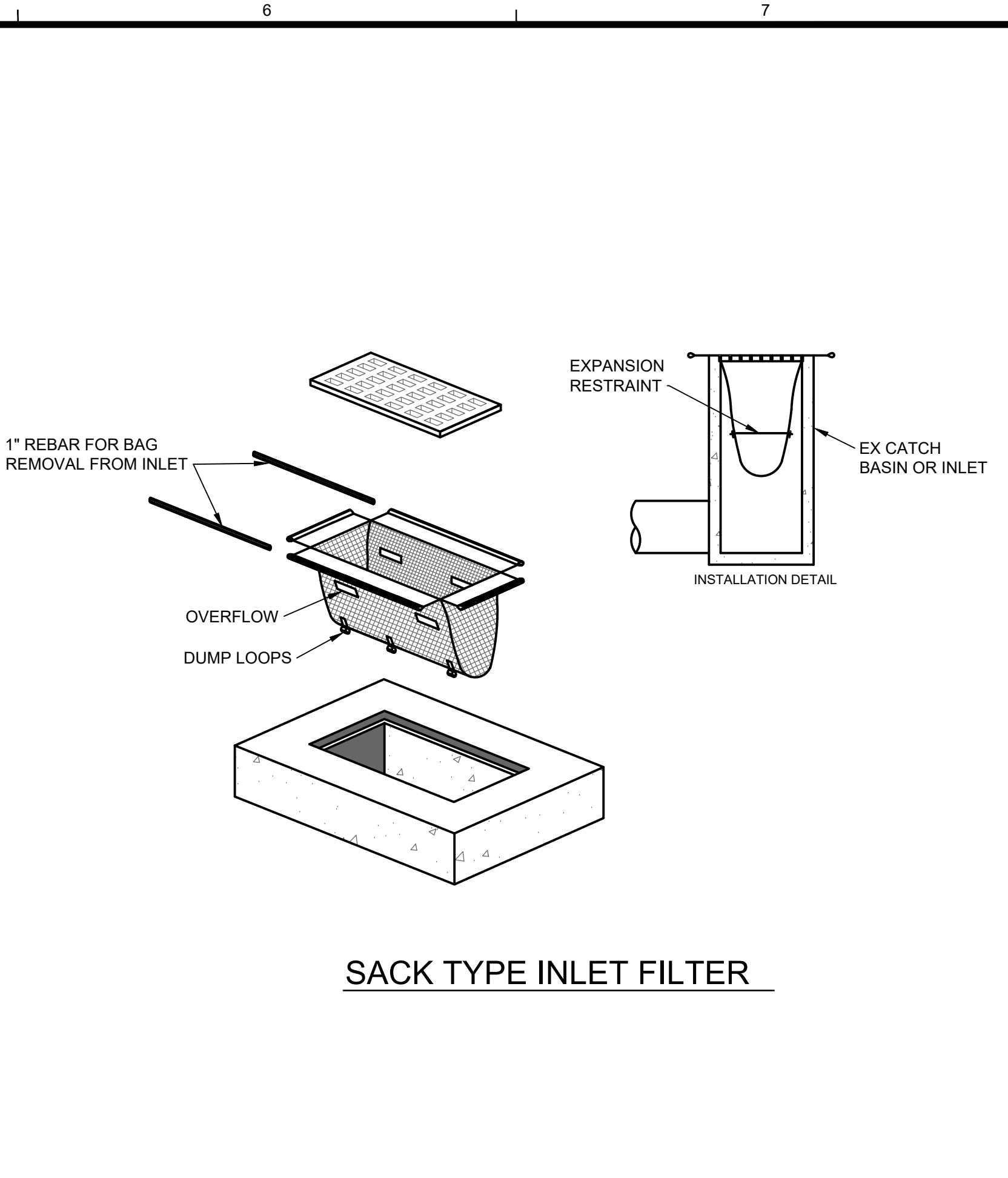
GRAVEL ACCESS APPROACH



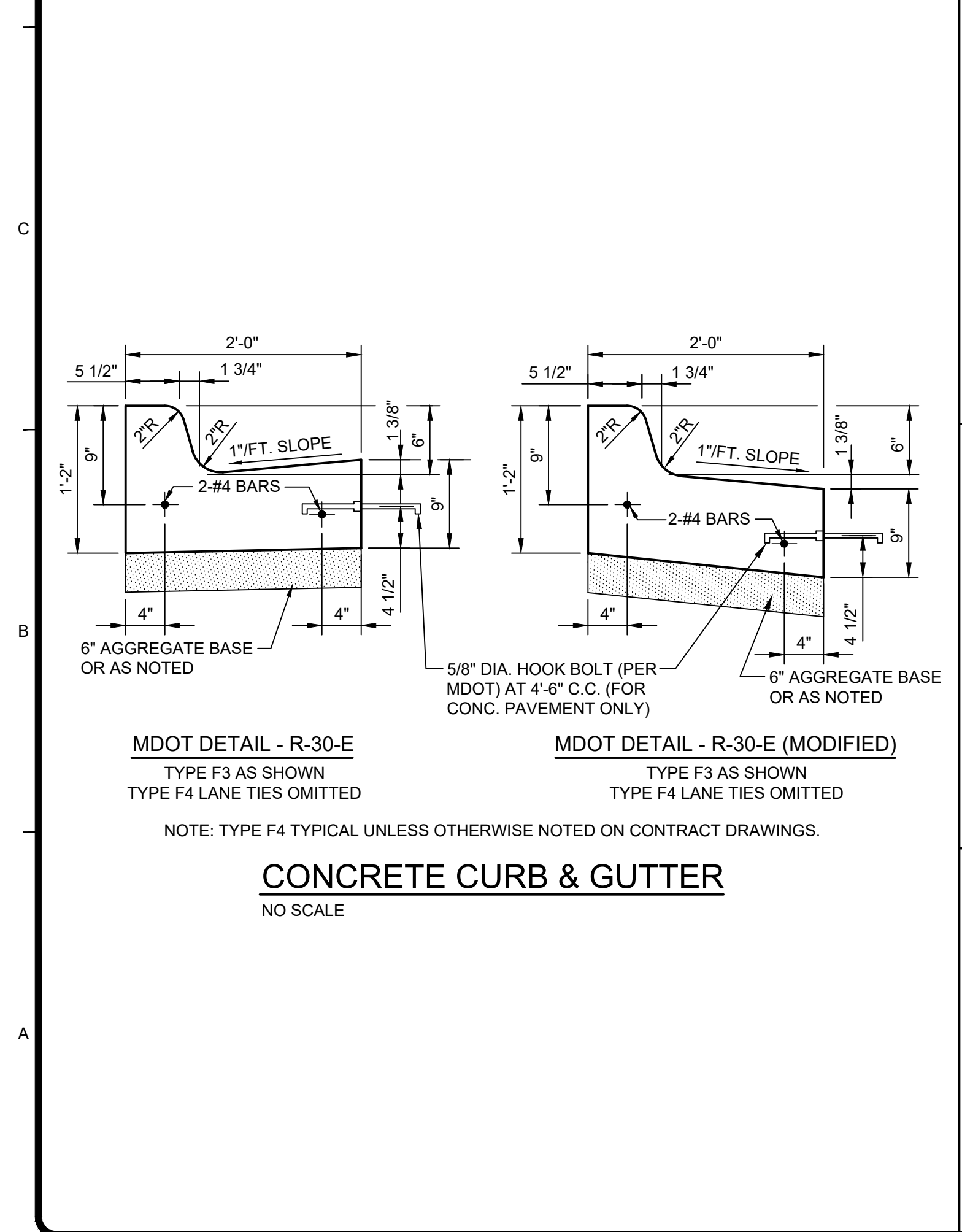
RIP-RAP
NO SCALE



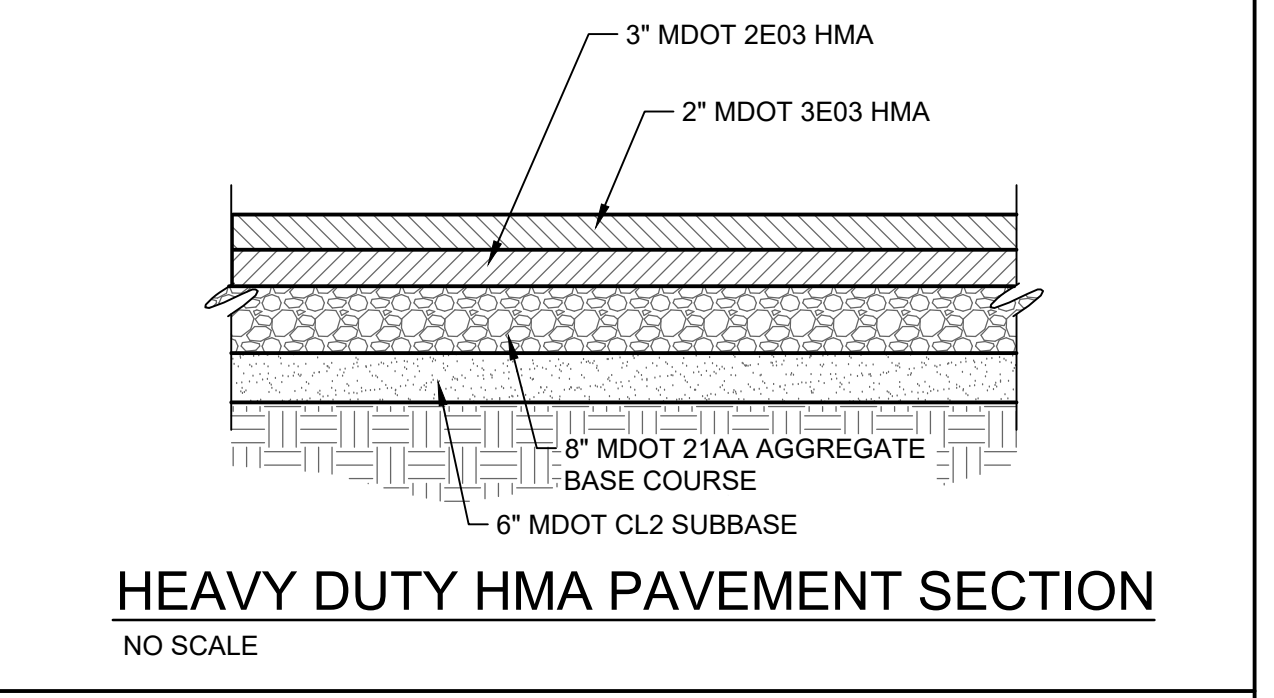
SILT FENCE DETAIL
SCALE: NONE



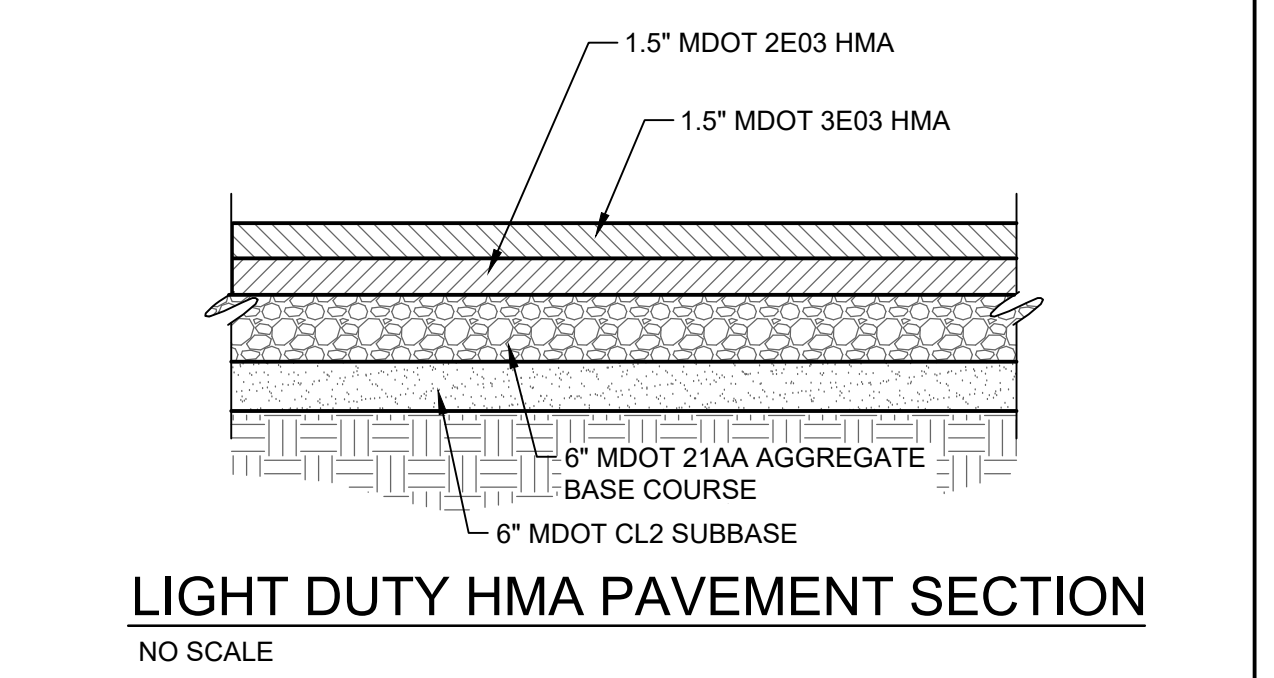
SACK TYPE INLET FILTER



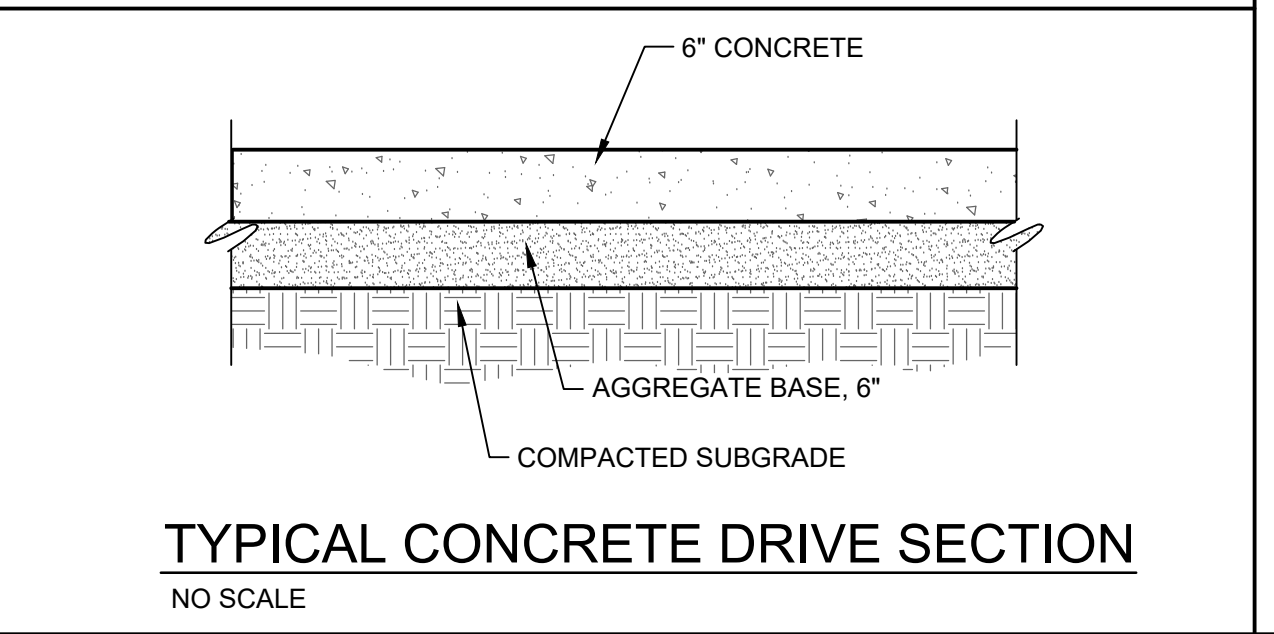
CONCRETE CURB & GUTTER
NO SCALE



HEAVY DUTY HMA PAVEMENT SECTION
NO SCALE

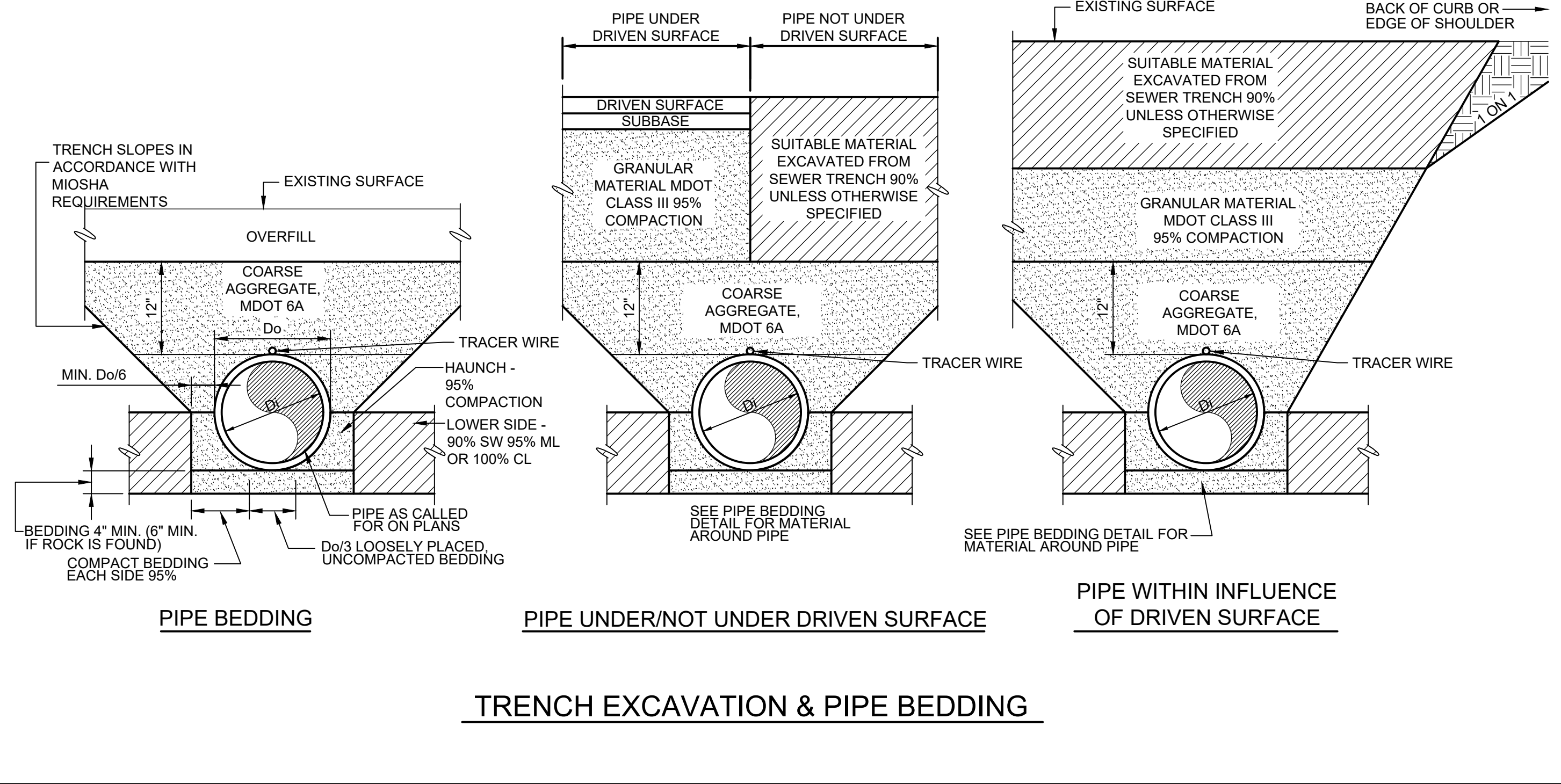


LIGHT DUTY HMA PAVEMENT SECTION
NO SCALE



TYPICAL CONCRETE DRIVE SECTION
NO SCALE

- NOTES:**
- COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 - MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 - DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
 - UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.
 - FOR ALL EXCAVATION WITHIN THE WETLAND LIMITS THE TOP TWO FEET OF TOP SOIL SHOULD BE STOCKPILED ON SITE AND SHALL BE REPLACED IN THE SAME LOCATION.



TRENCH EXCAVATION & PIPE BEDDING

MARK	DATE	DESCRIPTION	BY
1	7/30/21	SPECIAL LAND USE PERMIT	

DELTA TOWNSHIP, MICHIGAN
WWTP MAJOR CAPITAL IMPROVEMENTS
SITE PLAN
DETAILS

PROJ: 200-214200-20001
DES: SNB
DRW: TAH
CHK: GJM

C-502

7/30/2021 3:13:44 PM - P:\IER\214200\20001\CADD\SHETS\SITE PLAN\C-501.DWG - HOLLENBECK, TODD

P DIRECT EMBED POLES

DIRECT EMBED POLE STANDARD DESIGNS

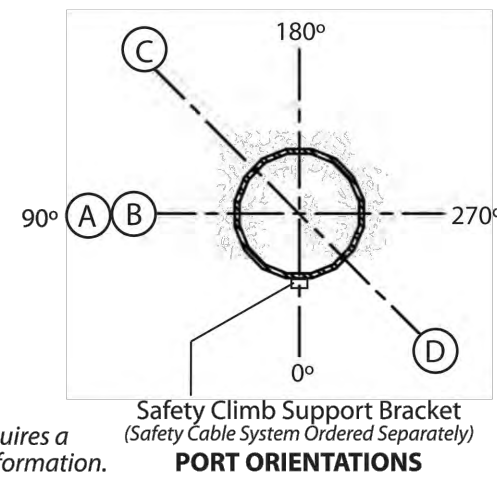
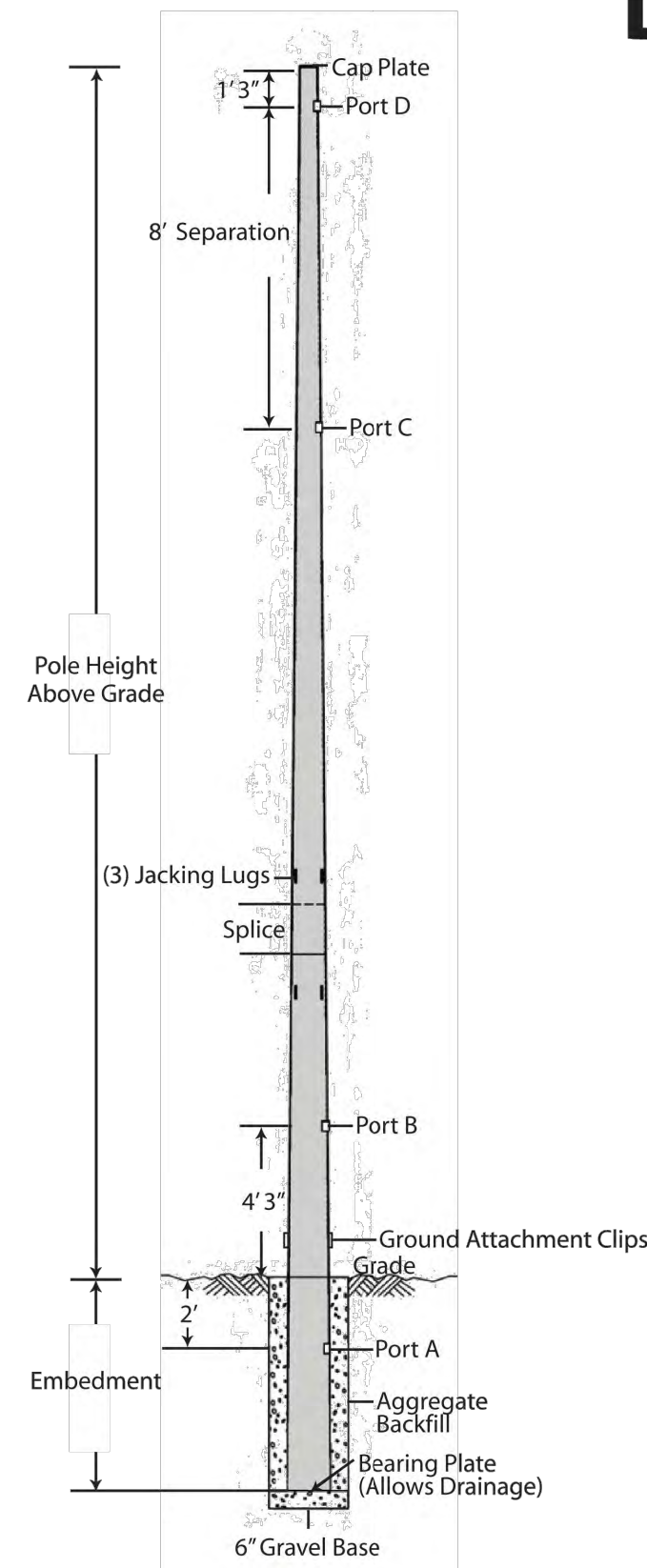
DIRECT EMBED POLES

GENERAL USE

ROHN Direct Embed Poles minimize site requirements, lowering lease rates and acquisition costs. They are designed for rapid installation, meeting the demands of today's dynamic communication environments. Whether you are supporting broadband, PCS, security or other lightweight systems, ROHN Tapered Steel Poles offer extremely efficient designs.

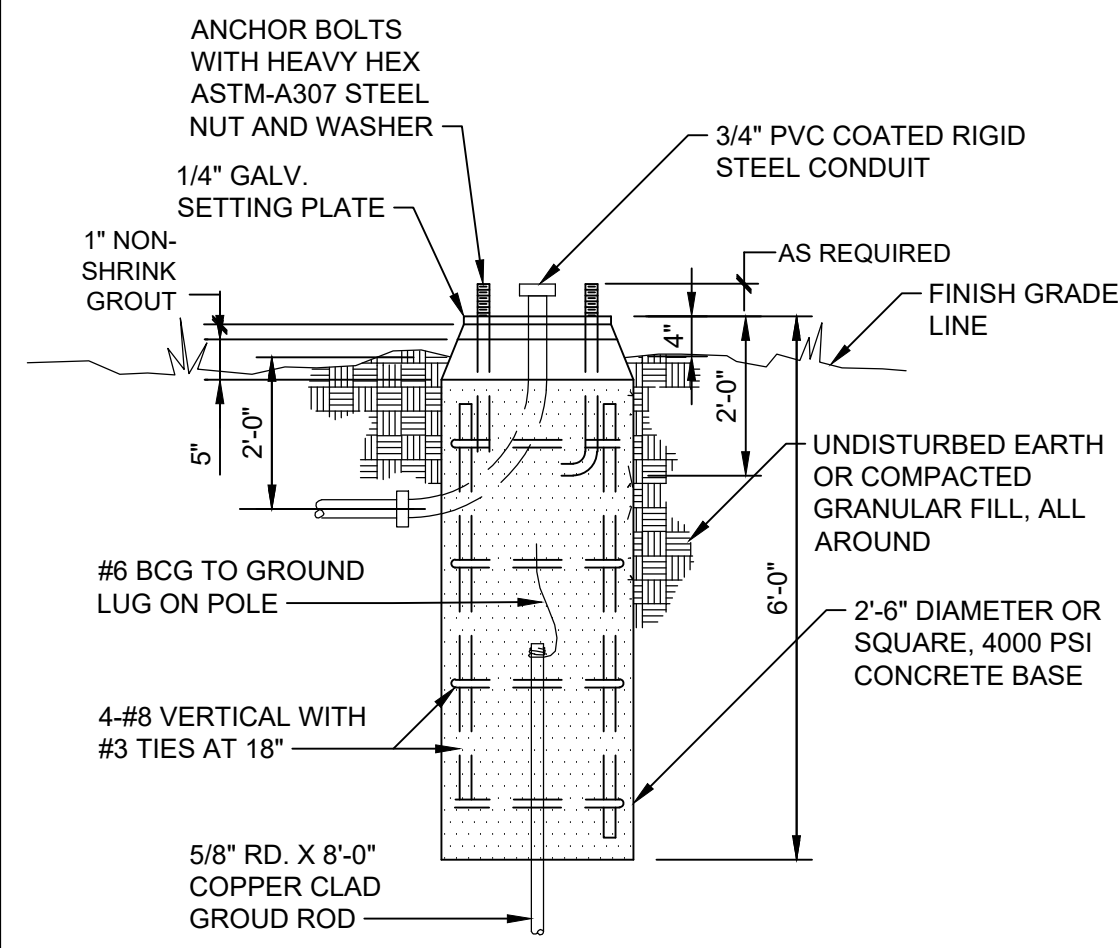
FEATURES

- Completely hot-dip galvanized after fabrication
- Fast, easy installation
- Designed for applications with stringent deflection requirements
- Internal routing of transmission lines
- Each pole ships with the following:
 - Assembly Drawings and Standard Foundation Details
 - (4) 5" x 7" Ports with (2) port covers
 - (3) Jacking Lugs on each side of splices
 - (3) Ground attachment clips
 - (1) Vented cap plate
 - (1) Bearing plate welded to bottom
 - Safety Climb Support Brackets
 - (1) Safety warning sign
 - (1) Pole ID tag
 - Attachment clips for optional step bolts
- Optional items are available and may be ordered separately. Please see accessories on page 225.
- Custom designs available for any height or application.

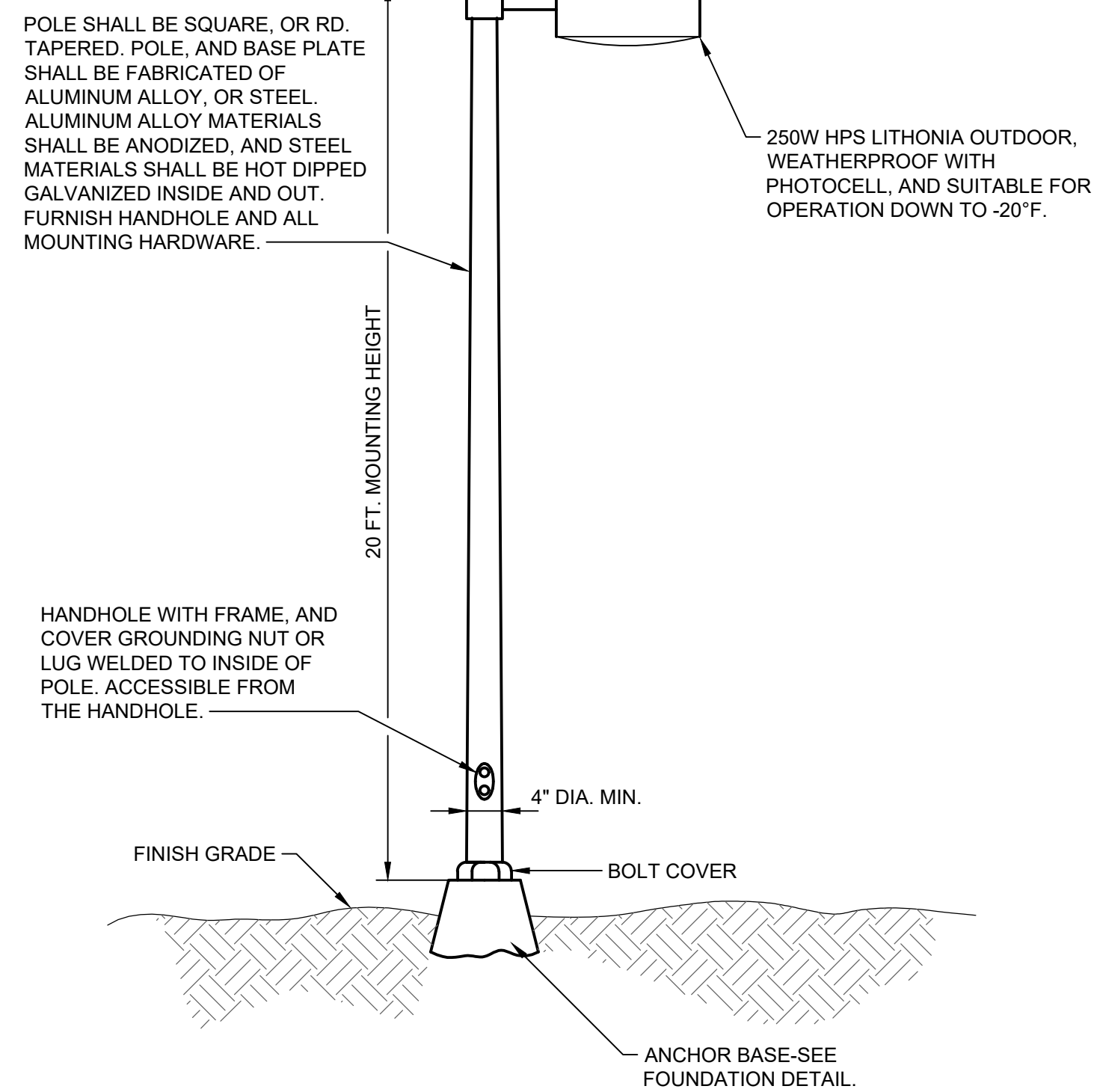


Per Rev G requirements, any structure greater than 10' requires a climber safety device. Please see page 225 for ordering information.
 Phone (309) 566-3000 • Fax (309) 566-3079 • www.rohnel.com • The Industry Standard
 © 2011 ROHN PRODUCTS LLC

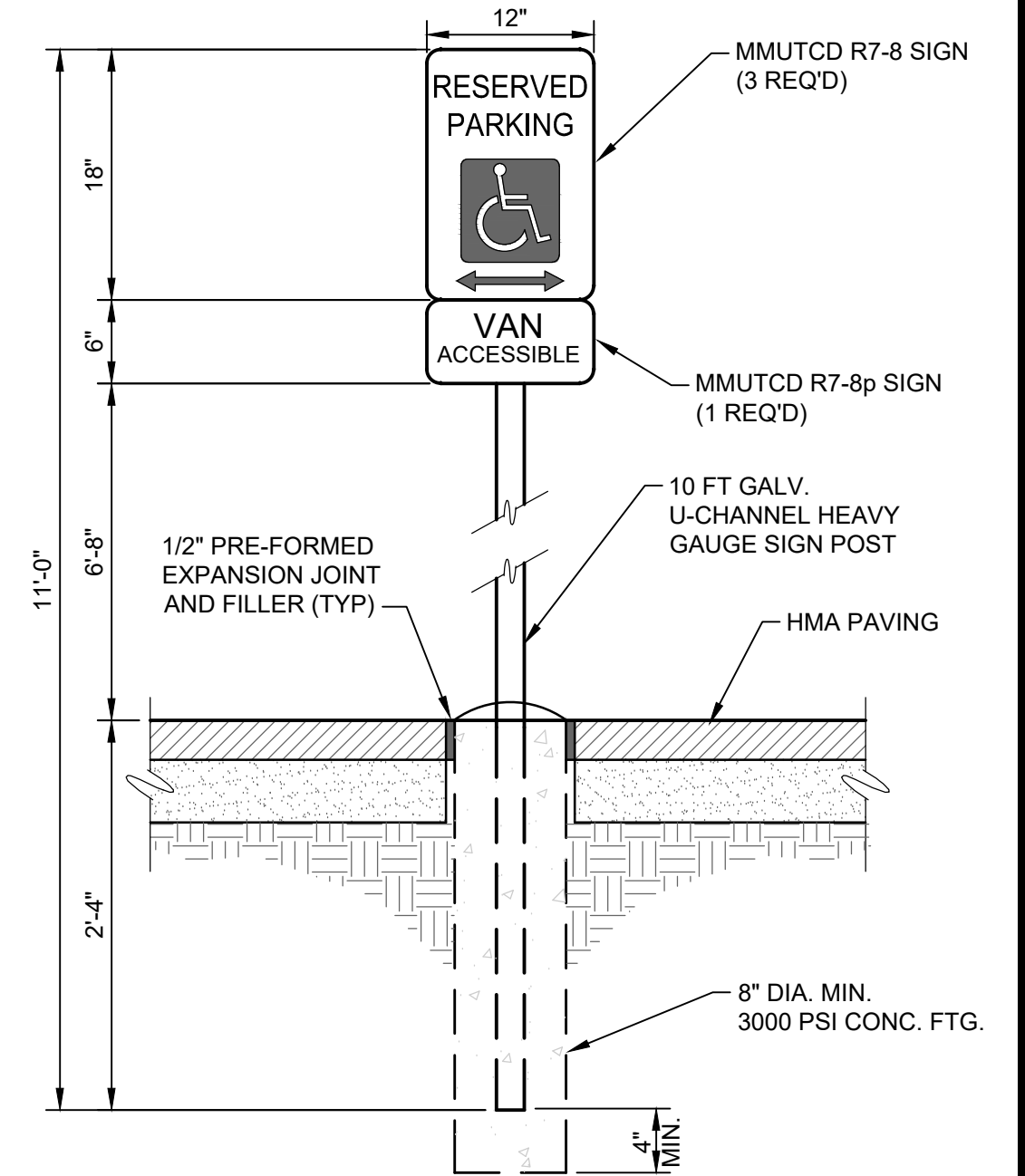
COMMUNICATION POLE DETAIL
NO SCALE



TYPICAL LIGHT STANDARD FOUNDATION DETAIL
NO SCALE



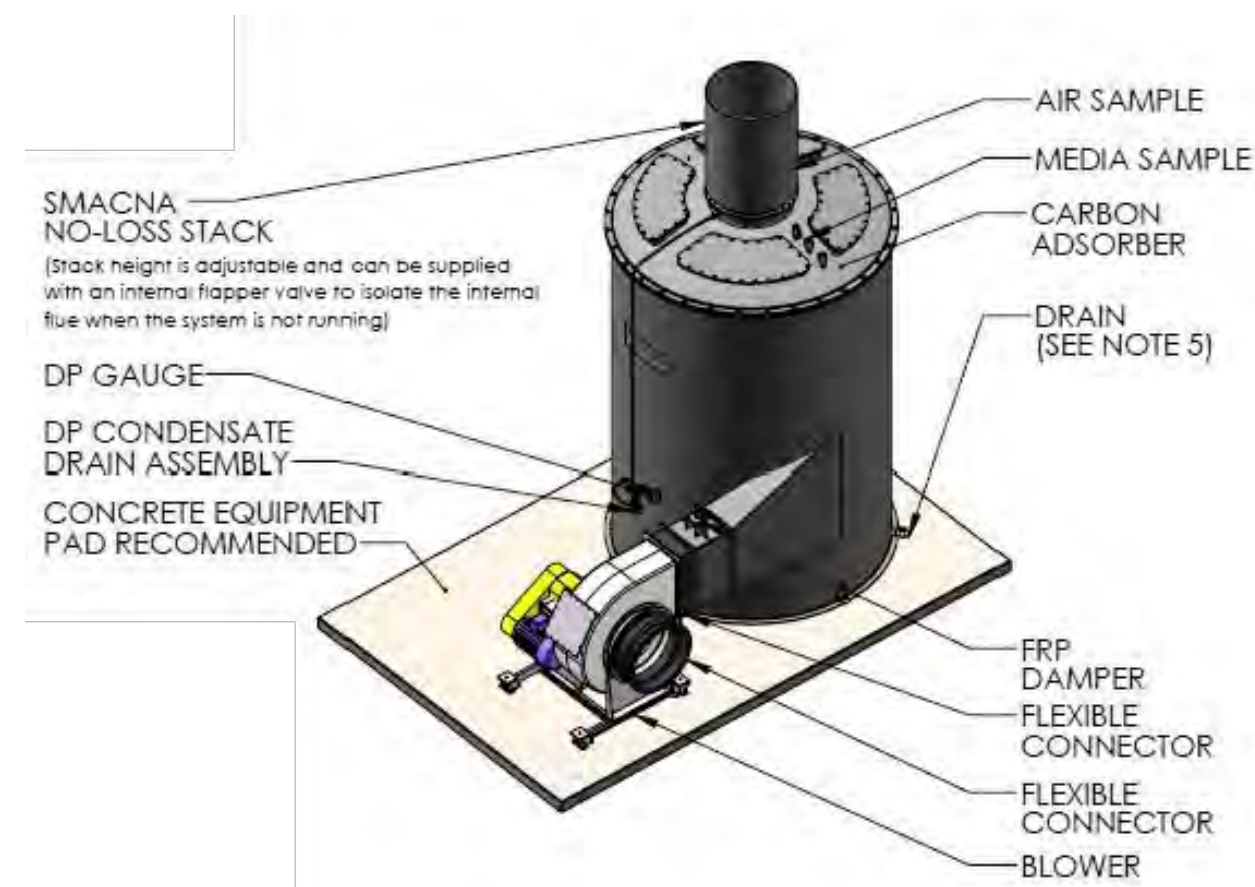
TYPICAL YARD LIGHTING DETAIL
NO SCALE



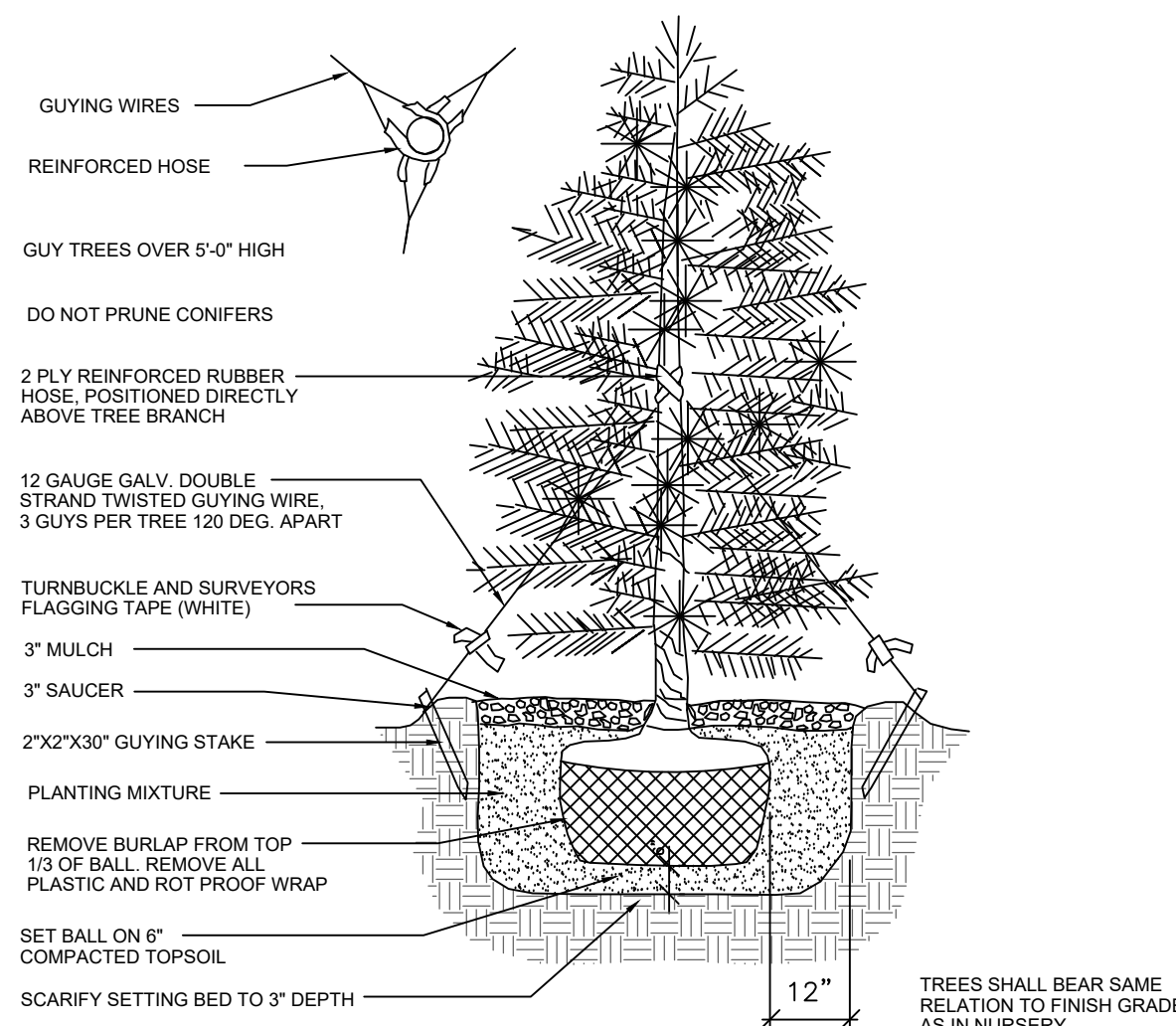
ADA PARKING SIGN
NO SCALE

LANDSCAPE SCHEDULE

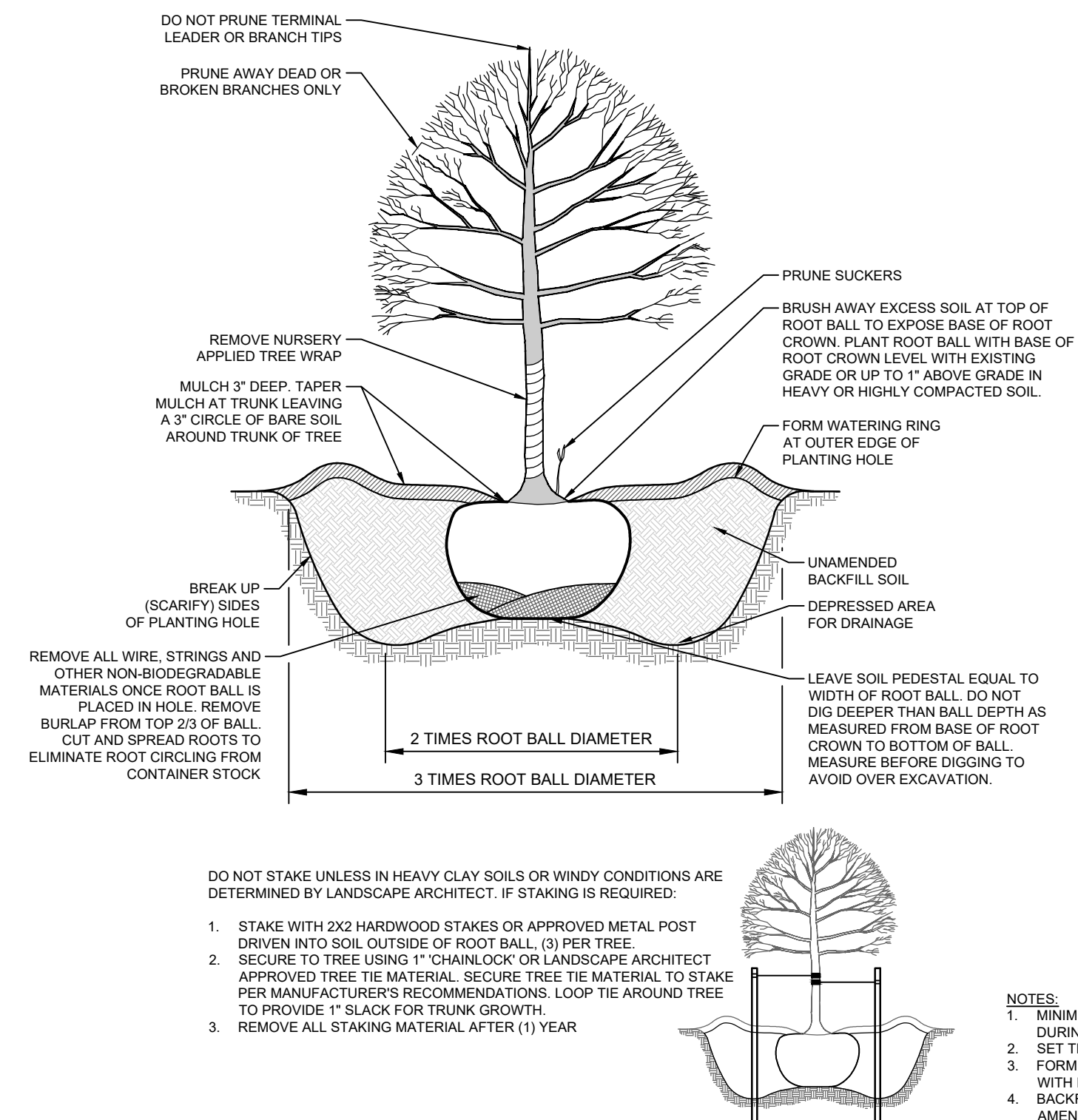
- 15 - BLUE SPRUCE 6 FT HEIGHT
- 8 - RED MAPLE 3" CALIPER
- 8 - FLOWERING CRAB 3" CALIPER



ODOR CONTROL DETAIL
NO SCALE



CONIFEROUS TREE PLANTING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE

1. STAKE WITH 2x2 HARDWOOD STAKES OR APPROVED METAL POST DRIVEN INTO SOIL OUTSIDE OF ROOT BALL. (3) PER TREE.
2. SECURE TO TREE USING 1" CHAINLOCK OR LANDSCAPE ARCHITECT APPROVED TREE TIE MATERIAL. SECURE TIE MATERIAL TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. LOOP TIE AROUND TREE TO PROVIDE 1" SLACK FOR TRUNK GROWTH.
3. REMOVE ALL STAKING MATERIAL AFTER (1) YEAR.

NOTES:

1. MINIMIZE DAMAGE TO BALLED AND BURLAP ROOT BALLS DURING PLANTING.
2. SET TREE VERTICAL REGARDLESS OF FINISH GRADE SLOPE.
3. FORM 3" TO 4" HIGH WATERING RING WITH SOIL AND COVER WITH MULCH AS SHOWN.
4. BACKFILL HOLE HALF FULL OF NATIVE SOIL AND NO AMENDMENTS. TAMP SOIL TO STABILIZE ROOT BALL. FINISH BACKFILLING AND TAMP AGAIN. TREES OF 3" CALIPER OR LARGER SHOULD BE BACKFILLED AND TAMPED IN 3 EQUAL LEVELS.
5. WATER ONLY AFTER PLANTING IS COMPLETED.



www.tetra.tech.com
 3497 COOLIDGE ROAD
 EAST LANSING, MI 48823
 TEL: (517) 316.3963 FAX: (517) 484.8140

MARK	DATE	DESCRIPTION
1	7/30/21	SPECIAL LAND USE PERMIT

DELTA TOWNSHIP, MICHIGAN
 WWP MAJOR CAPITAL IMPROVEMENTS
 SITE PLAN
 DETAILS

PROJ:	200-214200-20001
DESIN:	SNB
DRWN:	TJH
CHKD:	GJM

C-503

TO: Supervisor Kenneth R. Fletcher & Delta Township Board

FROM: Matt McKernan, Planner

DATE: September 14, 2021

SUBJECT: Case No. 08-21-11: Special Land Use Permit request for a 130-foot wire radio communications monopole to be located at the Delta Township Wastewater Treatment Plant.



The Township is in receipt of a Special Land Use Permit application to allow for construction of a 130-foot radio communications monopole at the Delta Township Wastewater Treatment Plant.

The Planning Commission held a public hearing on September 13, 2021, and subsequently recommended approval of the request to the Township Board by a vote of 6-0.

The draft minutes for the September 13 public hearing are attached to this memo. Also attached to this memo are the Staff report dated September 7, 2021, and the site plan prepared by Tetra Tech, dated July 30, 2021.

The following motion, consistent with the Planning Commission's recommendation, is offered for the Board's consideration:

"I move that the Delta Township Board approve for a Wireless Communication Facility as described in Case No. 08-21-11 for the following reasons"

- 1. The specific use standards in Section 8.67 have been met.***
- 2. The Special Land Use standards set forth in Section 7.03 of the Delta Township Zoning Ordinance have been met.***

Conditions of Approval:

- 1. Failure of the applicant to comply with any of the provisions required by the Delta Township Zoning Ordinance, or any stipulations added by the Delta Township Planning Commission or Township Board, shall constitute grounds for termination of these Special Land Use Permit.”***

Summary Record of Public Hearing for Case No. 8-21-11: Special Land Use Permit Request for a 130-foot-tall communications tower on the site of the Delta Township Wastewater Treatment Plant located at 7000 West Willow Highway, on the north side of West Willow Highway, approximately 650 feet west of Lindy Drive, in Section 3 of Delta Township. Petitioner: Delta Charter Township, 7710 W. Saginaw Hwy., Lansing, MI 48917.

Members in attendance: Elsinga, Weinfeld, Kosinski, Mudry, Schweitzer, and Hunt-Proctor

Members absent: Bradley, Meddaugh, and McConnell

Planner Matt McKernan said the Township was requesting to construct a 130-foot-high communication tower at the Wastewater Treatment Plant. He noted that wireless communication facilities exceeding 50 feet in height require a Special Land Use Permit. Most of the requirements are prescriptive and would be enforced afterwards or at the time of the building permit. The proposed tower is 2,000 feet from the nearest tower which is located on Canal Road. Mr. McKernan noted that screening and landscaping requirements were optional, but since the tower is located on the interior of a site that is already has a landscape berm and fencing, staff did not feel screening was necessary. Mr. McKernan said if the permit is approved by the Township Board, the expansion will come before the Planning Commission for site plan review. He noted that the tower will be required to follow FCC and FAA guidelines. Mr. McKernan informed the Commission that the tower will be used by the Wastewater Treatment Plant to control remote facilities.

Ernie West, Delta Township Engineer, 7710 W. Saginaw Highway, Lansing 48917, explained that the control and operations building that would be constructed during the expansion of the Wastewater Treatment Plant will be the control hub for the Township's Water and Wastewater Treatment Plant systems. Beyond the utility system, the Township also had monetary control for four water sites as well as 25 lift stations where all of the data comes back to this location with wireless radio network. Mr. West noted that a taller tower was necessary in order to reach all of those sites throughout the Township.

Mr. Weinfeld asked if there were any plans to lease space on the communications tower.

Mr. West answered no.

Mr. Mudry asked if the communications tower would be used to radio read house meters.

Rick Kane, Delta Township Utilities Director, 7710 W. Saginaw Highway, Lansing 48917, said the Wastewater Treatment Plant currently had a silo for the bio-solids residual program and during Phase 2 of construction, the silo will be obsolete and removed.

Mr. Mudry noted that when his house was used as a test house for the radio read program, he was under the impression that the Township would notify homeowners of a water line break.

Mr. Kane said the radio read meters in homes are not set up to set off alarms during high water

**SUMMARY RECORD OF PUBLIC HEARING
CASE NO. 8-21-11
SEPTEMBER 13, 2021
PAGE 2**

consumption. They are set up to run a six-hour read interval and will notify the Township of unusual high-water usage and in turn, the Township will notify the homeowner.

Mr. Schweitzer inquired about the history of the property that was included in the Planning Commission's packet.

Mr. West said the Township did a title search with a title company to make sure they had all the correct documents to reference from. The reason why a history of the property was prepared was to illustrate for the DNR a clear delineation of usage between the Treatment Plant and the Delta Mills Park.

Mr. Schweitzer asked if there was anyone in the audience who would like to speak on the request this evening.

There was no one.

MOTION BY MUDRY, SECONDED BY WEINFELD, THAT THE PUBLIC HEARING BE CLOSED. VOICE VOTE. CARRIED 6-0.

MOTION BY MUDRY, SECONDED BY WEINFELD, THAT THE PLANNING COMMISSION RECOMMEND TO THE DELTA TOWNSHIP BOARD, APPROVAL OF THE SPECIAL LAND USE PERMIT FOR A WIRELESS COMMUNICATION FACILITY AS DESCRIBED IN CASE NO. 8-21-11 FOR THE FOLLOWING REASONS:

- 1. THE SPECIFIC USE STANDARDS IN SECTION 8.67 HAVE BEEN MET.**
- 2. THE SPECIAL LAND USE STANDARDS SET FORTH IN SECTION 7.03 OF THE DELTA TOWNSHIP ZONING ORDINANCE HAVE BEEN MET.**

CONDITIONS OF APPROVAL:

FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE PROVISIONS REQUIRED BY THE DELTA TOWNSHIP ZONING ORDINANCE, OR ANY STIPULATIONS ADDED BY THE DELTA TOWNSHIP PLANNING COMMISSION OR TOWNSHIP BOARD, SHALL CONSTITUTE GROUNDS FOR TERMINATION OF THESE SPECIAL LAND USE PERMIT.

ROLL CALL VOTE. CARRIED 6-0.

Respectfully submitted,

**SUMMARY RECORD OF PUBLIC HEARING
CASE NO. 8-21-11
SEPTEMBER 13, 2021
PAGE 3**

Merritta Hunt-Proctor, Secretary

<https://deltami2.sharepoint.com/sites/DELTAPlanningDepartment/Shared Documents/General/Anne Swink/MIN/2021 PC/Cell Tower.doc>

Planning Commission

Special Use Permit-Wireless Communications Facility Delta Township Wastewater Treatment Plant Section 3

Meeting Date:
September 13, 2021

Report Date:
September 7, 2021

Case No: 08-21-11

Applicant:
Delta Township

Location
7000 W. Willow Hwy

Parcel Numbers:
040-003-300-300-00 &
040-003-300-270-00

Current Zoning District:
AG2-
Agricultural/Residential

Proposed Request:
Special Land Use Permit
for a Wireless
Communications Facility

Report Prepared by:
Matt McKernan,
Planner



Overview

A Special Land Use Permit request for a 130-foot high wireless radio communications monopole to be located at the Delta Township Wastewater Treatment Plant.

Related Documents

- Application
- Tower Project Illustrated Site Plans dated 7/30/21 with Case No. 08-21-10



Existing Land Use:

Delta Township Wastewater Treatment Plant

Surrounding Zoning and Land Use:

North: AG2-Agricultural/Residential: Single-family home & Delta Mills Park

East: RB-Low Density Residential: Armstrong Hills Subdivision

South: RB-Low Density Residential-Creepside Condominiums

West: AG2-Agricultural/Residential: Undeveloped Township Property

Zoning History:

1970: E-Agricultural

1974: A2-Limited Agricultural

1990: A2-Agricultural/Residential

2017: AG2-Agricultural/Residential

Overview:

Delta Township is requesting permission to construct a 130-foot high radio communications monopole at the Wastewater Treatment Plant. Wireless Communications facilities exceeding 50-feet in height require a Special Land Use Permit. The proposed monopole will provide communications to all of Delta Township's lift stations, water pump stations, and elevated tanks, and it will support new private and secure high speed wireless control and monitoring of remote sites. The request is concurrent with to Case No. 08-21-10, which is a Special Land Use Permit request for an expansion to the Delta Township Wastewater Treatment Plant.

Subsequent to the receipt of the site plan, the Engineering and Utility Departments decided to relocate the proposed radio tower to a more central location of the site. The new location is set back further from adjacent properties and meets the setback standards of Section 8.67 C.4. The proposed location is outlined at the top of page 2.

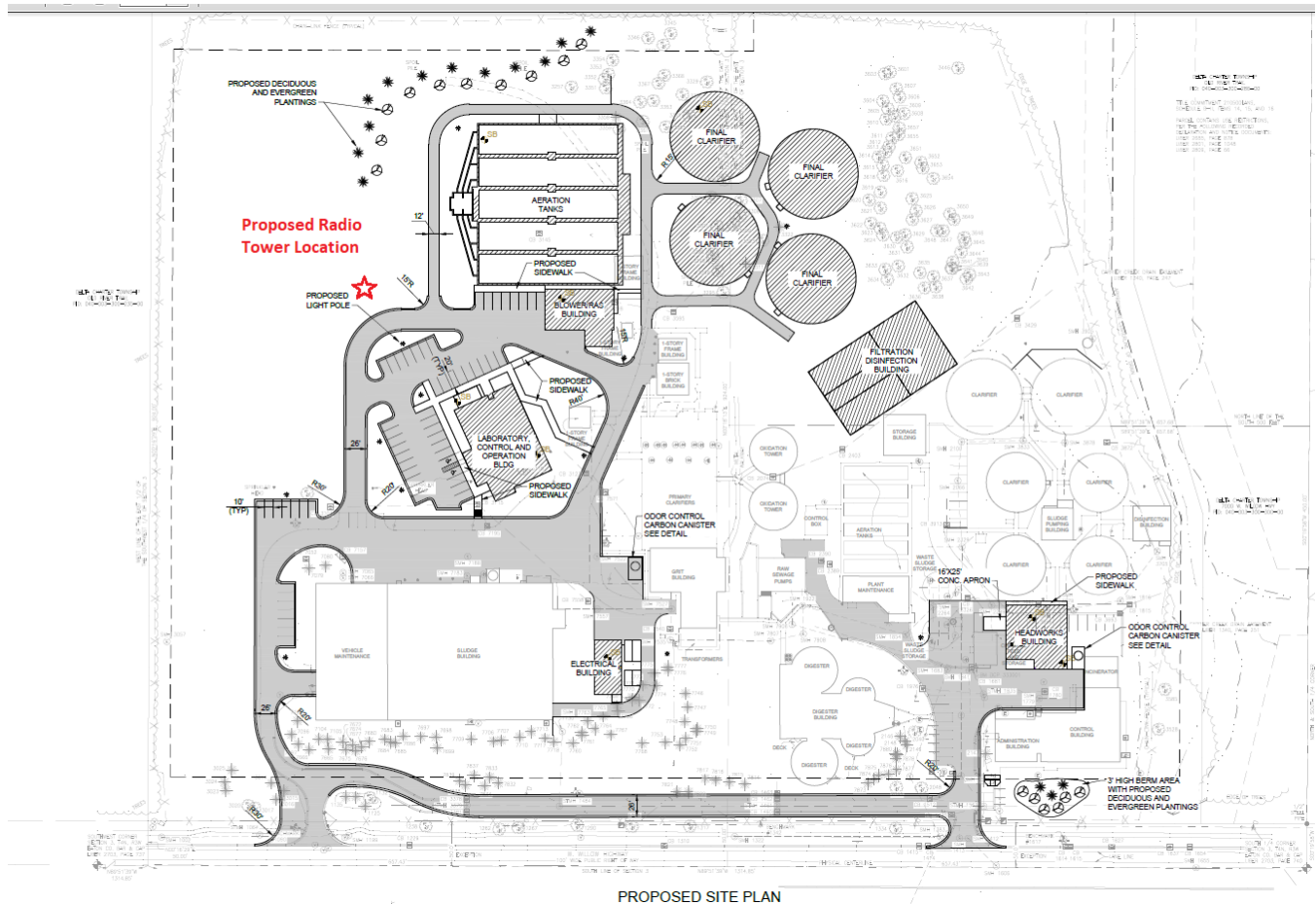
Standards of Review

The Planning Commission and Township Board must review and discuss the *General Review Standards for all Special Land Uses (Section 7.03)* and *Section 8.67 Wireless Communications Facilities*.

Section 7.03 General Review Standards for all Special Land Uses

- 1. The proposed Special Land Use shall be compatible and in accordance with the goals, objectives and policies of the Delta Charter Township Comprehensive Plan and any associated sub-area and corridor plans.***

The proposed monopole will improve the monitoring and control of the Township's water and sanitary sewer facilities, which will help facilitate the residential, commercial, and industrial growth anticipated in the 2013 Township Master Plan.



2. ***Be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. A Special Land Use shall be designed and constructed as to not create a significant detrimental impact, as compared to the impacts of permitted uses.***

The request for a 130-foot tall monopole does not change the residential character of the area. The radio tower will be located near the expansion of the existing wastewater treatment plant and will be similar to existing wireless communication facilities within residential areas around the Township.

3. ***Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, water, and sewage facilities. Such services shall be provided and accommodated without an unreasonable public burden.***

The proposed monopole will be located near the proposed expansion to the wastewater treatment plant. The proposed monopole will improve monitoring and control of Township water and sewer facilities.

4. ***Not involve uses, activities, processes, materials and equipment or condition of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance in comparison to the impacts associated with typical permitted uses.***

The operation of the radio communications tower will not create nuisances to adjacent properties provided the operational standards of Section 8.67 are met.

5. ***The proposed Special Land Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location and design, circulation and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Street Ordinance.***

The proposed radio communications tower will not impact pedestrian or vehicle traffic.

6. ***The nature and character of the activities, processes, materials, equipment, or conditions of operation, either specifically or typically associated with the use shall be reviewed.***

The proposed radio tower will primarily be a passive use. The proposed use is not expected to negatively impact adjacent properties so long as the specific use standards of Section 8.67 are followed.

7. ***Measures shall be taken to ensure that outdoor activity, storage, and work areas will be compatible with adjacent land uses.***

There is no outdoor storage associated with the proposed use. The only associated outdoor activity will be occasional maintenance, which will not negatively impact surrounding residential areas.

8. ***The proposed Special Land Use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning district and shall comply with all applicable ordinance standards.***

The proposed use meets all applicable standards of the AG2 zoning district.

9. ***The general standards and requirements of this Section are basic to all uses authorized by Special Land Use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.***

The specific use standards for Wireless Communications Facilities are outlined in Section 8.67 of the Zoning Ordinance. The standards of Section 8.67 are reviewed below:

Section 8.67 SECTION WIRELESS COMMUNICATIONS FACILITIES

A. Application Requirements:

The provided site plans meet the applicable standards to proceed with review.

B. Exceptions:

The proposed radio communications tower exceeds 50 feet in height and thus requires a Special Land Use Permit.

C. Site and Development Requirements:

1. Principal or Accessory Use:

The radio communications tower will be an accessory use to the existing Delta Township Wastewater Treatment Plant.

2. Exemptions from Lot Area, Width & Coverage Requirements:

The subject parcel meets the minimum lot area, width, and coverage requirements for the AG2-Agricultural/Residential zoning district.

3. Height Limitations:

The proposed radio communications tower is located in the AG2-Agricultural/Residential and is not subject to maximum height requirements. The proposed 130-foot tower height would also meet the maximum 200-foot height limitation of the adjacent RB zoning district.

4. Setbacks:

The proposed radio communications tower will be located approximately 330 feet from the nearest property line, which exceeds the minimum 50-foot setback requirement for the AG2 zoning district.

5. Separation:

The proposed radio communications tower will be separated from the nearest tower (2,201 N. Canal Rd) by approximately 2,000 feet.

6. Screening:

The proposed radio tower will be located 650 feet from the nearest residential structure. The base of the radio pole will be screened from the residential properties to the north and south by a landscaped berm. The base of the pole will be shielded from the east and west by wooded properties owned by Delta Township. Staff finds that additional screening is unnecessary.

7. State and Federal Requirements:

All wireless communication facilities shall meet the standards of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the State of Michigan or federal government with authority to regulate towers and antennas.

8. Certification by a Structural Engineer:

The plans for the tower construction shall be certified by a registered structural engineer. The tower shall be designed to withstand a uniform wind loading as prescribed in the Township's Building Code, as amended.

9. Fencing:

The base of the tower, wire cable supports shall be enclosed with a minimum six (6)-foot high chain link fence.

10. Lighting and Color:

The applicant has submitted a photo indicating that the monopole will be a neutral grey color. The pole shall not be artificially lit unless stipulated by the Federal Aviation Administration.

11. Electromagnetic Exposure Standards:

All antennas on wireless communication facilities shall meet the electromagnetic exposure standards adopted by the Federal Communications Commission.

12. Cessation of Operation:

As the owner of the subject property, Delta Township will self-enforce the cessation of operations provisions of Section 8.67 C.12 of the zoning ordinance.

13. Co-location:

No co-location is proposed for the radio communications tower. Future co-location requests will need to conform to the standards of Section 8.67 C.13 of the Zoning Ordinance.

Staff Recommendation

The following motion is offered if the Planning Commission is inclined to approve the Special Land Use Permit for the Wireless Communications Tower for the Delta Township Wastewater Treatment Plant:

*"I move that the Planning Commission recommend to the Delta Township Board, **approval** of the Special Land Use Permit for a Wireless Communication Facility as described in Case No. 08-21-11 for the following reasons:*

- 1. The specific use standards in Section 8.67 have been met.*
- 2. The Special Land Use standards set forth in Section 7.03 of the Delta Township Zoning Ordinance have been met.*

Conditions of Approval:

Failure of the applicant to comply with any of the provisions required by the Delta Township Zoning Ordinance, or any stipulations added by the Delta Township Planning Commission or Township Board, shall constitute grounds for termination of these Special Land Use Permit."



DELTA CHARTER TOWNSHIP

Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917

Phone: (517) 323-8560 Fax: (517) 323-8599

SPECIAL LAND USE
PERMIT APPLICATION

1. APPLICANT: Name: Ernie West Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

2. APPLICANT'S INTEREST IN PROPERTY: Owner

3. OWNER: Name: Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

4. REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):
Expansion of Existing Waste Water Treatment Plant, Requiring a 130-foot radio
communications tower on site.

5. LEGAL DESCRIPTION OF PROPERTY:
Attached Separately

6. ADDRESS OF PROPERTY: 7000 W Willow HWY, Lansing, MI 48917

7. PRESENT USE OF PROPERTY: Waste Water Treatment Plant

8. ATTACH REQUIRED SITE PLAN DRAWING: Section 7.02 A.1. of the 2017 Delta Township Zoning Ordinance
requires all Special Land Use Permit applications to be accompanied by five (5) paper copies and a digital PDF format copy of a site plan
meeting the requirements of Section 6.02 A.2.

9. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A
LEGAL INTEREST IN THE PROPERTY:

10. APPLICANT'S SIGNATURE:
X Date:

11. OWNER'S SIGNATURE:
X Date:

-OFFICIAL USE ONLY-
CASE NO:
FILING DATE:
REC'D BY: RECEIPT NO:
PC ACTION: DATE:
BOARD ACTION: DATE:
EFFECTIVE DATE:



August 2, 2021

Delta Charter Township
Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917

**RE: Delta WWTP Major Capital Improvements
Special Land Use Permit Application**

On behalf of Delta Charter Township Tetra Tech has prepared a special land use permit application for the proposed wastewater treatment plant (WWTP) improvements. A portion of the proposed electrical improvements to the WWTP include the installation of a 130-foot radio communication monopole at the WWTP site. Due to the proposed monopole being higher than the 50-foot limit, a special land use permit is required prior to construction. Attached are site plan drawings for the above referenced project and additional information on the proposed communication pole is provided below.

The proposed monopole will be a Rohn Heavy Duty Tower, 130-foot direct buried pre-engineered monopole. The pole includes a concrete encased foundation. A detail of the pole is provided on the site plan. The proposed monopole will provide communications to all of Delta Township's lift stations, water pump stations and elevated tanks, and it will support new private and secure high speed wireless control and monitoring of remote sites.

Figure 1 below shows a recently installed communications pole at another WWTP. The installation is the same manufacturer and size of the pole that will be installed at Delta WWTP. The monopole will be installed on the north east corner of the WWTP property at an elevation of 874 feet, and the proposed location is provided on the site plan.

Please review the attached Special Use permit application and associated site plan documents. If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary J. Markstrom', written over a horizontal line.

Gary J. Markstrom, P.E.
Vice President



TETRA TECH



Figure 1. Recently Installed Pole at East Lansing WWRF



DELTA CHARTER TOWNSHIP

Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917

Phone: (517) 323-8560 Fax: (517) 323-8599

SPECIAL LAND USE
PERMIT APPLICATION

1. APPLICANT: Name: Ernie West Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

2. APPLICANT'S INTEREST IN PROPERTY: Owner

3. OWNER: Name: Delta Charter Township
(Last) (First) (M.I.)

Address: 7710 W Saginaw Highway, Lansing MI 48917
(No. & Street) (City) (State) (Zip)

Phone Nos: (517) 816-8290 (517) 719-5497
(Work) (Home) (Cell) (Fax)

4. REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):
Expansion of Existing Waste Water Treatment Plant, Requiring a 130-foot radio
communications tower on site.

5. LEGAL DESCRIPTION OF PROPERTY:
Attached Separately

6. ADDRESS OF PROPERTY: 7000 W Willow HWY, Lansing, MI 48917

7. PRESENT USE OF PROPERTY: Waste Water Treatment Plant

8. ATTACH REQUIRED SITE PLAN DRAWING: Section 7.02 A.1. of the 2017 Delta Township Zoning Ordinance
requires all Special Land Use Permit applications to be accompanied by five (5) paper copies and a digital PDF format copy of a site plan
meeting the requirements of Section 6.02 A.2.

9. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A
LEGAL INTEREST IN THE PROPERTY:

10. APPLICANT'S SIGNATURE:
X Date:

11. OWNER'S SIGNATURE:
X Date:

-OFFICIAL USE ONLY-
CASE NO:
FILING DATE:
REC'D BY: RECEIPT NO:
PC ACTION: DATE:
BOARD ACTION: DATE:
EFFECTIVE DATE:



August 2, 2021

Delta Charter Township
Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917

**RE: Delta WWTP Major Capital Improvements
Special Land Use Permit Application**

On behalf of Delta Charter Township Tetra Tech has prepared a special land use permit application for the proposed wastewater treatment plant (WWTP) improvements. A portion of the proposed electrical improvements to the WWTP include the installation of a 130-foot radio communication monopole at the WWTP site. Due to the proposed monopole being higher than the 50-foot limit, a special land use permit is required prior to construction. Attached are site plan drawings for the above referenced project and additional information on the proposed communication pole is provided below.

The proposed monopole will be a Rohn Heavy Duty Tower, 130-foot direct buried pre-engineered monopole. The pole includes a concrete encased foundation. A detail of the pole is provided on the site plan. The proposed monopole will provide communications to all of Delta Township's lift stations, water pump stations and elevated tanks, and it will support new private and secure high speed wireless control and monitoring of remote sites.

Figure 1 below shows a recently installed communications pole at another WWTP. The installation is the same manufacturer and size of the pole that will be installed at Delta WWTP. The monopole will be installed on the north east corner of the WWTP property at an elevation of 874 feet, and the proposed location is provided on the site plan.

Please review the attached Special Use permit application and associated site plan documents. If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary J. Markstrom'.

Gary J. Markstrom, P.E.
Vice President



TETRA TECH



Figure 1. Recently Installed Pole at East Lansing WWRF

TO: Supervisor Kenneth R. Fletcher & Delta Township Board

FROM: David J. Waligora, AICP; Assistant Planning Director

DATE: September 15, 2021

SUBJECT: Final Consideration of the Delta Crossings Phase 1.3, Building G Drive-Through

Overview

The Developer of Delta Crossings submitted a Special Land Use Permit for a drive-through use located on the west side of the proposed Building G, which will be a five-suite building, located north of Paradise Motor and west of Texas Roadhouse.

The Planning Commission held a public hearing on September 13, 2021 and voted 6 – 0 recommending approval to the Township Board for the Special Land Use request.

Special Land Uses General Information

A Special Land Use is a unique zoning tool and differs greatly from a rezoning or variance request. Within a specific zoning district, the Zoning Ordinance lists qualifying uses either “by right” or by “Special Land Use”. A Special Land use allows a municipality to implement standards for specific uses, to alleviate any potential negative effects to the public or neighborhood (i.e., extra parking, additional landscaping, stacking requirements for drive throughs, etc.) when they are present. A Special Land Use does not change the Zoning District of a property or allow uses which are not already permitted by the Zoning Ordinance.

The Michigan Economic Development Corporation created a pamphlet pertaining to this issue (attached). “A request for approval of a land use or activity shall be approved if the request is in compliance with the standards stated in the zoning ordinance...” Another way to look at a Special Land Use, is that it is a use permitted if all stated standards in the Zoning Ordinance have been shown to be met.



I offer the following motion for the Board's consideration.

"I move that the Delta Township Board approve the Special Land Use Permit request for a drive-through, as described in Case No. 8-21-12, which would be located on a portion of Parcel No. 040-009-300-090-01, for the following reasons:

- 1. The request meets the general standards for Special Land Uses found in Section 7.03 of the 2017 Delta Township Zoning Ordinance.***
- 2. The request can meet the specific standards for Drive-Throughs in Section 8.23 of the 2017 Delta Township Zoning Ordinance.***
- 3. The use is consistent with the future land use recommendations of the 2013 Comprehensive Plan.***
- 4. The subject parcel is adequately served by public utilities.***

Subject to the following stipulation:

- 1. A site plan shall be submitted in accordance with the provisions of Chapter 6 of the Delta Township Zoning Ordinance, illustrating compliance with all the Township's applicable development regulations.***
- 2. Failure of the applicant to comply with any of the provisions required by the Zoning Ordinance, or any stipulations required by the Delta Township Board, shall constitute grounds for termination of this permit by the Delta Township Board."***

Summary Record of Public Hearing for Case No. 8-21-12: Special Land Use Permit Request for a restaurant with a drive-through window in “Building G” of the Delta Crossings retail development located on the west side of the main entrance drive into the development due north side of the Paradise Motors site, in Section 9 of Delta Township. Petitioner: West Lansing Retail Development LLC, 30300 Telegraph Rd., Suite 280 Bingham Farms, MI. 48025.

Members in attendance: Elsinga, Weinfeld, Kosinski, Mudry, Schweitzer, and Hunt-Proctor

Members absent: Bradley, Meddaugh, and McConnell

Assistant Planner David Waligora informed the Commission that the subject parcel is located west of the Texas Roadhouse site, north of Paradise Motors, and west of the auto dealership. The building is labeled “Building G” on the site plan which will consist of five suites. He noted that if the Special Land Use Permit is granted, a plan will come before the Planning Commission for site plan review. Mr. Waligora indicated that the applicant has shown they meet all the Township’s standards for approval. Mr. Waligora explained the site layout, ingress/egress points, and informed the planning commission they would get a chance to review the plan during the site plan review process.

Ross Valentine, representing K-2 Development, 3300 Telegraph Road, Bingham Farms, MI. 48025, said it was important to obtain approval for the drive-through to facilitate the ability to finalize their leasing agreement.

Mr. Mudry asked the applicant if they had a tenant at the present time, or if the site would be offered to a future tenant.

Mr. Valentine said they had a tenant, but they could not discuss it because there was not a signed lease.

MOTION BY WEINFELD, SECONDED BY MUDRY, THAT THE PUBLIC HEARING BE OPENED. VOICE VOTE. CARRIED 6-0.

MOTION BY WEINFELD, SECONDED BY KOSINSKIMUDRY, THAT THE PUBLIC HEARING BE CLOSED. VOICE VOTE. CARRIED 6-0.

MOTION BY WEINFELD, SECONDED BY KOSINSKI, THAT THE DELTA TOWNSHIP PLANNING COMMISSION RECOMMEND APPROVAL TO THE TOWNSHIP BOARD, OF THE SPECIAL LAND USE PERMIT, FOR A RESTAURANT DRIVE-THROUGH ON THE SUBJECT PARCEL DESCRIBED IN CASE NO. 8-21-12 SUBJECT TO THE FOLLOWING STIPULATIONS:

- 1. THE USE SHALL MEET ALL APPLICABLE GENERAL AND SPECIFIC USE STANDARDS APPLICABLE TO DRIVE THROUGH RESTAURANTS SPECIFIED IN THE DELTA TOWNSHIP ZONING ORDINANCE.**

**SUMMARY RECORD OF PUBLIC HEARING
CASE NO. 8-21-12
SEPTEMBER 13, 2021
PAGE 2**

- 2. A SITE PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE DELTA TOWNSHIP ZONING ORDINANCE ILLUSTRATING COMPLIANCE WITH ALL THE TOWNSHIP'S APPLICABLE DEVELOPMENT REGULATIONS.**

- 1. FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE PROVISIONS REQUIRED BY THE ZONING ORDINANCE, OR ANY STIPULATIONS REQUIRED BY THE DELTA TOWNSHIP BOARD, SHALL CONSTITUTE GROUNDS FOR TERMINATION OF THIS PERMIT BY THE DELTA TOWNSHIP BOARD.**

ROLL CALL VOTE. CARRIED 6-0.

Respectfully submitted,

Merritta Hunt-Proctor, Secretary

Planning Commission

Special Land Use Permit: Delta Crossings "Building G" Drive Thru Section 9

Meeting:
September 13, 2021

Report Date:
Sept 8, 2021

File No: 08-21-12

Applicant: K2
Development

General Location:
Former Flowerland
Property, Delta Crossings
Phase 1

Current Zoning District
C - Commercial

Report Prepared By:
David Waligora, AICP
Assistant Planning
Director



Overview

Special Land Use permit for a restaurant Drive Thru lane.

Staff Recommendation

Approval

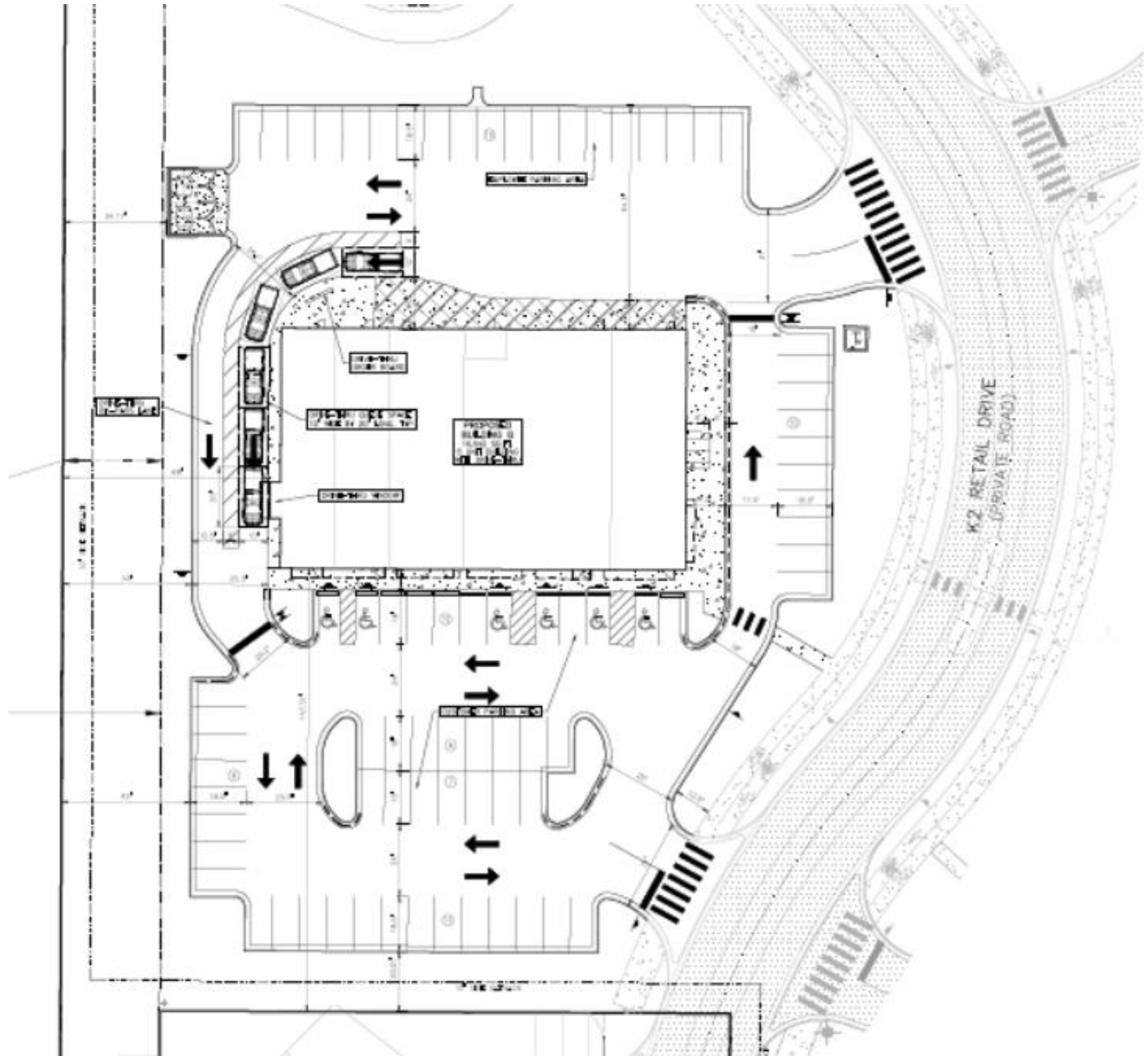
Related Documents

- SLU Concept Plan



Overview

The applicant has submitted an application for a proposed drive thru. Building G is located just west of the Texas Roadhouse restaurant and north of Pioneer Motors. Building G is comprised of 5 suites, where the westerly suite is designed as a drive-through food establishment, yet to be identified.



Surrounding Zoning and Land Use

North: Commercial: Delta Crossings Phase 1 Main Building

South: Commercial, Paradise Used Car Dealership

East: Commercial, Future Texas Roadhouse

West: Commercial, Crippen Automotive Dealer

Standards of Review

SECTION 7.03 REQUIRED STANDARDS AND FINDINGS FOR MAKING DETERMINATIONS

Standard of Review	Staff Comments
<p>Compatibility with the Comprehensive Plan. The proposed Special Land Use shall be compatible and in accordance with the goals, objectives and policies of the Delta Charter Township Comprehensive Plan and any associated sub-area and corridor plans.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: The area lies within the Saginaw Highway commercial tract of Delta Township, with adequate service from public safety and utilities.</p> <p>Drive-thru uses are very common in this area of the Township and in staff’s opinion the proposed use will not be out of place in this area.</p>
<p>Compatibility with Adjacent Uses. The proposed Special Land Use shall be constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. A Special Land Use shall be designed and constructed so as to not create a significant detrimental impact, as compared to the impacts of permitted uses.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: The 2013 Comprehensive recommends commercial development in this area of the Township.</p>
<p>Impact on Public Services. The proposed Special Land Use shall be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage, water and sewage facilities. Such services shall be provided and accommodated without an unreasonable public burden.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: The location can meet all stated requirements.</p>
<p>Impact on the Overall Environment. The proposed Special Land Use shall not involve uses, activities, processes, materials and equipment, or conditions of operation that will be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance in comparison to the impacts associated with typical permitted uses.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: The proposed drive-through will not have a negative impact to the overall environment.</p>

<p>Traffic Impact. The proposed Special Land Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location and design, circulation and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township’s Complete Street Ordinance.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: Staff does not see the proposed use having significant impact on traffic in the area.</p>
<p>Operational Characteristics. The nature and character of the activities, processes, materials, equipment, or conditions of operation, either specifically or typically associated with the use shall be reviewed.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: Staff finds that the proposed drive-through’s uses shall not have a negative impact.</p>
<p>Compliance with Zoning Ordinance Standards. The proposed Special Land Use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning district and shall comply with all applicable ordinance standards.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: Staff finds the proposed drive-through will comply with all state intentions of the commercial zoning district.</p>
<p>Special Land Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Land Use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: MDOT has approved the design and location of the main entrance drive into Delta Crossings.</p>
<p>B. Site Plan Review. Properties for which an application for Special Land Use approval is made shall also be subject to site plan review in</p>	<p>Finding: Meets Standard</p> <p>Staff Comments: The applicant is aware the next step, if approved, would be a site plan review process.</p>

<p>accordance with the requirements of Chapter 6, Site Plan Review.</p>	
---	--

SECTION 8.23 DRIVE-UP / DRIVE-THROUGH FACILITIES

<p>A. On-Site Stacking of Vehicles: Adequate on-site stacking space for vehicles shall be provided for each drive-through window to ensure that vehicles will not interfere with vehicular circulation or parking maneuvers on-site. Access to and from the property shall not interfere with traffic flows or cause congestion during peak hour traffic of the street(s) serving the property.</p>	<p>Finding: Meets Standard Staff Comments: Adequate space for stacking is provided for..</p>
<p>B. Ingress and Egress: Ingress and egress to drive-through facilities shall be part of the internal circulation of the site and integrated within the overall site design.</p>	<p>Finding: Meets Standard Staff Comments: The ingress and egress is handled via the private road which allows a motorists options to go either north to Marketplace (and eventually Broadbent and Willow Highway) or South to Saginaw Highway.</p>
<p>C. Stacking Space Requirements: Each stacking lane shall be one-way and each stacking lane space shall be a minimum of ten (10) feet in width and twenty (20) feet in length.</p> <p>If proposed, an escape lane shall be a minimum of ten (10) feet in width to allow other vehicles to pass those waiting to be served.</p>	<p>Finding: Meets Standard Staff Comments: Adequate room exists for stacking. No specific escape lane is shown, however staff finds that enough room exists for various vehicular movements.</p>

Staff Recommendation

The following motion is offered for the Planning Commission's consideration:

"I move that the Delta Township Planning Commission recommend approval to the Township Board, of the Special Land Use Permit, for a restaurant drive-through on the subject parcel described in Case No **08-21-12** subject to the following stipulations:

1. The use shall meet all applicable general and specific use standards applicable to drive through restaurants specified in the Delta Township Zoning Ordinance.
2. A site plan shall be submitted in accordance with the provision of Chapter 6 of the Delta Township Zoning Ordinance illustrating compliance with all the Township's applicable development regulations.
3. Failure of the applicant to comply with any of the provisions required by the Zoning Ordinance, or any stipulations required by the Delta Township Board, shall constitute grounds for termination of this permit by the Delta Township Board

CONSTRUCTION PLANS

DELTA CROSSINGS - BUILDING G

PART OF SECTION 09, T04N, R03W
DELTA TOWNSHIP, EATON COUNTY, MI

DESIGN TEAM

APPLICANT/DEVELOPER/OWNER

WEST LANSING RETAIL
DEVELOPMENT LLC
30300 TELEGRAPH ROAD, SUITE 280
BINGHAM FARMS, MI 48025
CONTACT: KRIS KRSTOVSKI
PHONE: 248.859.2817

CIVIL ENGINEER
PEA GROUP
7927 NEMCO WAY, SUITE 115
BRIGHTON MI, 48116

PROJECT MANAGER: THOM DUMOND, PLA, LEED AP
PHONE: 248.979.4466
EMAIL: TDUMOND@PEAGROUP.COM

PROJECT ENGINEER: BRETT HOLLANDSWORTH, PS, PE
PHONE: 844.813.2949
EMAIL: BHOLLANDSWORTH@PEAGROUP.COM

BUILDING G

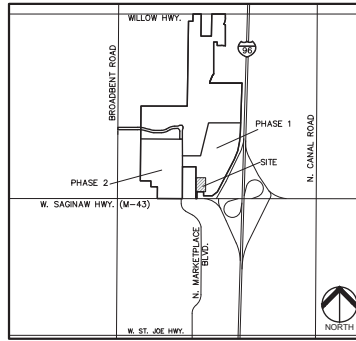
ROGOVOY ARCHITECTS
32500 TELEGRAPH ROAD, SUITE 250
BINGHAM FARMS, MICHIGAN 48025
CONTACT: MARK DRANE, AIA, LEED AP
PHONE: (248) 540-7700
EMAIL: MDRANE@ROGOVOY.COM



LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PROJECT MANAGER: KATIE CEGLARZ
PHONE: (248) 540-7700
EMAIL: KCEGLARZ@ROGOVOY.COM



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	OVERALL SITE PLAN
C-1.1	OVERALL BOUNDARY DIMENSIONS
C-4.0	DIMENSIONS AND PAVING PLAN
C-4.1-G	SPECIAL LAND USE PERMIT SITE PLAN
A-3	BUILDING G ELEVATIONS AND FLOOR PLAN

UTILITY PROVIDERS

COMCAST - COMMUNICATIONS
CONTACT: CRAIG PUDAS
PHONE: 248.899.2715
EMAIL: CRAIG_PUDAS@CABLE.COMCAST.COM

CENTURYLINK - COMMUNICATIONS
CONTACT: TOM TROMBLEY
PHONE: 734.771.1910
EMAIL: THOMAS.STURMBER@CENTURYLINK.COM

CONSUMERS ENERGY - GAS & ELECTRIC
CONTACT: CURT GOLDING
PHONE: 800.877.5550
EMAIL: KURT.GOLDING@CMSENERGY.COM

DELTA TOWNSHIP - WATER & SEWER
CONTACT: ERNEST A WEST, P.E.
PHONE: 517.323.8540
EMAIL: EWEST@DELTAMI.GOV

LANSING BOARD OF WATER & LIGHT - ELECTRIC
PHONE: 517.702.6089

LEVEL 3 (NOW CENTURYLINK) - COMMUNICATIONS
CONTACT: RYAN EGAN
PHONE: 414.224.8787
EMAIL: RYAN.EGAN@CENTURYLINK.COM

FRONTIER/VERIZON - COMMUNICATIONS
CONTACT: KATHRYN ANDERSON
PHONE: 810.724.3127

ZAYO BANDWIDTH MIDWEST - COMMUNICATIONS
CONTACT: GEORGE HUSS
PHONE: 443.403.2023
EMAIL: GEORGE.HUSS@ZAYO.COM

LOCAL AGENCIES

DELTA TOWNSHIP - PLANNING DEPARTMENT
CONTACT: GARY M. BOZEK, AICP - DIRECTOR
PHONE: 517.323.8560
EMAIL: GBOZEK@DELTAMI.GOV

DELTA TOWNSHIP - ENGINEERING DEPARTMENT
CONTACT: ERNEST A. WEST, P.E.
PHONE: 517.323.8540
EMAIL: EWEST@DELTAMI.GOV

MICHIGAN DEPARTMENT OF TRANSPORTATION
CONTACT: MELISSA LONGWORTH, P.E.
PHONE: 517.559.8135
EMAIL: LONGWORTHM@MICHIGAN.GOV

EATON COUNTY - DRAIN OFFICE
CONTACT: JESSICA LARKIN - SOIL EROSION
PHONE: 517.543.3609
EMAIL: EDIBEL@EATONCOUNTY.ORG

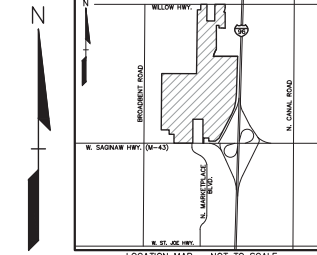
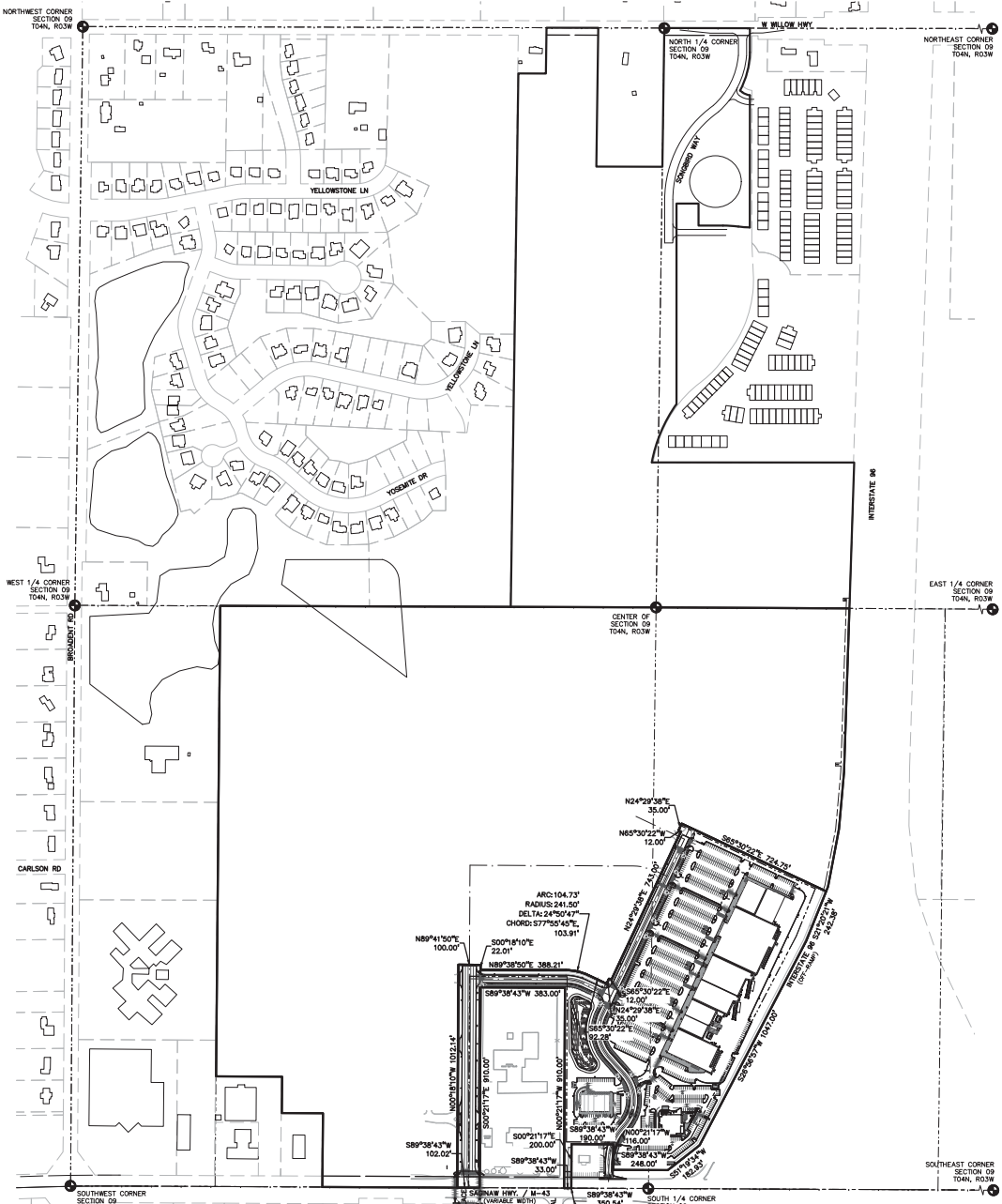
EATON COUNTY ROAD COMMISSION
CONTACT: MATT HANNAHS - ASSISTANT COUNTY ENGINEER
PHONE: 517.997.4267
EMAIL: MHANNAHS@EATONCOUNTYROAD.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE - SPECIAL LAND USE PERMIT - DELTA TOWNSHIP	7/9/2021

LEGAL DESCRIPTION
(Per PEA)

Delta Crossing Phase 1 Parcel Description:
A parcel of being part of the Southwest 1/4 and Southeast 1/4 of Section 09, Town 04 North, Range 03 West, Charter Township of Delta, Eaton County, Michigan; more particularly described as Commencing at the South 1/4 Corner of said Section 09, thence South 89 degrees 38 minutes 43 seconds West, along the South Line of Section 09, 350.54 feet to the Point of Beginning of this Parcel Description; thence South 89 degrees 38 minutes 43 seconds West, continuing along the South Line of Section 09, 33.00 feet; thence North 50 degrees 21 minutes 17 seconds West, perpendicular to the South Line of Section 09, 910.00 feet; thence South 89 degrees 38 minutes 43 seconds West, parallel with the South Line of Section 09, 383.50 feet; thence South 00 degrees 21 minutes 17 seconds East, perpendicular to the South Line of Section 09, 910.00 feet to the South Line of Section 09, 102.02 feet; thence North 00 degrees 18 minutes 10 seconds West, along the South Line of Section 09, 102.02 feet; thence North 00 degrees 18 minutes 10 seconds West, 18 minutes 10 seconds North 00 degrees 41 minutes 50 seconds East, 103.50 feet; thence South 00 degrees 18 minutes 10 seconds East, 22.07 feet; North 89 degrees 38 minutes 50 seconds East, 388.21 feet; thence North 04 degrees 17 minutes 47 seconds, and chord that bears South 77 degrees 05 minutes 45 seconds East, 103.91 feet; thence South 65 degrees 30 minutes 22 seconds East, 743.00 feet; thence North 65 degrees 30 minutes 22 seconds West, 12.00 feet; thence North 24 degrees 29 minutes 38 seconds East, 33.00 feet; thence South 65 degrees 30 minutes 22 seconds East, 724.75 feet to the westerly right-of-way for I-46, a limited access highway, thence the following four courses along said westerly right-of-way: 1.) South 21 degrees 20 minutes 21 seconds West, 243.38 feet; 2.) South 26 degrees 36 minutes 57 seconds West, 1047.00 feet; 3.) South 51 degrees 19 minutes 34 seconds West, 182.83 feet; 4.) South 69 degrees 38 minutes 43 seconds West, 248.00 feet; thence North 00 degrees 21 minutes 17 seconds West, perpendicular to the South Line of Section 09, 116.00 feet; thence North 89 degrees 38 minutes 43 seconds West, parallel with the South Line of Section 09, 190.00 feet; thence South 00 degrees 21 minutes 17 seconds East, perpendicular to the South Line of Section 09, 200.00 feet to the South Line of Section 09 and returning to the Point of Beginning of this Parcel Description. Containing 26.14 acres of land and subject to easements and restrictions of record or otherwise.



LEGEND

● IRON FOUND	⊕ BRASS PLUS SET	⊙ REC. CORNER FOUND
⊙ IRON SET	⊕ MONUMENT SET	⊕ RECORDED
⊙ NAIL FOUND	⊕ MONUMENT SET	⊕ MEASURED
⊙ NAIL & CHIP SET		⊕ CALCULATED

EXISTING

- OH-ELEC-WO—ELEC. PHASE OF GALE TV OR LINE, POLE & SIX WIRE
- OH-CAT—UNDERGROUND CABLE TV, CITY FEEDING
- OH-PROF—TERRAIN U.S. GALE, FEEDER & SERVICE
- OH-ELEC—ELECTRIC TO GALE, MAINLINE, METER & SERVICE
- OH-INT—INTERNAL MTS. DATE VALUE, TAPPING BLEND & VALUE
- OH-INT—SIGNAL, CLEAR & MOUNT
- OH-INT—STORM SEWER, CLEANOUT & MANHOLE
- OH-INT—COMBINED SEWER & MANHOLE
- OH-INT—SOUND, ROOF & BEARING GABLE, BRICK, TRUSS DOWN
- OH-INT—POST REDUCER VALVE
- OH-INT—WATER VALVE, RELOCATED VALVE, BULB, SERVICE SHUTOFF
- OH-INT—MANHOLE, TRANSFORMER, PROGRAM CONTROL, VALVE
- OH-INT—UNIDENTIFIED STRUCTURE
- OH-INT—FIELD
- OH-INT—SPOT ELEVATION
- OH-INT—CONTOUR LINE
- OH-INT—FENCE
- OH-INT—GUARD RAIL
- OH-INT—STREET LIGHT
- OH-INT—SIGN

PROPOSED

- OH-INT—NEW IRON & BRASS SET
- OH-INT—NEW IRON & BRASS MONUMENT SET
- OH-INT—NEW IRON & BRASS NAIL SET
- OH-INT—NEW IRON & BRASS NAIL & CHIP SET
- OH-INT—NEW IRON & BRASS POST REDUCER VALVE
- OH-INT—NEW IRON & BRASS WATER VALVE, RELOCATED VALVE, BULB, SERVICE SHUTOFF
- OH-INT—NEW IRON & BRASS MANHOLE, TRANSFORMER, PROGRAM CONTROL, VALVE
- OH-INT—NEW IRON & BRASS UNIDENTIFIED STRUCTURE
- OH-INT—NEW IRON & BRASS FIELD
- OH-INT—NEW IRON & BRASS SPOT ELEVATION
- OH-INT—NEW IRON & BRASS CONTOUR LINE
- OH-INT—NEW IRON & BRASS FENCE
- OH-INT—NEW IRON & BRASS GUARD RAIL
- OH-INT—NEW IRON & BRASS STREET LIGHT
- OH-INT—NEW IRON & BRASS SIGN

GRAPHIC SCALE
0 125 250 500 1000
1" = 250 FT.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

CAUTION!
This drawing is the property of PEA, Inc. and is not to be used for any other project without the written consent of PEA, Inc. The user of this drawing is responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. PEA, Inc. is not responsible for any errors or omissions in this drawing or for any consequences arising from its use. This drawing is provided for informational purposes only and does not constitute a contract. The user of this drawing is responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. PEA, Inc. is not responsible for any errors or omissions in this drawing or for any consequences arising from its use. This drawing is provided for informational purposes only and does not constitute a contract.

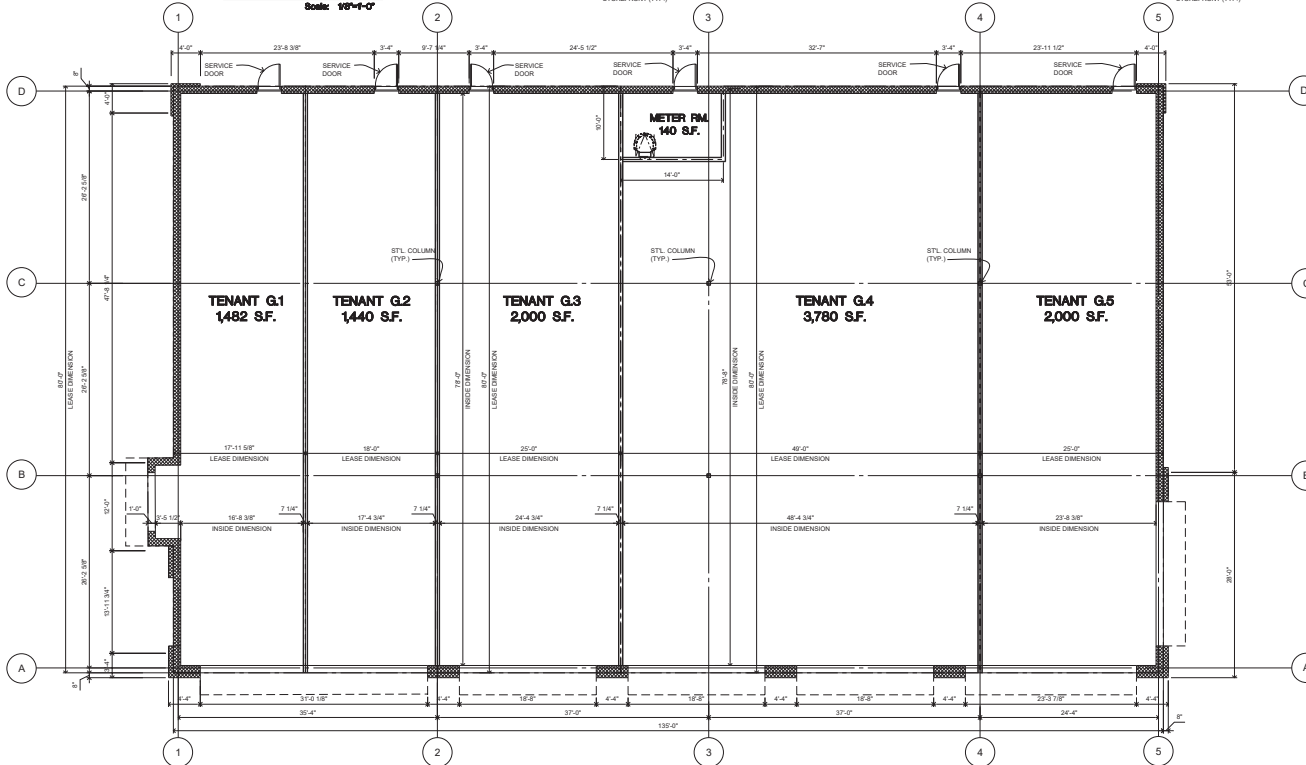
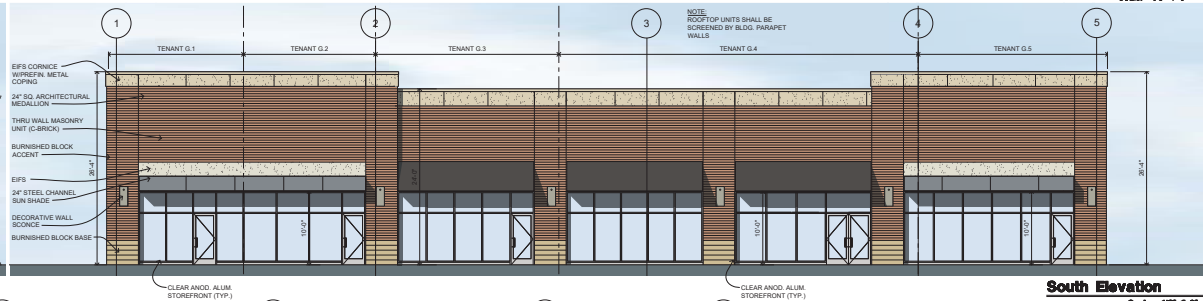
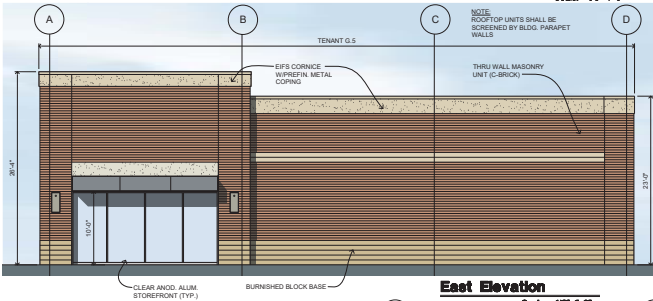
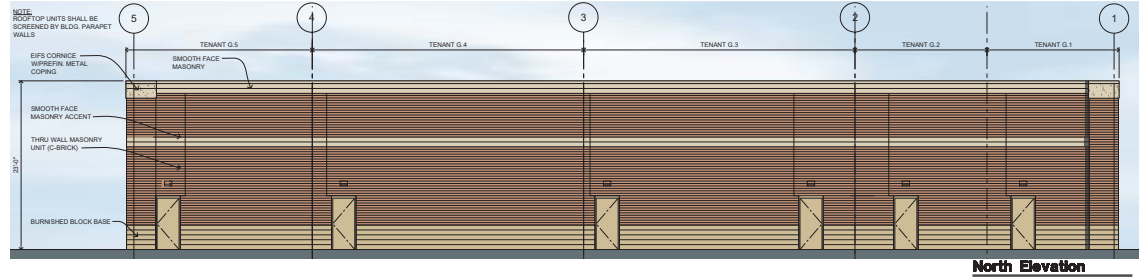
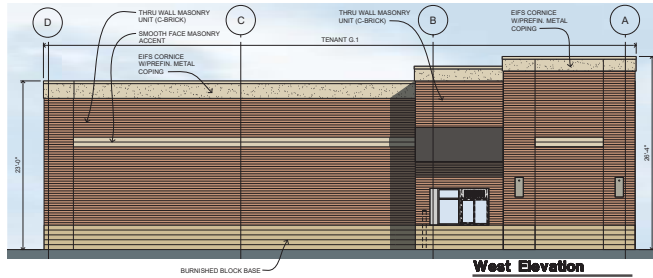
3 FULL WORKING DAYS BEFORE YOU DIG CALL
811
Know what's below
Call before you dig
Miss Dig System, Inc.
1-800-482-7171 www.missdig.org

PEA, Inc.
7927 Nemco Way, Ste. 115
Brighton, MI 48116
T: 517.548.8583
F: 517.548.8573
www.peainc.com

K2 RETAIL CONSTRUCTION & DEVELOPMENT
BRIGHTON FARMS, MICHIGAN (K2)
OVERALL BOUNDARY DIMENSIONS DELTA CROSSINGS - PHASE 1
PART OF DELTA CROSSINGS, PHASE 1
DELTA TOWNSHIP, EATON COUNTY, MICHIGAN
DATE: 03/11/2020
SCALE: 1" = 250'

ORIGINAL ISSUE DATE: MARCH 11, 2020
PEA JOB NO. 2019-442
SCALE: 1" = 250'
DRAWING NUMBER: C-1.1

REF: S:\PROJECTS\2019\20190442\20190442-TPORASE.DWG
REF: S:\PROJECTS\2019\20190442\20190442-TPORASE.DWG
REF: S:\PROJECTS\2019\20190442\20190442-TPORASE.DWG



North

Floor Plan
 1/8" = 1'-0"
 TOTAL AREA: 10,842 S.F.

© COPYRIGHT 2021 ROGVOY ARCHITECTS, P.C.

Issued for:
 SPA SUBMITTAL 09 JAN 2020
 SPA SUBMITTAL 01 JUL 2021

project

Proposed
Delta Crossings
 Saginaw Rd. & Interstate 96
 Delta Township, Michigan

ROGVOY
 ARCHITECTS

3800 TELEGRAPH ROAD
 SUITE 200
 BIRMINGHAM, MICHIGAN
 48208-2404

PH 248.840.7700 FX 248.540.2710
 www.rogvoy.com



drawing
Outparcel Bldg. G
Lease Elevations
& Floor Plan

DO NOT SCALE DRAWING

Issue date: 20 APR. 2021
 drawn: KC
 checked: MD
 approved: MD

No number: 18025
 sheet:

A-3



DELTA CHARTER TOWNSHIP
Planning Department
7710 West Saginaw Highway
Lansing, Michigan 48917
Phone: (517) 323-8560 Fax: (517) 323-8599

SPECIAL LAND USE PERMIT APPLICATION

1. **APPLICANT:** Name: West Lansing Retail Development LLC
(Last) (First) (M.I.)

Address: 30300 Telegraph Road, Suite 280 Bingham Farms MI 48025
(No. & Street) (City) (State) (Zip)

Phone Nos: 248.859.2817 248.694.2081
(Work) (Home) (Cell) (Fax)

2. **APPLICANT'S INTEREST IN PROPERTY:** Owner / Developer

3. **OWNER:** Name: Same as applicant
(Last) (First) (M.I.)

Address: _____
(No. & Street) (City) (State) (Zip)

Phone Nos: _____
(Work) (Home) (Cell) (Fax)

4. **REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):** Drive through window with required vehicle stacking

5. **LEGAL DESCRIPTION OF PROPERTY:** See attachment

6. **ADDRESS OF PROPERTY:** 8132 W. Saginaw Hwy (M-43) 040-009-300-090-01

7. **PRESENT USE OF PROPERTY:** Vacant

8. **ATTACH REQUIRED SITE PLAN DRAWING:** Section 7.02 A.1. of the 2017 Delta Township Zoning Ordinance requires all Special Land Use Permit applications to be accompanied by five (5) paper copies and a digital PDF format copy of a site plan meeting the requirements of Section 6.02 A.2.

9. **NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL INTEREST IN THE PROPERTY:** None

10. **APPLICANT'S SIGNATURE:**
X [Signature] Date: _____

11. **OWNER'S SIGNATURE:**
X [Signature] Date: _____

-OFFICIAL USE ONLY-

CASE NO: _____

FILING DATE: _____

REC'D BY: _____ RECEIPT NO: _____

PC ACTION: _____ DATE: _____

BOARD ACTION: _____ DATE: _____

EFFECTIVE DATE: _____



Conditions



**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

What you will learn:

When conditions can be used

How to use conditions in an approval

Benefits

Potential problems

Land development is complicated, and while we adopt codes and regulations to provide consistency and predictability, and to implement the community vision as articulated in the master plan, there are exceptions to the rules. Conditions are the solution to these situations.

Approval of site plans, special land uses and variances can all have conditions placed on them. Most rezonings cannot, unless a community allows consideration of conditional rezonings.

Conditional Rezoning

Since 2004, the state of Michigan has permitted conditional rezonings if a community wants to allow them. Conditional rezonings are different from other approvals in that the commission or legislative body cannot impose conditions, the applicant must offer them.

If a motion includes conditions, they must be:

- Reasonable and intended to protect natural resources, the health, safety, and welfare, and the social and economic well being of people.
- Related to a valid exercise of the police power.
- Necessary to meet the intent and purpose of the zoning ordinance; related to the standards established in the ordinance for the land use or activity under consideration; and necessary to ensure compliance with those standards.

What the Law Says:

The Michigan Zoning Enabling Act :

Use and development of land as condition to rezoning.

(1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

(2) In approving the conditions under subsection (1), the local unit of government may establish a time period during which the conditions apply to the land. Except for an extension under subsection (4), if the conditions are not satisfied within the time specified under this subsection, the land shall revert to its former zoning classification. (3) The local government shall not add to or alter the conditions approved under subsection (1) during the time period specified under subsection (2) of this section.

(4) The time period specified under subsection (2) may be extended upon the application of the landowner and approval of the local unit of government.

(5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.

Site Plan

A site plan shall be approved if it contains the information required by the zoning ordinance and is in compliance with the conditions imposed under the zoning ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.

Standards

Data Submission Requirements. These are often included in an ordinance as "required information" for applications. Examples: property description, location of structures within 100 feet.

Non Discretionary Standards. Nondiscretionary standards are the rules typically associated with an ordinance. They are not subject to interpretation. Examples: size of parking spaces, required setbacks, permitted uses.

Discretionary Standards. Most often associated with special land uses, but sometimes with other approvals. These require interpretation on the part of the approving body. Examples: preserve native landscaping, or the site encourages pedestrian activity.

When a case is before the approving body, rigorous deliberation and fact finding should make it clear if the standards for approval have been met. When considering whether to attach a condition, first consider the request without the condition. Would the review standards be met? If not, then a condition can be attached.

How to Use Conditions

Special Land Use. Special land uses are discretionary. A community's ordinance stipulates overall standards of approval for any special land use, but may also have additional standards for particular land uses such as day care centers, drive through restaurants or adult uses. This means that the characteristics of the proposed use, as well as those of the proposed site, all factor into whether the use would be a good fit at this location. Conditions can assist in making a special land use a good fit. For example, a drive through restaurant which abuts a residential district may be approved on

Special Land Uses

A request for approval of a land use or activity shall be approved if the request is in compliance with the standards stated in the zoning ordinance, the conditions imposed under the zoning ordinance, other applicable ordinances, and state and federal statutes.

Reasonable conditions may be required with the approval of a special land use, planned unit development, or other land uses or activities permitted by discretionary decision. The conditions may include conditions necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall meet all of the following requirements:

1. Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being, of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
2. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
3. Be necessary to meet the intent and purpose of the zoning requirements, be related to the standards established in the zoning ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

The conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action and remain unchanged except upon the mutual consent of the approving authority and the landowner. The approving authority shall maintain a record of conditions which are changed.

the condition that the drive through speaker is shut off after 10 PM and all orders between 10 PM and 2 PM are placed at the window.

Site Plan Review. An ordinance should have detailed standards to determine whether or not a site plan should be approved. See sidebar on Standards. A site plan for a permitted use is not discretionary. Generally, as long as an applicant complies with the provisions of your municipal ordinances, you must recommend or grant approval of a site plan. Any standards and conditions that a municipality applies and requires for plan approval must benefit the public health, safety, and welfare. Requiring what is not authorized could result in litigation. But a condition of approval may allow the site plan to be approved that evening, rather than postponing the case until a revised site plan can be submitted. For example, the site plan is approved on the condition that the screenwall be changed from the proposed 5 foot height to the required 6 foot height

Variances. If the ZBA finds that a practical difficulty (non-use variance) or undue hardship (use variance) has been proven, conditions can be included in the approval. For example, the variance to build a garage in the required side yard is approved based upon a practical difficulty being proven on the condition that it be constructed with a reverse gable roof to minimize stormwater runoff on the neighboring property.

Conditional Rezoning. Under a conditional rezoning, the *applicant* must offer the conditions. The planning commission or legislative body cannot impose conditions for this type of approval. An applicant may request a rezoning from residential to business zone on the condition that a dentist office be developed subject to site plan approval. In this case, the developer has offered to lock in the particular use of the property when a standard rezoning would have allowed any number of uses permitted by right under the ordinance.

How many conditions is too many?

Different communities have different levels of comfort when it comes to the number of conditions attached to a project/case. Some communities want a plan to come before them that meets every standard, and will move to postpone until the perfect plan is presented. This can be time consuming. Other communities are comfortable approving with many conditions. This can be burdensome for staff to interpret and enforce. When deciding whether to approve with a number of conditions or postpone with issues to be addressed at the next meeting, a commission needs to consider the following:

- Does the community have adequate staff to address conditions and ensure they are met after commission approval?
- Will conforming to the conditions markedly change the project to the extent that it is an entirely new project, in which case an additional public meeting would be appropriate?
- Are the conditions relatively minor and delaying approval would result in a major delay to construction?

This tear sheet was developed by the Michigan Association of Planning (MAP) for the Michigan Economic Development Corporation (MEDC). The Michigan Association of Planning is a 501 c 3 organization, dedicated to promoting sound community planning that benefits the residents of Michigan. MAP was established in 1945 to achieve a desired quality of life through comprehensive community planning that includes opportunities for a variety of lifestyles and housing, employment, commercial activities, and cultural and recreational amenities.



MEMO

TO: Supervisor Kenneth R. Fletcher & Delta Township Board
Delta Charter Township

FROM: David Waligora, AICP
Assistant Planning Director

DATE: September 15, 2021

SUBJECT: Final Action for West Lansing Retail West Lansing Retail Development III, LLC Rezoning Request in Case No. 07-21-09

The Township is in receipt of an application submitted by West Lansing Retail Development III, LLC (aka K2 – Delta Crossings) to rezone PPN: 040-009-300-025-00, a vacant 6.41 acre parcel in Section 9 of the Township from AG2, Agricultural/Residential, to RM, Multiple Family Residential, to accommodate a slightly expanded proposed Residential Phase 3, allowing for better alignment of the Carlson Road extension.

A specific development concept for Phase 3 has not yet been provided. In early discussions with the Township the developer did provide a “*Master Site Plan*” illustrating an overall development concept of the 200 acres under their consideration.



Application History

- August 2, 2021: Referral
 - The Board referred the case to the Planning Commission for the purposes of holding a public hearing and making a recommendation to the Township Board.
- August 23, 2021: Public Hearing
 - Public Notice was placed in the Lansing State Journal and mailed via USPS to all property owners within 300 feet of the subject property, as required by the State Law.
 - Staff received one e-mail in opposition to the rezoning request.
 - **After the public hearing, the Planning Commission recommended approval of the rezoning request by a vote of 6 - 0.**
- September 7, 2021 formal Board introduction and subsequent publication.

The following motion is offered for the Board's consideration:

"I move the Delta Township Board approve the West Lansing Retail Development III, LLC request to rezone 6.41 acres in Section 9 of the Township from AG2, Agricultural/Residential, to RM, Multiple Family Residential, as described in Case No. 07-21-09. being that the proposed rezoning request complies with the criteria specified for rezonings in Section 16.04 (Criteria for Amendment to the Official Zoning Map) of the Delta Township Zoning Ordinance."

Summary Record of Public Hearing for Case No. 7-21-09: Rezoning Request for a 6.41-acre parcel located on the east side of Broadbent Road, immediately north of the Regency at Lansing West Skilled Nursing Facility in Section 9 of Delta Township. Request is to rezone the subject parcel from AG2 Agricultural/Residential, to RM, Multiple-Family Residential. Petitioner is West Lansing Retail Development III, LLC, 30300 Telegraph Road, Suite 280, Bingham Farms, MI. 48025

Members in attendance: Bradley, Mudry, McConnell, Elsinga, Schweitzer, and Hunt-Proctor

Members absent: Kosinski, Meddaugh, and Weinfeld

Assistant Planning Director David Waligora presented the case by noting that the Township was in receipt of a rezoning request for 6.41-acres to accommodate an expansion of Phase 3 of the Delta Crossing Multi-Family residential development. Mr. Waligora reviewed adjacent land uses and their zoning classifications and significant elements of the 2013 Comprehensive Plan. He indicated that the Future Land Use Map recommends Office uses for the subject parcel in order to provide a buffer between commercial activities located to the south and the single-family areas located to the north and to the west. Mr. Waligora reminded the Commission that property located to the east was rezoned from Agricultural to RM, Multiple-Family Residential, a few months ago and that the subject parcel was originally planned to be used for the Carlson Road extension that would utilize an existing road easement. However, now that the developer has purchased the subject parcel, a straighter alignment of Carlson Road can be achieved, as well as provide a possible location for a clubhouse for the multi-family residential portion of the development.

Mr. Waligora reviewed physical site characteristics of the site, the fact that public utilities were available to serve the site, and that storm drainage would be directed to a series of regional detention ponds located to the north. Access to the site would be provided via Broadbent Road and the future Carlson Road extension and secondary access would be achieved via Marketplace Boulevard to the south. As development progresses, there will be a north-south connection available at Marketplace Boulevard. Mr. Waligora proceeded to review the criteria specified for rezoning in Section 16.04 of the Zoning Ordinance and how the proposed rezoning met those criteria. He felt that with the increased roadways and connectivity within the Delta Crossings development, it would lessen the impact at the Broadbent/Saginaw Highway intersection and provide other opportunities for access other than Saginaw Highway.

Mr. Waligora read the following correspondence into the record that was received by staff pertaining to the request this evening.

Anne Swink

From: David Waligora
Sent: Monday, August 23, 2021 1:18 PM
To: Meddaugh, Michael (MDOT); Gary Bozek; Jim Schweitzer; Arnold Weinfeld; mchp1; Personal; Rachel Elsing; 'kosins10@comcast.net'; L. Robert McConnell; 'mudrymj@aol.com'
Cc: Matthew McKernan; Anne Swink; Mary Worland; Mary Clark; Kathleen Krancich; Brian Reed; David Marquette
Subject: FW: Public Hearing Case No.02-21-03

FYI

From: raesper1@aol.com <raesper1@aol.com>
Sent: Monday, August 23, 2021 1:15 PM
To: David Waligora <DWaligora@deltami.gov>
Subject: Public Hearing Case No.02-21-03

Hi Brian,

My name is Richard Esper and my wife Lisa and I live at 12256 E Greenfield Rd. I am responding to the notice we received regarding the rezoning request along Broadbent & Carlson roads. We are opposed to rezoning this land from agricultural/residential to Rm, Multiple Family Residential as this will negatively impact our property & subdivision with increased Traffic, Noise, not to mention the roads are in extremely poor condition and are not able to handle the increased traffic with all the other developments east of this area. Also History shows Crime will increase within housing developments. We feel this development is not in the best interest to maintain a positive neighborhood atmosphere and will negatively impact property values and make homes less desirable in the future for the reason stated.

Thank You,
Richard & Lisa Esper
12256 E Greenfield Rd

CAUTION: This email originated from outside of the Delta Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**SUMMARY RECORD OF PUBLIC HEARING
CASE NO. 7-21-09
AUGUST 23, 2021
PAGE 2**

Ms. Bradley inquired about the construction of a clubhouse.

Mr. Waligora noted that the developer envisioned building a clubhouse on the subject parcel in the future, but he reminded the Commission that once the rezoning was approved, any building permitted in the RM zoning district could be constructed that complied with setback and size requirements.

Mr. Schweitzer questioned if the 10-foot pathway would extend to Broadbent Road.

Mr. Waligora said there would be an east-west 10-foot pathway on both sides of the road.

Mr. McConnell asked how close the rezoning came to the existing development to the north.

Mr. Waligora said the closest residential neighborhood would be the parcels located on the west side of Broadbent Road.

Mr. Schweitzer inquired about the deteriorated condition of Broadbent Road north of Saginaw Highway.

Mr. Waligora indicated that the Road Commission is aware of the condition of Broadbent Road. The Road Commission plans on making improvements to the roadway once a significant portion of construction for Delta Crossings has commenced in an effort to save the new road from deteriorating.

Ross Valentine, representing K-2 Development, 3300 Telegraph Road, Bingham Farms, Michigan, 48025, noted that there would be a connection to Broadbent Road. He informed the Commission that they had the opportunity to purchase the subject parcel and if the rezoning is approved, they planned on constructing a clubhouse. Mr. Valentine stated that they didn't know what the final design would be at this time, but if the rezoning is approved, they would submit a final site plan.

Mr. Mudry felt the subject parcel was rather small considering the overall plan for the multi-family development.

Mr. Valentine said they were not planning on building additional buildings on the subject parcel, but rather they felt this would be a good location for a clubhouse where there was access so that motorists would not have to come through the commercial portion of the development.

Mr. Schweitzer asked if there was anyone in the audience who would like to speak on the request this evening.

There was no one.

**SUMMARY RECORD OF PUBLIC HEARING
CASE NO. 7-21-09
AUGUST 23, 2021
PAGE 3**

MOTION BY MCCONNELL, SECONDED BY MUDRY, THAT THE PUBLIC HEARING BE CLOSED. VOICE VOTE. CARRIED 6-0.

MOTION BY MUDRY, SECONDED BY BRADLEY, THAT THE DELTA TOWNSHIP PLANNING COMMISSION RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE REZONING REQUEST TO REZONE THE PROPERTY DESCRIBED IN CASE NO. 7-21-09 FROM AG2, AGRICULTURAL/RESIDENTIAL, TO RM, MULTIPLE FAMILY RESIDENTIAL, BEING THAT THE PROPOSED REZONING REQUEST COMPLIES WITH THE CRITERIA SPECIFIED FOR REZONING IN SECTION 16.04 (CRITERIA FOR AMENDMENT TO THE OFFICIAL ZONING MAP) OF THE DELTA TOWNSHIP ZONING ORDINANCE.

ROLL CALL VOTE. CARRIED 6-0.

Respectfully submitted,

Merritta Hunt-Proctor, Secretary

**DELTA CHARTER TOWNSHIP PLANNING DEPARTMENT
REZONING STAFF REPORT**

PREPARED BY: David Waligora, Assistant Planning Director

CASE NUMBER: 07-21-09

DATE: August 17, 2021

GENERAL INFORMATION

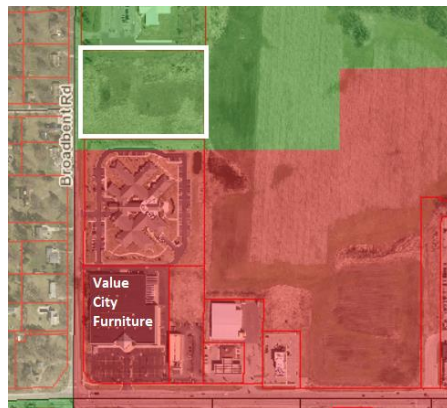
APPLICANT: West Lansing Retail Development III, LLC
30300 Telegraph Road, Suite 280
Bingham Farms, MI 48025

APPLICANT'S STATUS: Purchaser/Developer

OWNER: Delta Haven Free Methodist Church,
2186 W Vienna Rd, PO Box 28
Clio, MI 48420

REQUESTED ACTION: Rezoning from AG2, Agricultural/Residential to RM, Multiple Family Residential.

GENERAL LOCATION: *PPN 040-009-300-025-00*



LEGAL DESCRIPTION: COM AT THE W 1/4 COR SEC 9, THENCE S 889.85 FT FOR POB, THENCE S 89 DEG 46 MIN 19 SEC E 658.96 FT, S 446.15 FT, N 89 DEG 46 MIN 8 SEC W 658.23 FT, N 446.03 FT TO POB, CONT 6.74 AC T4N, R3W

EXISTING ZONING: AG2, Agricultural Residential

EXISTING LAND USE: Vacant/Undeveloped

West Lansing Retail Development III, LLC Rezoning Request Staff Report

Case No. 07-21-09

August 17, 2021

Page 2

ADJACENT ZONING: N AG2 - Agricultural/Residential
E RM – Multiple Family Rezoning
W RB – Single Family Residential
S C - Commercial

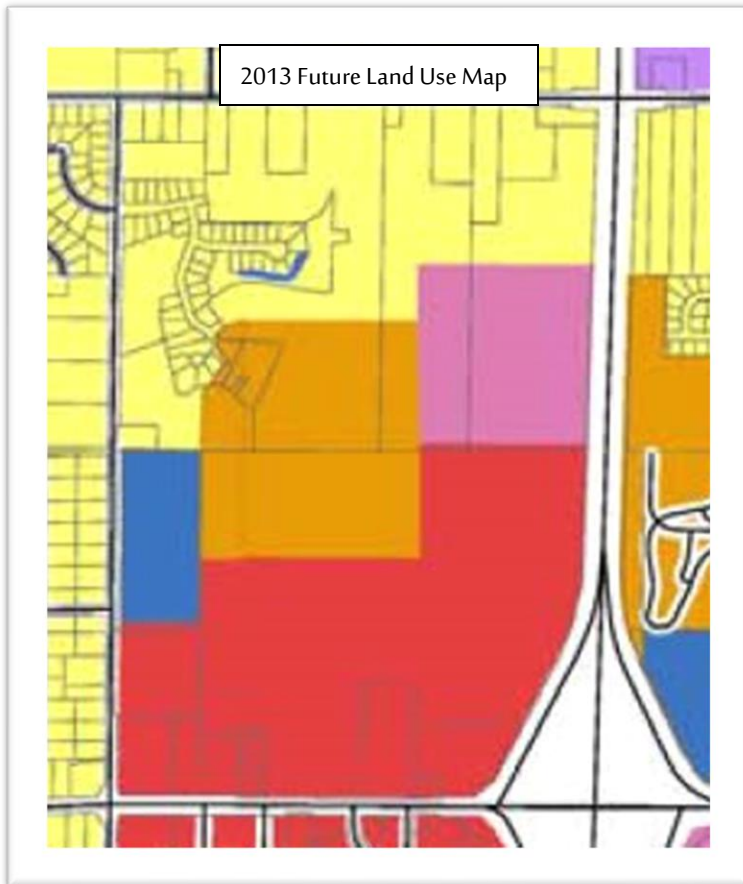
ADJACENT USES: N Institutional – Place of Religious Worship
E Future Multiple Family Development - Delta Crossings
W Green Field Acres Subdivision
S Institutional – Adult Foster Care

PROJECT DESCRIPTION:

The Township is in receipt of an application submitted by West Lansing Retail Development III, LLC (aka K2 – Brookside Crossings) to rezone 6.41 acres in Section 9 of the Township from AG2, Agricultural/Residential to RM, Multiple Family Residential, in order to accommodate a slightly expanded Phase 3 of the Delta Crossing Multi Family project and allow for better alignment of the Carlson Road extension. The applicant has stated that they anticipate the apartment club house will be relocated to a portion of the property.

SIGNIFICANT ELEMENTS OF THE 2013 COMPREHENSIVE PLAN:

- The overall residential development goal is to provide for residential development that will address the needs of all segments of the population while preserving existing neighborhoods and providing adequate room for growth. (p. 64)
- One of the residential development objectives is to provide regulations permitting a range of housing types accommodating various income and age groups. (p. 64)
- The Plan also has the objective of enhancing the livability of residential areas by ensuring that they are walkable, possess adequate open space, and are compatible with adjacent non-residential areas. (p. 64)
- The Future Land Use Plan and Map seeks to provide appropriate locations for the Township’s highest residential densities. Permitted densities range from 5.1 to 15.0 units per acre dependent on the zoning classification, possible special land use permits, and the approved site plan. (p. 74)
- The Plan further states that Multiple Family Residential development is typically characterized by multi-family apartment buildings which are three stories or less in height although other dwelling types, such as attached townhomes are permitted. Many dwelling units in the Multiple Family Residential category are presently rental units which is a pattern expected to continue in the future. It is recommended that Multiple Family Residential Development be served by public water and sanitary sewer facilities.



- The Future Land Use Map (inset left) illustrates a recommended land use pattern in Section 9 of the Township, lying between I-96 and Broadbent Road, consisting of a combination uses.
- It should be noted that the Plan does not contemplate that this area of the Township remain undeveloped; but recommends essentially a “mixed-use” development pattern consisting of commercial (red), office (purple), multiple-family residential (brown), single-family residential (yellow), and institutional (blue) uses.
- The subject parcel is encompassed by areas suggested for Office uses. However the future land use maps is not a development plan and only offers suggestions. Within the context of the Delta Crossings Development, and the Multi Family District to the east, it is a reasonable land use request in this instance.

RELEVANT ZONING ORDINANCE REGULATIONS:

Section 16.04 – Criteria for Amendment of the Official Zoning Map.

ZONING HISTORY OF SUBJECT PARCEL:

Under the 1970 Zoning Ordinance the subject parcel was zoned A, Single Family.

Under the 1974 Zoning Ordinance the subject parcel was zoned A2, Limited Agriculture.

Under the 1990 Zoning Ordinance, which became effective on December 14, 1990, the subject parcel was zoned A2, Agricultural/Residential.

The current 2017 Delta Township Zoning Ordinance became effective on September 3, 2017, and the subject parcel was retained its present mixed classifications of AG2, Agricultural/ Residential, and C, Commercial.

TECHNICAL INFORMATION

PHYSICAL SITE CHARACTERISTICS:

The site is undeveloped and appears to be former farm field. Soils are indicative of the predominate types commonly found throughout the Township. The Soil Survey of Eaton County indicates that the primary soil types on the site are Marlette, Capac, Owosso, and Parkhill series. These soil types may present moderate to severe building limitations due to slope, wetness, and frost action. These soil classifications are general in nature and on-site soil borings would be necessary to determine actual building limitations. There appear to be no regulated wetlands on the site; nor are there any areas within the 100-year flood plain. There is a regional storm water detention basin to the north of the site.

It should be noted that a natural features impact statement and protection plan would be required at the time of site plan review, as per Section 13.02 of the Delta Township Zoning Ordinance.

PUBLIC UTILITIES:

Water – Public water service can be extended onto the subject parcel from several locations. There are 8-inch stubs at the current terminus of Marketplace Boulevard and at the eastern property line of the Regency Skilled Nursing Facility.

Sanitary Sewer – New sanitary sewer mains will have to be extended from multiple-family development area to the Pepper Ridge lift-station. The capacity of this lift-station will have to be expanded to accommodate the increased flow. Additionally, a new force main will be required to be constructed from the lift-station to the east and under I-96.

Storm Drainage – The subject parcel is located within the Lazelle Storm Drainage District, which is under the jurisdiction of the Eaton County Drain Commissioner's Office. There are a series of regional detention ponds in Section 9 of the Township that serve this drainage district. The northern portion of the subject parcel is encumbered by one of these ponds (see aerial map). Additional site-specific detention facilities may be required for future development by the Eaton County Drain Commissioner's Office.

STREETS AND ACCESS:

The subject parcel would be served by Broadbent Rd and the future Carlson Road extension into the development, with secondary access via Marketplace to the south, and an eventual northern connection under the jurisdiction of the Eaton County Road Commission (ECRC). The developer has completed a comprehensive traffic impact study based on the “*Master Site Plan*”. The study has been reviewed by the Michigan Department of Transportation (MDOT) as to the impacts on Saginaw Highway and its intersections from Broadbent to the I-96 interchange. The Eaton County Road Commission has also reviewed the study as it relates to the Marketplace and Carlson extensions and will determine the design parameters for these roads and their intersections with Willow and Broadbent, respectively, as well as any future signalization at these intersections.

There was a discussion as to the timing of the construction of Carlson Road during the site plan review for Phase 2 of Delta Crossings. MDOT has determined that Carlson Road extension may be postponed until 2022. If commenced prior to 2022, the road extensions will be concurrent with the development of Phase 3.

It should be noted that non-motorized connectivity from the future multiple-family residential development on the subject parcel would be evaluated during the site plan review process.

STAFF ANALYSIS

In reviewing any application for an amendment to the Zoning Map, the Planning Commission and Township Board must identify and evaluate all factors relevant to the application.

The Planning Commission is charged with reporting its findings in full, along with its recommendations for disposition of the application to the Township Board. The following criteria contained in Section 16.04 of the Zoning Ordinance are required to be satisfied:

SECTION 16.04 – CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP:

1. **Whether the rezoning is consistent with the goals, policies, and uses proposed for the subject parcel in the Township’s Comprehensive Plan.**

It can be argued that the proposed rezoning is consistent with the goal to provide for residential development that will address the needs of all segments of the population while preserving existing neighborhoods and providing adequate room for growth. Further, the requested rezoning would facilitate the Plan’s stated objective of permitting a range of housing types accommodating various income and age groups.

The Multiple-Family Residential classification is designed to provide sites for apartment/condominium-style dwelling structures and related uses which can generally serve as zones of transition between nonresidential districts and lower density single-family residential districts.

It can be argued that the subject parcel can serve this transitional function between the commercial corridor uses along Saginaw Highway and the established single-family neighborhoods abutting the north side and west side of the subject parcel.

It can also be argued that Multiple Family Residential housing units and buildings can provide opportunities for a younger population to live in the Township. Areas designated as Multiple-Family are often characterized by existing/proposed high-density development, proximity to major thoroughfares, and low impact to streets, making them attractive to a more active segment of the population. Again, supporting the objective of providing a range of housing types accommodating various income and age groups.

2. Whether the rezoning is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

There was not an error in originally placing the subject parcel in its current AG2 zoning classifications. The subject parcel has retained this zoning classification for 26 years and has remained undeveloped. Current economic conditions, and the availability of all the necessary public utilities have combined to make the subject parcel attractive for development. Based on the future land use recommendations of the Comprehensive Plan, a change in zoning to an RM classification is supported.

3. Whether the subject parcel possesses natural features and environmental characteristics which would be significantly adversely impacted by a development or use allowed by the requested rezoning.

The subject parcel is a grassy area which appears to be former farmland. Development of this land would not negatively affect the environmental characteristics of the area.

4. Whether the rezoning complies with the purposes of this ordinance as described in Section 1.02 D.

(1) Promoting and protecting the public health, safety, and general welfare:

The requested rezoning would not result in a detriment to the public health, safety, or welfare. Adequate supporting infrastructure can be provided to support development. The Delta Township Zoning Ordinance and adopted development review procedures offer safeguards to protect adjacent uses.

(2) Protecting the character and stability of the agricultural, recreational, residential, commercial, and industrial areas within Delta Township and promoting the orderly and beneficial development of such areas:

As noted above, the Multiple-Family Residential classification is designed to provide sites for apartment/condominium-style dwelling structures and related uses which can generally serve as zones of transition between nonresidential districts and lower density single-family districts. It can be

argued that the rezoning is appropriate to serve as such a transition between the commercial uses to the south and the single-family neighborhood to the north and west. Additionally, the Delta Township Zoning Ordinance prescribes the identification and protection of natural features, as well as landscape buffering between RM zoned land and single-family zoning districts. Natural areas can be utilized to meet buffering requirements.

(3) Providing adequate light, air, privacy, and convenience of access to property:

The required greenbelts, buffering, and natural feature preservation would provide privacy for both the existing surrounding land uses as well as any development on the site. Convenient access is assured via the future abutting roadways. Adequate light and air are assured via the required minimum building setbacks from the abutting road rights-of-way and all other property lines of 40 feet.

(4) Regulating the intensity of use of land and lot areas, and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health:

Development standards contained in the Zoning Ordinance prescribing minimum required setbacks, building height limitations, residential density limits, etc. would ensure adequate open spaces, light, and air.

(5) Lessening and avoiding congestion on public highways and streets:

The subject parcel would be in proximity to the developing mixture of retail, restaurants, and service uses in the immediate vicinity, which would allow for increased nonmotorized access with the 10 ft pathways throughout the main corridors of this development. This would serve to minimize vehicle trips for the residents of any future development on the subject parcel.

(6) Promoting adequate and efficient provisions for transportation systems, sewage disposal, water, energy, recreation, and other public service and facility requirements:

All required public facilities are available and adequate to serve development on the subject parcel.

(7) Encouraging the use of lands and natural resources in the Township in accordance with their character and adaptability:

As noted above, the subject parcel is in an area recommended for a mixture of commercial, office, institutional, and multiple-family residential, and single-family residential uses. It can be argued that the requested rezoning would be consistent with the established and recommended character in the vicinity. It can be further argued that via the Zoning Ordinance's prescribed greenbelts buffer zones, natural features preservation, and setbacks, the subject parcel can be adapted to minimize negative impacts on neighboring uses.

(8) Limiting the improper use of land:

The requested rezoning is consistent with the future land use recommendations of the Comprehensive Plan and would not result in the improper use of the land.

(9) Fixing reasonable standards to which buildings and structures shall conform:

There are no structures on the subject property.

(10) Prohibiting uses, buildings or structures which are incompatible with the character of development, or the uses, buildings or structures permitted within specified zoning districts:

Again, conformance with the Zoning Ordinance and other adopted development regulations of the Township and applicable County and State agencies must be demonstrated prior to the commencement of development. Nonconformance would be impermissible.

(11) Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the public health, safety, and general welfare:

There is no inherent prospect of the above eventualities occurring associated with the proposed rezoning.

(12) Preventing the overcrowding of the land and undue concentration of buildings and structures so far as is possible and appropriate in each zoning district by regulating the use and bulk of buildings in relation to the land surrounding them:

The development standards contained in the Zoning Ordinance serve to address the above stated issues.

(13) Otherwise reduce hazards to life and property:

The rezoning request in and of itself does not represent a hazard to life and property. Again, the Township's adopted development regulations serve to reduce hazards to life and property regardless of the type of development or zoning classification.

5. Whether uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning.

The current zoning is inconsistent with the future land use recommendations for this area contained in the Comprehensive Plan, and does not support the recommended general development pattern. Thus, the proposed rezoning is better suited to fulfill the Plan's development pattern foreseen by the Plan.

6. The ability of the Township or other governmental agencies to provide services, infrastructure and facilities that may be required if the rezoning were approved.

The Township and other governmental agencies will be able to continue to provide required services, infrastructure, and facilities if the rezoning were to be approved.

STAFF RECOMMENDATION

The following motion is offered for the Planning Commission's consideration:

"I move the Delta Township Planning Commission recommend to the Delta Township Board **approval** of the rezoning request to rezone the property described in Case No. 07-21-09 from AG2, Agricultural/Residential to RM, Multiple Family Residential, being that the proposed rezoning request complies with the criteria specified for rezoning in Section 16.04 (Criteria for Amendment to the Official Zoning Map) of the Delta Township Zoning Ordinance."

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Planning Department

(517) 323-8560

TO: Kenneth R. Fletcher, Supervisor and the Delta Township Board

FROM: David J. Waligora, AICP, Assistant Planning Director

DATE: September 15, 2021

SUBJECT: Transmittal of the 2022 – 2027 Capital Improvements Plan

Attached please find the 2022 - 2027 Capital Improvements Plan (CIP). The CIP was adopted by the Planning Commission by a unanimous vote of 6 to 0 (3 Absent) following a public hearing on September 13, 2021.

No public were in attendance to comment on the CIP document. Draft Meeting Minutes are attached to this information packet.

The following motion is offered for your consideration:

"I move that the Delta Township Board Transmittal of the 2022 – 2027 Capital Improvements Plan"

Please contact me if you have any questions regarding the contents of the document.

Summary Record of Public Hearing for the Adoption and Transmittal of the 2022-2027 Capital Improvements Program

Members in attendance: Elsinga, Weinfeld, Kosinski, Mudry, Schweitzer, and Hunt-Proctor

Members absent: Bradley, Meddaugh, and McConnell

Assistant Planning Director David Waligora noted that the Planning Commission was provided with a draft of the 2022-2027 Capital Improvements Program (CIP). Every year, staff meets with Department Heads and Planning Commissioners to discuss the needs of Township Departments six-years into the future. He noted that the same metric ranking system was used as last year to score projects, explaining there are seven weighted categories, which break down various aspects of each project. The totals are cumulated and then graded over the total number of points possible (85).

Mr. Schweitzer inquired about the St. Joe Highway Non-Motorized pathway.

Mr. Waligora said it was a two-year process for a total of \$1.7 million. However, he felt it could be reflected in the CIP as \$500,000 which is what the expenditure will be in 2022.

Mr. Weinfeld asked if any of the Commissioner's who serve on the CIP Committee had any comments.

Ms. Elsinga noted that she felt the CIP process was done well and was very easy to understand. She complimented Mr. Waligora on a job well done. She inquired about if the Fire Department had been received information about the grants they applied for.

Mr. Waligora noted that he had reached out to the Fire Department, but they had not received word yet.

Mr. Mudry felt the new rating system of projects worked better than the former rating system because it provided more detail as to why projects were given certain ratings. He felt the Commission needed to understand that they were only making a recommendation to the Township Board and that project ratings may change.

Mr. Waligora noted that the Planning Commission was making a recommendation to the Township Board through the CIP which helped the Board identify future project to fund.

Mr. Schweitzer inquired about the increase in cost to replace the Sherriff's Sub-Station.

Mr. Waligora noted that the increase in costs reflects today's building costs.

Mr. Weinfeld noted that if the Township would have done the project through a bond issue or another mechanism several years ago, it would have cost 50% less than what it is going to cost today. This is what happens when you don't spend the money in a timely fashion.

Ms. Hunt-Proctor stated that she was on the CIP committee and commended staff for making it easy

**SUMMARY RECORD OF PUBLIC HEARING
2022-2027 CAPITAL IMPROVEMENTS PROGRAM
SEPTEMBER 13, 2021
PAGE 2**

to understand.

MOTION BY WEINFELD, SECONDED BY MUDRY, THAT THE DELTA TOWNSHIP PLANNING COMMISSION ADOPT THE 2022-2027 CAPITAL IMPROVEMENTS PROGRAM AS PREPARED BY THE CAPITAL IMPROVEMENTS PROGRAM COMMITTEE. ROLL CALL VOTE. CARRIED 6-0.

Respectfully submitted,

Merritta Hunt-Proctor, Secretary

<https://deltami2.sharepoint.com/sites/DELTAPlanningDepartment/Shared Documents/General/Anne Swink/MIN/2021 PC/2022-2027 CIP.doc>

2022 CAPITAL IMPROVEMENT PLAN
YEARS: 2022 - 2027



DELTA CHARTER TOWNSHIP
PLANNING COMMISSION
September 13, 2021

DELTA TOWNSHIP BOARD

Kenneth R. Fletcher, Supervisor
Mary R. Clark, Clerk
Dennis R. Fedewa, Treasurer
Elisabeth S. Bowen
Fonda J. Brewer
Andrea M. Cascarilla
Karen J. Mojica

DELTA TOWNSHIP PLANNING COMMISSION

Jim Schweitzer, Chair
Arnold Weinfeld, Vice Chair
Merritta Hunt-Proctor, Secretary
Wendy Bradley
Rachel Elsinga
Douglas Kosinski
Robert McConnell
Michael Meddaugh
Mark Mudry

2022 - 2027 CAPITAL IMPROVEMENTS PROGRAM COMMITTEE

Wendy Bradley, Planning Commissioner
Rachel Elsinga, Planning Commissioner
Merritta Hunt-Proctor, Planning Commissioner
Mark Mudry, Planning Commissioner
Rick Kane, Director of Utilities
Courtney Nicholls, Finance Director
David Waligora, AICP, Assistant Planning Director

DELTA TOWNSHIP PLANNING DIVISION STAFF

Gary Bozek, AICP – Planning Director
David J Waligora, AICP – Assistant Planning Director
Matt McKernan, Planner

TABLE OF CONTENTS

CHAPTER 1 INTRODUCTION TO CAPITAL IMPROVEMENTS PROGRAMMING

INTRODUCTION 1

WHAT ARE CAPITAL IMPROVEMENTS?..... 1

WHAT ARE THE GENERAL CHARACTERISTICS OF CAPITAL IMPROVEMENTS? 1

WHAT IS CAPITAL IMPROVEMENTS PROGRAMMING? 2

WHY DO WE USE A SIX YEAR PROGRAMMING PERIOD?..... 2

WHY DO WE UPDATE THE PROGRAM ANNUALLY? 3

WHAT ARE THE BENEFITS OF CAPITAL IMPROVEMENTS PROGRAMMING?..... 3

CHAPTER 2 DELTA TOWNSHIP'S CAPITAL IMPROVEMENTS PROGRAMMING PROCESS

WHAT IS THE LEGAL BASIS FOR CAPITAL IMPROVEMENTS PROGRAMMING IN DELTA TOWNSHIP? 5

A SUMMARY OF DELTA TOWNSHIP'S CIP PROCESS..... 6

PREPARATION AND ADOPTION OF 2022 - 2027 CIP..... 7

CHAPTER 3 WHERE DOES THE MONEY COME FROM & WHERE DOES IT GO?

WHERE YOUR TAX DOLLARS GO 8

DELTA TOWNSHIP'S THREE OPERATIONAL FUNDS..... 8

GENERAL FUND REVENUES & EXPENDITURES..... 8

SANITARY SEWER FUND REVENUES & EXPENDITURES 9

WATER FUND REVENUES & EXPENDITURES 9

CHAPTER 4	2022-2027 PROJECT RANKINGS & DESCRIPTIONS	
	INTRODUCTION	10
	2022 CAPITAL IMPROVEMENTS PROGRAM POLICY RECOMMENDATIONS.....	13
	2022 CAPITAL BUDGET RECOMENDATIONS	15
	2022 CAPITAL BUDGET NARRATIVES	17
	2022 – 2027 CAPTIAL PROGRAM.....	20
CHAPTER 5	2022-2027 SANITARY SEWER FUND PROJECTS & DESCRIPTIONS	
	INTRODUCTION	21
	2022 – 2027 SANITARY SEWER FUND PROJECTS.....	22
	2022 SANITARY SEWER FUND PROJECT DESCRIPTIONS	24
	FUTURE SANITARY SEWER FUND PROJECT DESCRIPTIONS	25
CHAPTER 6	2022-2027 WATER FUND PROJECTS & DESCRIPTIONS	
	INTRODUCTION	32
	2022 - 2027 WATER FUND PROJECTS	33
	2022 - 2027 WATER FUND PROJECT DESCRIPTIONS	35
	FUTURE WATER FUND PROJECT DESCRIPTIONS.....	35
CHAPTER 7	DELTA TOWNSHIP CAPITAL PROJECTS FUND	
	DELTA TOWNSHIP CAPITAL PROJECTS FUND.....	38
APPENDIX	2022 – 2027 CIP PROJECT REQUEST SHEETS	

Chapter 1

INTRODUCTION TO CAPITAL IMPROVEMENTS PROGRAMMING



INTRODUCTION

Like all municipalities, Delta Township budgets available capital to fund needed public projects and improvements to meet the needs of its residents and stakeholders, amidst typically fixed revenue streams. The Capital Improvement Plan (CIP), allows the Township to inform the public, prioritize projects, and prepare budgetary funding mechanisms for upcoming years. Finally, the plan vets projects to insure that money is being spent both wisely and efficiently.

WHAT ARE CAPITAL IMPROVEMENTS?

CAPITAL IMPROVEMENTS ARE PUBLIC IMPROVEMENTS. They are projects involving the expenditure of public funds, over and above annual operating expenses, for the purchase, construction, or replacement of the physical facilities of a community.

Examples include:

- ✓ New Public Buildings (Administration, Library, Fire and Sheriff)
- ✓ Parks
- ✓ Roads
- ✓ Water & Sanitary Sewer Lines
- ✓ Water & Sewage Treatment Plants

WHAT ARE THE GENERAL CHARACTERISTICS OF CAPITAL IMPROVEMENTS?

- ✓ They are large.
- ✓ They have a big price tag.
- ✓ They have long term usefulness and permanence (10-30 years).
- ✓ They involve expenditures of a non-recurring nature (i.e., Once it's paid for that's it! The maintenance of the facility once in place becomes part the annual operating budget).
- ✓ They usually provide a governmental facility for public service.
- ✓ They add substantially to the value of the municipality's fixed assets.

DELTA TOWNSHIP'S CAPITAL IMPROVEMENT PLAN

A capital improvement project for the purposes of Delta Township's capital improvements program is a major nonrecurring expenditure that includes one or more of the following:

- ✓ Any acquisition of land for a public purpose.
- ✓ Any construction of a new facility (e.g., a public building, water or sewer line, a playfield, or an addition to, or an extension of, such a facility)
- ✓ A nonrecurring rehabilitation (i.e., something which is infrequent and would not be considered annual or other recurrent maintenance) or major repair of all or part of a building, its grounds, or other facility, provided that the cost is \$50,000 or more and the improvement will have a useful life of ten years or more.
- ✓ The purchase of major equipment (e.g., a fire truck), provided that the cost is \$50,000 or more, which has a useful life of five years or more.
- ✓ Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects.
- ✓ Requests for funding projects that do not meet the criteria for inclusion in the capital improvements program are submitted as part of the Township's annual operational budget.

WHAT IS CAPITAL IMPROVEMENTS PROGRAMMING?

It is the preparation and updating of a proposed schedule of public works projects and related equipment to be built or purchased by local governments within a 6-year period. It covers the entire range of public facility and service requirements. The program lists all future projects in order of construction or acquisition priority, along with cost estimates and the anticipated means of financing each project by budget year.

The first year of scheduled projects is referred to as the "[Capital Budget](#)" and includes those projects scheduled to be funded in the upcoming fiscal year. These projects will be considered for inclusion in the Township's legally adopted budget. The succeeding years' schedule of projects makes up the "**Program**".

WHY DO WE USE A SIX-YEAR PROGRAMMING PERIOD?

A six-year period is most suitable. Two or three years is too little time for effective programming because planning and financing of major facilities typically takes longer. A period of seven years or more may project the program too far into the future to be of practical value as costs typically rise in that amount of time.

WHY DO WE UPDATE THE PROGRAM ANNUALLY?

The CIP is updated annually to fine tune the capital budget to reflect changing economic conditions. The Township wants to have the most accurate project costs included in the budget for the upcoming fiscal year. The program is also adjusted to reflect the need for additional projects and set different priorities if necessary.

WHAT ARE THE BENEFITS OF CAPITAL IMPROVEMENTS PROGRAMMING?

- ✓ **Focusing Attention on Community Goals, Needs, and Capabilities.** This involves bringing projects in line with community objectives, anticipated growth, and financial capabilities. This is the type of information contained in the Township's Comprehensive Plan. The CIP is a tool for implementing the goals, policies, and objectives set forth in the plan.
- ✓ **Achieving Optimum Use of the Taxpayer's Dollar.** Advance programming can help avoid costly mistakes. The program also aids the Township Board in making sound annual budget decisions. A listing of anticipated projects may encourage the purchase of land well in advance of construction at a lower present cost rather than higher future costs.
- ✓ **Serving Wider Community Interests.** Projects within the CIP are prioritized because of the greatest benefit to the greatest number of Township residents.
- ✓ **Encouraging a More Efficient Governmental Administration.** Coordination of capital improvements programming by township, county, and state agencies can reduce scheduling problems and conflicting or overlapping projects. For example, utilizing a CIP avoids paving a street one year and tearing it up the next to install a sewer.
- ✓ **Improving Intergovernmental and Regional Cooperation.** It may be possible to share needed facilities between local units of governments or between the municipality and a school district. Examples would be water and sewer plants or classroom space for recreation programs.

- ✓ **Maintaining a Sound and Stable Financial Program.** When there is ample time for planning, the most economical means of financing each project can be selected in advance. Keeping projects within the financial capacity of the community helps to preserve its credit rating and makes the area more attractive to business and industry.

- ✓ **Enhancing Opportunities for Participation in Federal and State Grant Programs.** Most grant applications require the need for the program to be well documented with a clear statement of goals and objectives. This documentation has already been developed in the CIP.

Chapter 2

CAPTIAL IMPROVEMENT PROGRAMMING PROCESS



WHAT IS THE LEGAL BASIS FOR CAPITAL IMPROVEMENTS PROGRAMMING IN DELTA TOWNSHIP?

The **Michigan Planning Enabling Act, 2008, PA 33** (MCL 125.3801 et. seq.), which became effective on September 1, 2008, mandates that the Planning Commission annually prepare a program of public improvements for the ensuing 6 years as follows:

To further the desirable future development of the local unit of government under the master plan, a planning commission, after the adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements.

The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the commission with lists, plans and estimates of time and cost of those public structures and improvements. - Sec. 65

Thus, the Delta Township Planning Commission has the primary responsibility of preparing the Township's Capital Improvements Program.

The Planning Commission annually appoints a Capital Improvements Program Committee and charges this committee with the responsibility of preparing the actual CIP document. Once prepared, the document is reviewed and approved by the full Commission at a public hearing.

The CIP Committee is typically composed of three members from the Planning Commission, a representative from the Township Manager's Office, a Township Department Head, and a Planning Department staff person. The Township Manager's representative provides information on the status of ongoing projects within the current year, along with information on the Township's current and expected financial status. The Planning Department staff person is responsible for the compilation of project requests and the preparation of the actual CIP document.

A SUMMARY OF DELTA TOWNSHIP'S CIP PROCESS

The process of preparing the Delta Township's Capital Improvements Program begins early in the year and continues into early August when the CIP document is submitted to the Township Manager for use in preparing the Township' annual budget. The Township's CIP process is as follows:

May A memo is sent by the planning staff on behalf of the CIP Committee to all department heads requesting the submission of projects for inclusion in the CIP. Projects are generally required to be submitted within one month of the CIP Committee's request. Standardized project status sheets, and project request forms are utilized. Information generally provided on the project requests forms includes a description of the project, the requested funding level, the years for funding and implementation, and the departmental priority of the project.

June Staff compiles the information received from the department heads for presentation. The projects are grouped according to their respective funds, i.e., general fund, water fund, sewer fund. The information packet presented to the CIP Committee also contains a list of the previous year's projects which have been funded or deleted and charts summarizing all project requests within their respective funds.

CIP Committee meetings are held, at which projects are reviewed, department heads are interviewed, and project priorities are determined.

September The Planning Department completes the CIP document and transmits it to the Planning Commission for review and approval at a public hearing. Following the hearing, the CIP document is delivered in its final form to the Township Board and Township Manager for use in formulating the Township budget.

PREPARATION AND ADOPTION OF 2022 CIP

The preparation of the 2022 Capital Improvements Program followed the process as described above, and it was adopted by the Delta Township Planning Commission following a public hearing on September 14, 2020

Chapter 3

WHERE DOES THE MONEY COME FROM
AND WHERE DOES IT GO?



WHERE DO YOUR TAX DOLLARS GO?

Delta Township's portion funds those services which the Township provides its residents. These include police and fire protection as well as administrative services. Funding for paramedic services is provided by a voter approved tax levy which was initiated at 2 mill in 1979 and renewed in 1984. In November of 1988 the voters approved a one mill ten-year tax levy for paramedic services that began in 1989. The one mill paramedic services levy was renewed for another ten years in 1998, 2008, and it was renewed once again for ten years in 2018. Taxes that are paid to Eaton County are used to fund County services such as road and storm drain maintenance an

Delta Township serves as the collecting agent for taxes earmarked for education as well as County and Township services. The local school portion goes to the appropriate school district, either Lansing, Holt, Waverly, or Grand Ledge districts. The intermediate school portion provides funding to the Eaton or Ingham Intermediate school districts which provide such services as special education, vocational education, and career centers.

DELTA TOWNSHIP'S THREE OPERATIONAL FUNDS

Delta Township has three operational funds which finance the services provided to Township residents. These three funds are **the General Fund, the Sanitary Sewer Fund, and the Water Fund**. Each of these is a separate autonomous entity.

The General Fund receives most of its revenues from property taxes, state shared revenues, and fees for general public services. Revenues to the Sanitary Sewer Fund and the Water Fund are derived from customer billings, new customer connection fees, and special assessments

GENERAL FUND REVENUES & EXPENDITURES

The General Fund provides support for nearly all the basic public services of the Township. Over twenty services and numerous miscellaneous activities operate from revenues accruing to the General Fund.

Property tax revenues are determined by the taxable value of real property (land & buildings) and personal property (machinery, equipment, etc.) multiplied by the millage rate levied each year by the Delta Township Board for General Fund operations. Property tax revenues received in 2018 were generated by a millage rate of 4.9287. A mill represents \$1.00 for each \$1,000 of property valuation. For 2020 revenues, it is expected that the millage rate will again be set at 4.9287.

It should be noted that in addition to the 4.9287 mills mentioned above, there are additional Township tax levies of 0.9896 mills for paramedic services and 1mill for the Delta Township District Library. These are separate levies that were approved by the Township's voters.

The General Fund provides for the operation of the various departments providing public services to Township residents. Additional funding is provided for the maintenance of the Township's buildings and grounds, certain street and drain expenses, and a variety of other miscellaneous activities.

SANITARY SEWER FUND REVENUES & EXPENDITURES

The principal revenue sources for the Sanitary Sewer Fund are from sales, which represent receipts from monthly billings to sanitary sewer customers; capital charges, which are a one-time only purchase of equity representing capital investments paid for by all new customers; interest income, which is gained from short-term investment of available cash at local financial institutions; and main charges are paid by those property owners outside of special assessment districts for the cost of installing sanitary sewers in front of their properties.

Sanitary Sewer Fund expenditures result from the support of all wastewater collection and treatment operations within the Township. This includes the personnel necessary to operate the Wastewater Treatment Plant; the maintenance of collector sewers, lift stations, and treatment plant, and a variety of other service functions provided to the Township's sewer customers. Capital improvements to the existing sanitary sewer related facilities are also financed via the Sanitary Sewer Fund.

WATER FUND REVENUES & EXPENDITURES

The principal revenues for the Water Fund are from water sales, which are monthly payments made by customers of the system for water consumed, service installation fees for physical connection of new customers to the system, capital charges which are for the purchase of equity, and interest received from short-term investment of cash with local financial institutions.

Water Fund expenditures arise out of the construction and maintenance of the Township's water distribution system. This includes personnel, equipment, maintenance, construction, and repair of water mains and water storage tanks.

Chapter 4

2022 - 2027

PROJECT RANKINGS





Introduction

This chapter contains CIP General Fund project descriptions and the priority levels set for those projects slated for funding in 2022 (i.e., the Capital Budget). The priorities have been set by the Capital Improvements Program Committee and approved by the Delta Township Planning Commission.

Ranking Criteria: This year the Committee utilized an updated methodology for analyzing project submissions. Now seven categories exist: **Master Plans, Regulatory Compliance, Infrastructure/Public Safety, Quality of Life, Impact of Operation Budget, External Funding, and Timing/Location.** Each category is weighted based on its level of importance, and the projects are assigned a score between 1 and 5. There are 85 points possible and the final score is determined by finding the percentage of the score against the possible 85 points. (A project scoring 85 points would be 100, a project scoring 40 points would be a 47).



Master Plans – Master Plans are prepared to provide Delta Township with vetted documentation identifying community goals and ideas. These plans are created holistically with community input, staff direction, and at times outside professional consultants.

- ✓ Is the proposed project contained in one or more specific Master Plan?
- ✓ Is the proposed project listed as a high priority, or over time, has it become a high priority of staff or board?
- ✓ Has the proposed project been fully developed and defined in enough detail so that the specifics are known?
- ✓ Have adequate public discussion and an appropriate level of citizen engagement around the project transpired, and does there appear to be broad community support?

1	2	3	4	5
The project is not part of any Master Plan		The project is included in a Master Plan but may not be a high priority or appropriate citizen engagement or the specific proposal has not yet transpired or is not included in the Master plan but is a high priority and has been well-vetted.		The project is included in a master plan, is a high priority, and is well-vetted.



Regulatory Compliance – This includes compliance with regulatory mandates such as Environmental Protection Agency (EPA) directives, the Americans with Disabilities Act, and other County, State and Federal laws. This also includes compliance with self-imposed Township ordinances and policies.

- ✓ Does the project address a current regulatory mandate?
- ✓ Will the project proactively address a foreseeable (within the next 6 years) regulatory mandate?
- ✓ Does the project have a lasting impact on promoting regulatory compliance over the long term (more than 10 years)?

1	2	3	4	5
The project is not addressing a regulatory compliance issue		The project provides a short-term fix for an existing regulatory compliance issue or for one anticipated in the near future.		The project resolves a pressing or long-term regulatory compliance issue.



Infrastructure / Public Safety – This item relates to infrastructure needs for the Township, as well as improves the overall safety of the community. Projects to address employee safety issues and to proactively manage risk, would also be included.

- ✓ How would the proposed project impact the safety of Delta residents and/or employees and how widespread is that potential impact?
- ✓ Is the infrastructure project needed?
- ✓ Will the project address an existing facility that is outdated or has exceeded its useful life?
- ✓ What is the degree of seriousness of the safety issue that is being addressed through the proposed project?
- ✓ Does the project help assist the Township to respond more effectively and efficiently to emergencies throughout the community?
- ✓ Is the project supported by a life cycle analysis of repair versus replacement?
- ✓ Does the project extend service to support/promote new growth?
- ✓ Does the project foster safe and accessible modes of travel?

1	2	3	4	5
The safety of infrastructure need for the project is low; or it addresses new or existing infrastructure.		The safety or infrastructure level of the project is moderate; it addresses a serious safety issue that has a limited impact or addresses a less-serious issue that serves the broader community; it addresses either new or existing infrastructure. (Maximum score for a new facility.)		The safety of infrastructure level of the project is high; it addresses a serious health/public safety issue that has a widespread impact; it addresses existing infrastructure; and the ancillary benefits are well-defined.



Quality of Life / Health & Wellness – Quality of Life / Health & Wellness are a characteristic that make Delta a favorable place to live, work, and play.

- ✓ How would the proposed project impact the quality of life for Delta residents and visitors—how widespread is that potential impact?
- ✓ Will the project attract new residents, businesses, or visitors to the Township?
- ✓ Does the project serve to preserve the integrity of the Township’s residential neighborhoods?
- ✓ Does the project help create a beautiful and clean community?

1	2	3	4	5
The project does not affect the Quality of Life/ Health and Wellness for Delta Township community members and visitors.		The project has a moderate impact of the Quality of Life / Health & Wellness for Delta Township Community members and visitors.		The project greatly impacts the Quality of Life/Health & Wellness for a wide range of Delta Township Community members and visitors.

Impact on Operational Budget – Some projects may affect the operating budget for the next few years or for the life of the facility. A new facility will need to be staffed and supplied, therefore having an impact on the operational budget for the life of the facility. Replacing a light with a more energy efficient model may decrease operational costs.

- ✓ Will the project require additional personnel to operate?
- ✓ Will the project require additional annual maintenance?
- ✓ Will the project require additional equipment not included in the project budget?
- ✓ Will the project reduce staff time and Township resources currently being devoted, and thus have a positive effect on the operational budget?
- ✓ Will the efficiency of the project save money?
- ✓ Will the project present a revenue generating opportunity?
- ✓ Will the project help grow a strong, diversified economic base to help offset any additional costs?



1	2	3	4	5
The project will have a negative effect on the budget. It will require additional money to operate.		The project will not affect the operating budget as it is cost/revenue neutral.		The project will have a positive effect on the budget. It will have significant savings in time, materials, and/or maintenance, or be revenue generating to offset some/all expenditures.

External Funding – Capital improvement projects can be funded through sources other than Township funds. Developer funding, grants through various agencies, and donations can all be sources of external funding for a project. The percentage of total cost funded by an outside source will determine the score in this category.

1	2	3	4	5
0% - 20% External Funding	21% – 40 % External Finding	41% - 60% External Funding	61% - 80% External Funding	81%-100% External Funding

Timing/Location – The timing and location of the project is an important piece of a project. If the project is not needed for many years, it would score low in this category. If the project is close in proximity to many other projects and/or if a project is urgent or may need to be completed before another one can be started, it would score high in this category. The score could be based on the answers to the following example questions:

- ✓ When is the project needed?
- ✓ Do other projects require this one to be completed first?
- ✓ Does this project require others to be completed first?
- ✓ Will it be more economical to build multiple projects together, thus reducing construction costs?
- ✓ Will it help reduce the overall number of neighborhood disruptions from year to year?
- ✓ Is this an existing facility at or near the end of its functional life?

1	2	3	4	5
The project does not have a critical timing/location component.		The project has either a timing or location factor critical to it.		Both timing and location are critical components of the project.

Scoring Matrix

Categories	Total Score	Category Weight	Weighted Score
Master Plans	5	3	15
Regulatory Compliance	5	3	15
Infrastructure / Public Safety	5	3	15
Quality of Life / Health & Wellness	5	2	10
Impact on Operation Budget	5	1	5
External Funding	5	3	15
Timing/Location	5	2	10
Total			85

2022 Capital Budget Scoring Matrix

PROJECT	DEPARTMENT	TOTAL	M-PLAN	REG	INFR	QUAL LIFE	BUDG IM	EXT FUND	TIMING	RANK	Score
Fire	Replacement of Aerial Platform Fire Apparatus	\$1,570,223	5	5	5	5	5	1	5	73	86%
Fire	Replacement of Pumper/Tanker 415	\$600,000	5	5	5	5	4	1	5	72	85%
Engineering	Replace Sheriff Substation	\$100,000	5	5	5	5	3	1	5	71	84%
Engineering	St. Joe Highway Non-Motorized Facility	\$500,000	5	5	5	5	3	1	5	71	84%
Fire	SELF CONTAINED BREATHING APPARATUS-SCBA	\$454,000	5	5	5	5	3	1	5	71	84%
Fire	PhysioControl LifePak 15 v4 Monitors/Defibrillators (9)	\$313,095	5	5	5	5	3	1	5	71	84%
Fire	Ambulance Replacement 2009 Road Rescue	\$300,000	5	5	5	5	3	1	5	71	84%
Fire	PhysioControl LUCAS Auto External Chest Compression Devices (CPR)	\$92,694	5	5	5	5	3	1	5	71	84%
Parks	Delta Mills Playground Restroom Building	\$135,000	5	5	5	5	3	2	3	70	82%
Parks	North Canal Road Land Acquisition	\$100,000	5	5	3	5	3	4	3	70	82%

2022 Capital Budget Scoring Matrix, *continued*

PROJECT	DEPARTMENT	TOTAL	M-PLAN	REG	INFR	QUAL LIFE	BUDG IM	EXT FUND	TIMING	RANK	Score
Engineering	Admin Elec/Mech	\$400,000	5	5	5	4	3	1	5	69	81%
Parks	Mount Hope Park Perimeter Pathway	\$425,000	5	4	3	5	3	3	4	66	78%
Engineering	Shared Use Pathway Broadbent Road – East Side, Willow Hwy to Saginaw Hwy	\$775,000	5	4	5	5	3	1	2	62	73%
Engineering	New Sidewalk on Willow from Thomas L. Parkway to Arden	\$150,000	1	4	5	5	3	1	4	54	64%
Engineering	Community Center to Hunters Park Pathway	\$50,000	5	1	1	5	3	1	5	47	55%
Parks	Mount Hope Park North Baseball Fields	\$650,000	5	1	1	3	3	3	4	47	55%

2022 Capital Budget Narratives

Replacement of Aerial Platform Fire Apparatus – \$1,570,223

Purchase of equipment to replace the existing 2001 Spartan/Smeal Aerial Platform.

The Fire Department proposes a purchase of a Sutphen 100' aerial platform (SPH100) fire apparatus, and then trading-in or selling the current aerial platform device to offset costs. If approved the anticipated construction time is 13 to 15 months after ordering.

Replacement of Pumper/Tanker 415 - \$600,000

Initially proposed in the 2019 CIP to replace the 1997 Spartan/4 Guys 3,000 pumper/tanker with a replacement pumper tanker. The vehicle was scheduled to be replaced in 2020 and vehicle is 24 years old. This request was deferred to higher priority purchases, but now is a high priority. This vehicle does not have current required emergency vehicle safety equipment. Although the vehicle's mileage is low, this is due to its limited use as a tanker/tender but is a necessity, due to only 35% of our response area having fire hydrants.

Replace Sheriff Substation, \$100,000+

This project involves replacing the existing Eaton County Sheriff Substation with a new building. It is a multiyear project, with expenditures in both 2022 and 2023.

St. Joe Highway Non-Motorized Facility, \$500,000

This project involves constructing a non-motorized pathway along St. Joe Highway between Creyts Road and Waverly Road. A study was completed in 2019 in conjunction with studying the water main replacement in this same area. If watermain is replaced, the pathway could easily be built on top of the water main as part of the water main restoration work. Both water main and pathway will require many easements. Easement acquisition process is beginning in 2021.

SELF CONTAINED BREATHING APPARATUS-SCBA, \$450,000

This proposed project is to replace our cache of Self-Contained Breathing Apparatus (SCBA), which will reach its end of life (obsolete) use in late 2021. This is a crucial part of our Personal Protective Equipment (PPE) that is worn on all structure fires, hazardous materials incidents, confined space and trench rescues. All the SCBA bottles have had their last hydrostatic test and once the expiration occurs, the bottles can no longer be filled with air.

This project will also be submitted for FEMA's Assistance to Firefighters Grant process in the fall of 2020, to be able to do this purchase using grant funding. Grant awards will be announced in June of 2021

PhysioControl LifePak 15 v4 Monitors/Defibrillators (9), \$313,095.17

Our current Automated External Defibrillators/Monitors consist of 8 (eight) LifePak 15 V1 & V2 units that have a life expectancy of 8 (eight) years and were manufactured in 2012 and 2015. These units have reached their end of life and cannot be upgraded. In fact, if any of these older units fail, we must purchase the new generation units, LifePak 15 v4. Additionally, we will need to purchase a new LifePak 15 v4 for the new Engine 433 that we expect to take delivery of in the very near future. We are submitting for approval, the purchase of 9 (nine) PhysioControl LifePak 15 v4 units.

Timeline: If approved in the budget, units can be received within 90 days.

Anticipated life expectancy of the new units is eight years.

Ambulance Replacement 2009 Road Rescue, \$300,000

Request CIP approval/funding to replace a 2009 Road Rescue ambulance. This vehicle has high mileage and lacks current stringent HEPA ventilation systems and well as built-in UV decontamination equipment. It also does not have the power load and power cot systems for patient lifting. The department has 6 ambulances in its fleet: 4 front line and 2 reserve units. With the addition of the power load/power cot patient lifting system, there is a direct impact on employee injury reduction. This request meets the vehicle replacement schedule.

PhysioControl LUCAS Auto External Chest Compression Devices (CPR), \$92,693.60

The Delta Township Fire Department carries LUCAS V2 auto-external chest compression devices used for Cardiopulmonary Resuscitation (CPR). This has been a critical piece of equipment to maintain effective CPR, reduce the number of staff necessary for manual CPR during cardiac arrest incidents, and during long transport times to area hospitals. In fact, these units can remain on the patient during invasive emergency care and while in a cardiac cath lab setting. However, two of the LUCAS units will reach end of life in 18 months; our second-out ambulances are not equipped with them, and our new Engine 433 will need one.

Some key features of the LUCAS 3, v3.1 include:

- Ability to maintain distance from suspected and confirmed COVID-19 patients during CPR
- Reduced number of caregivers needed to administer chest compressions during a code compared to a rotation of caregivers providing manual CPR
- Improved caregiver safety when providing CPR during transport

Delta Mills Playground Restroom Building, \$100,000

Delta Mills is a very popular park offering access to the Grand River, softball fields, a soccer field, a large playground structure, a picnic shelter, pickleball courts, basketball courts, and nature viewing on the Grand River and Carrier Creek. One of its restroom buildings was recently been replaced with a new building that serves the west side of the park.

North Canal Road Land Acquisition, \$100,000

Delta Township has recognized the importance of parks and recreation for a healthy community. The Township's current Parks and Recreation Master Plan includes goals and objectives to include preservation, protection, and to improve historic, natural, scenic, or environmentally sensitive areas for appropriate public use and enjoyment and habitat protection. This land acquisition, which is adjacent to a proposed pathway/trail, the township's Community Center, Hunter's Orchard Park, and Delta Mills Park would assist the township in achieving this goal and objective.

Administrative Building Electrical and Mechanical Upgrades, \$400,000

The 2020 building assessment identified these necessary mechanical and electrical system improvements for the Administration Building due to their age and condition.

Mount Hope Park Perimeter Pathway, \$425,000

The purpose of this project is to construct a ten (10) foot wide shared use pathway development around the park's perimeter. The ADA accessible ten-foot path will be 3,800 feet long and connect to the existing pathway. The current pathway provides connections to the Ashford Manor and Pointe West neighborhoods. The addition will also allow future connections to other neighborhoods.

Shared Use Pathway Broadbent Road – East Side, Willow Hwy to Saginaw Hwy, \$775,000

Project would construct a 10-foot-wide shared use pathway on the east side of Broadbent to provide a non-motorized route between Willow Highway and Saginaw Highway. Future extension to Mt Hope Highway and Mt. Hope Park. Coordination with future phases of Delta Crossing and associated Carlson Rd extension.

New Sidewalk on Willow from Thomas L. Parkway to Arden, \$150,000

This project involves replacing old 4-foot-wide sidewalk on the south side of Willow Highway from Thomas L. Parkway to Arden with new 5-foot-wide concrete sidewalk.

Community Center to Hunters Park Pathway, \$50,000 (Year 1)

This project involves the addition of a 10-foot shared use path from the Community Center on Willow to Hunters Park. The length is .40 miles. Previously the project was submitted for DNR funding. Funding request withdrawn due to DNR requirements for land encumbrances. Project could be impacted by pending property acquisition north of Community Center site.

Mount Hope Park North Baseball Fields, \$650,000

This project is a future phase in the development of Mount Hope Park and includes two new baseball fields.

2022 – 2027 Capital Program*

Department	Project Year	Project Name	Projected Cost
Engineering	2022	Community Center to Hunters Park Pathway	\$570,000
Parks	2022	Enrichment Center Rehabilitation	\$3,018,550
Parks	2022	Community Center Rehabilitation	\$1,612,844
Engineering	2022	Shared Use Pathway Broadbent Road - East Side, Willow Hwy to Saginaw Highway	\$770,000
Parks	2022	Willow Hwy to Old River Trail Pathway and Community Center Parking Lot	\$600,000
Roads / Engineering	2022	Marketplace Blvd Road Rehab	\$585,000
Parks	2022	Hunter's Orchard Park Pathway Paving	\$456,000
Engineering	2022	Millet Highway Rehab	\$370,000
Engineering	2023	Delta Mills to Hawk Meadow Park Pathway	\$2,200,000
Engineering	2023	Mount Hope Park to St. Joe / Broadbent Pathway	\$900,000
Engineering	2023	Nixon Road Bike Lanes and Resurfacing	\$870,216
Parks	2023	East-West Pathway and Sharp Park Renovations	\$868,000
Roads / Engineering	2023	Canal Road Rehab	\$310,000
Parks	2023	Grand Woods Park Parking Lot Paving	\$200,000
Parks	2023	Delta Mills Park Parking Lot Paving	\$107,500
Parks	2023	North Canal Road Land Acquisition	\$103,000
Parks	2023	Sharp Park Shelter	\$103,000
Engineering	2024	Pathway from Saginaw / Mall Drive to Elmwood / Michigan Ave via Ivan Street	\$1,220,000

*Capital Program supporting Documentation be found in the appendix.

Chapter 5

2022-2027

SANITARY SEWER FUND

PROJECT DESCRIPTIONS



Introduction

The Sanitary Sewer Fund is the second separate operational fund of Delta Township. Its revenue is derived from customer billings, new customer connection fees, and special assessments to property owners.

Sanitary sewer projects rely very heavily on current development patterns, citizen petitions for service, and special assessments for implementation. Projects listed for 2022 reflect the current demands for service. Projects in future years reflect the Utility Director's best guesses as to where the demand for service will be. The Board should be prepared to implement projects that, although not in the current year, may become necessary to implement due to an immediate increase in development in a particular area.

A listing of the 2022-2027 Sanitary Sewer Fund projects appears in Table 5-1. Descriptions of the projects appear following Table 5-1.

Specific priorities were not given to the various projects in that they are all considered necessary to maintain the required level of service and are implemented on an as needed basis.

**Sanitary Sewer Fund Project Priorities
Estimated Capital Requirements**

Item	2022	2023	2024	2025	2026	2027	Future
Generator to run 4 raw sewage pumps	80,000						
Rotating Biological Tower Distribution Arms & Media (1 of 2)	1,000,000						
Sanitary Manhole Lining & Sewer Main Line Repair	75,000	75,000	75,000	75,000	75,000	75,000	
Willow Lift Station upgrade	TBA						
Sanitary Sewer System Modeling (2 of 2)	100,000						
Submersible Sewer Pumps	80,000	80,000	80,000	80,000	80,000	80,000	
Cleaning and Maintenance of Carrier Creek sanitary sewer	TBA	TBA	TBA	TBA	TBA	TBA	
Wastewater Treatment Plant Expansion Plant	TBA	TBA	TBA	TBA	TBA	TBA	
Replace Jet Truck – Vehicle 1185	140,000						
Sewer Jet and Vactor Truck – Vehicle 1158		420,000					
Replace Bobcat skid steer			55,000				
Saginaw Sewer (Nixon to Oneida Township)							200,000
Willow Force Main into Upper Grit Channel							300,000
Delta Mills Sewers							1,500,000
Section 9 Sewage Pump Station							1,500,000
Equalization Basin @ Westland Lift Station							500,000
Section 1 Sewage Pump Station							500,000
Equalization Basin @ Delta Market lift station							1,500,000
St. Joe Highway Sewer - West							1,700,000

St. Joe Highway Sewer – East							1,600,000
Equalization Basin @ Willow Lift Station							3,000,000
Mt Hope Sewage Pump Station							1,700,000
Nixon Road Sewer							1,700,000
Willow Lift Station Major Upgrade							4,300,000
Willow Lift Station Force Main							3,800,000
Tammany Lift Station							500,000
Saratoga Lift Station Force Main							120/foot
River Ridge Lift Station							TBA

2022 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Generator to run 4 Raw Sewage Pumps at Wastewater Treatment Plant

Our current generator can only operate 2 raw sewage pumps. This is very minimum at best during low flow operations. However, during normal to high flow, they will not keep up with demand. For emergency operations, we need to be able to run a total of 6 pumps, which the plant was designed for.

Rotating Biological Tower Distribution Arms & Media

The distribution arms utilize one main support bearing assembly and are constructed of galvanized steel. The units are in constant contact with the liquid sewage operating in continuous operation 24/7/365 since 1986. The galvanized steel arms are deteriorating from the inside out. Failure of the distribution arm or support bearing assembly would render this equipment from operation and disrupt the treatment process. The Bio-tower media has surpassed its engineered life expectancy and needs to be replaced.

Willow Lift Station Upgrade

With the growth of the Township, the Willow Lift Station is nearing capacity and needs a major upgrade in the future. This project will start with design and engineering in preparation for the needed upgrade to meet 20-year needs with expandability for build-out. This construction will be necessary before flows exceed capacity from short-term improvement.

Sewer Jet and Vactor Truck - Vehicle 1158

This vehicle has been in service since 2001; its primary function is to maintain wastewater collection system cleaning sanitary sewers and lift station wet wells.

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has

been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2023 Sanitary Sewer Fund Project Descriptions:

Replace Bobcat Skid Steer

The bobcat skid steer has been in service since 1986. This equipment is utilized throughout the WWTP year-round to provide maintenance and upkeep to facilities.

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2024 Sanitary Sewer Fund Project Descriptions:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2025 Sanitary Sewer Fund Project Descriptions:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2026 Sanitary Sewer Fund Project Descriptions:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2027 Sanitary Sewer Fund Project Descriptions:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

Future Sanitary Sewer Fund Project Descriptions:

Saginaw Sewer (Nixon to Oneida Township)

Because of failing septic systems, the sanitary sewer should be extended from just west of Nixon Road to the Delta/Oneida Township boundary.

Delta Mills Sewer

This project would put a pump station and gravity sewers in the Delta Mills area.

Section 9 Sewage Pump Station

This project would construct a new pumping station to handle the development west of I-96 as determined in the review of the Long-Range Sewer Plan.

Equalization Basin at Westland Park Lift Station

This area in the Township's industrial tract is experiencing rapid growth, which will necessitate equalizing peak flows at the lift station.

Section 1 Sewage Pump Station

This pump would construct a new pumping station in conjunction with development of homes north of the Grand River, immediately west of Waverly Road.

Equalization Basin at Delta Market Drive (formerly Saginaw) Lift Station

Due to rapid growth west of I-96, this station, located in Section 16 of the Township is reaching capacity and will have to be expanded or have an equalization basin added to accommodate peak flows.

St. Joe Highway Sewer - West

A new gravity sewer is needed along St. Joe Highway, west of Nixon Road, to accommodate growth in this area of the Township.

St. Joe Highway Sewer - East

The upstream 15-inch gravity sewer will reach capacity after 300 more REUs are connected and upsizing or a relief sewer will be required.

Equalization Basin at Willow Lift Station

This project would construct a flow-equalization structure west of I-96 to accommodate peak sewage flows. Wastewater would be stored in the basin during peak flow times and then be pumped to the wastewater treatment plant during off-peak hours. This will insure that wastewater flow to the plant does not exceed the capacity.

Mt. Hope Sewage Pump Station

This project would consist of a large pump station, force main, and gravity sewers to serve the area on Mt. Hope Highway that is west of I-96.

Nixon Road Sewer

This project would construct a new sewer on Nixon from St. Joe Highway to the Rockbridge lift station on west Interceptor when completed. This is needed to keep up with the growth in this area.

Willow Lift station Major Upgrade

The Willow service area is nearing capacity and will need a major upgrade. Construct a new station near the existing station. Design new station to meet 20-year needs with expandability for build-out. Construct before flows exceed capacity from short term improvements.

Willow Lift station Force Main

Existing pipe is nearing capacity and can handle about 700 more REUs. Build new parallel force main with an inside diameter of 18-inches.

Tammany Lift Station

Tammany lift station upgrade. This station nearing its expected life span and is one of the last remaining high maintenance and inefficient energy designed lift stations.

Saratoga Lift Station Force Main

Saratoga lift station force main is the original pipe build in 1985 era. The asset management of this force main has a high critically rating because of a river crossing.

River Ridge Lift Station

River Ridge lift station latest full upgrade was in 1985. This station current designed wet well is at capacity. Rebuild station of build on site storage to handle flows.

Chapter 6

2022 - 2027

WATER FUND

PROJECT DESCRIPTIONS



Introduction

The Water Fund is the third separate operational fund of Delta Township. Like the Sanitary Sewer Fund, revenue is derived from customer billings, new customer connection fees, and special assessments to property owners. **The Water Fund is used to maintain and improve water distribution mains and water storage facilities, as well as providing money for annual operating expenditures.** All projects recommended for funding from 2022 through 2027 will be paid from the Water Fund.

Specific priorities were not given to the various projects in that they are all considered necessary to maintain the required level of service and are implemented on an as needed basis.

**Water Fund Project Priorities
Estimated Capital Requirements**

Item	2022	2023	2024	2025	2026	2027	Future
GM Booster Electrical & Mechanical Upgrades	TBA						
Replace Old Water Mains	200,000	200,000	200,000	200,000	200,000	200,000	
Water Main Replacement – Saginaw Hwy. Crossings	150,000	150,000	150,000	150,000	150,000	150,000	
Design and Engineering of Saginaw Hwy water main replacement along Saginaw – East	225,000						
Decommissioning of Wells		1000,000					
Willow Ground Storage Tank Painting Exterior Walls		50,000					
Willow Hwy Water Main (Broadbent to Nixon)							550,000
St Joe Highway Water Main (Jerryson to the west)							415,000
Old Lansing Road to Creyts Water Main							800,000
Purchase 5 Yard Dump Truck							70,000
Section 1 River Crossing							450,000
Well No. 10 River Crossing							800,000
Nixon Road Water							560,000

Main (Willow-Saginaw)							
Elevated Tower (West of I-96)							1,500,000
Nixon Road Water Main (St Joe to Mt Hope)							560,000
Mt Hope Water Main (Nixon to Guinea)							560,000
Connections at River & RR track within Lansing							TBA
Water Main Replacement along Saginaw Highway							1,950,000
Water Main Replacement along St. Joe Highway							1,750,000
I-96 and Mt. Hope Water Main Crossing							400,000
Distribution Grid Tie in connection							90,000
Cleaning and painting elevated water towers							105,000
Replace Hunter Lift							50,000

2022 Water Fund Project Descriptions:

GM Booster Station Electrical & Mechanical Upgrade

The pump drives are reaching the end of their life expectancy and need to be replaced. Mechanical pump hydraulics improvements are for pump efficiency.

Design and Engineering of Saginaw Hwy water main replacement along Saginaw Hwy- East

The water main along the Eastern Saginaw Hwy is failing due to age and needs to be replaced. This will be a complicated replacement project and most probably replaced in phases. Given the complexity and cost of the water main replacement requiring it to be installed in phases; the design and engineering will need to be performed for the entire length to assure continuity and the securing of easements.

Decommissioning of Wells

Once MDEQ grants approval of no longer requiring Delta Township to maintain our well field for back up water supply to our distribution system; we will decommission and cap our wells.

Willow Ground Storage Tank painting exterior walls

The Willow Ground storage tank exterior side walls are original coatings. As our preventive maintenance program to maintain our important infrastructure the exterior walls need to be painted.

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

2023 – 2027 Water Fund Project Descriptions:

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

Future Water Fund Project Descriptions:

Willow Highway Water Main (Broadbent to Nixon)

This project would extend a water main along Willow Highway from Broadbent Road west to Nixon Road.

St. Joe Highway Water Main (Jerryson to the west)

A new water main is needed on St. Joe Highway west of Jerryson Road to accommodate the development coming in this area of the Township.

Old Lansing Road to Creyts Road

This project involves the construction of water mains from Murel Drive southwest along Old Lansing Road to Lansing Road, then southwest along Lansing Road to Creyts Road.

Purchase 5 yard Dump Truck

Currently, we have a 2 cubic yard truck and then we go to 10/12 cubic yard trucks. We are looking to purchase a 5 cubic yard truck for better efficiency.

Section 1 River Crossing

This water main would run east from the entrance to Grand Woods Park on Willow Highway, crossing the Grand River, then turning north and connecting to the Delta River Drive water main immediately west of Waverly Road.

Well No. 10 River Crossing

This project would involve constructing a water main from Well No. 10 north crossing the river at a point on Delta River Drive approximately half way between Ingersoll Road and Josette Lane. It then will run east on Delta River Drive to the existing water main near White Oaks Drive.

Nixon Road Water Main (Willow to Saginaw)

This project would construct a water main along Nixon Road from Willow Highway south to Saginaw Highway.

Elevated Water Tower West of I-96

This project would provide additional storage for peak flows west of I-96. It would be a one-million-gallon water tank that would likely be located west of Nixon on St Joe Highway or Saginaw Highway.

Nixon Road Water Main (St. Joe to Mt. Hope)

This project would construct a water main along Nixon Road between St. Joe Highway and Mt. Hope Highway.

Mt. Hope Highway Water Main (Nixon to Guinea)

This project would construct a water main along Mt. Hope Highway from Nixon Road to Guinea Road.

Water Main Replacement along Saginaw Highway

The water main along the Eastern Saginaw Hwy is failing due to age and needs to be replaced. This is some of the oldest main and where the Utility Department is having significant water main breaks.

Water Main Replacement along St. Joe Highway

The water main along the Eastern St. Joe Hwy is failing due to age and needs to be replaced. This is where the Utility Department is having significant water main breaks. This line should be up sized to 12" line.

I -96 and Mt. Hope Water Main Crossing

The Mt. Hope Highway crossing represents a new crossing that would add another point of connection between the 16-inch main west of I-96/69 serving GM Lansing Delta Facility to water mains on the East side of I-69/96.

Replace Hunter Lift

The Hunter Lift has been in service since 1986. This equipment is utilized throughout the Utility Department year-round to provide maintenance and upkeep to facilities.

Distribution Grid Tie-In Connection

To fulfill our MDEQ requirement of water reliability and sustainability study we will need to be able to meet our peak water demand of 7.4 MGD. To meet this reliability and sustainability requirement we will need to make at least two Delta -Lansing Township system tie in connections located at Michigan/Waverly, and Saginaw/Waverly intersections.

Cleaning and painting elevated water towers

Cleaning and painting the interior and/or exterior surfaces of our elevated water tanks. This is to maintain distribution assets to provide high quality water and maintain reliability. The scheduling of this work is based on professional inspections performed.

Chapter 7

DELTA TOWNSHIP

CAPITAL PROJECTS FUND



Delta Township Capital Projects Fund

The Capital Projects Fund (formerly called the Township Improvement Revolving Fund or TIRF) is the "reserve account" for the general fund. The monies in this fund are the transfers from General Fund to the Capital Projects Fund over a period of years. Reserves have been established for vehicle and equipment replacements for activities in the General Fund. Amounts are annually transferred to the Capital Projects Fund for future vehicle and equipment replacements. When new vehicles or equipment are purchased within an activity (i.e., fire, engineering, or parks), money is then transferred from Capital Projects Fund back to the General Fund to cover those purchases.

According to the Township's 2021 Budget, the estimated December 31, 2021 balance of the Delta Capital Projects Fund will be \$3,492,089.

The distribution of money within the fund is estimated to be as follows:

Interest & Facility Reserves

Unallocated Interest	\$ 806,850
Building Improvements	\$ 567,500
Building Replacement	\$ 1,250,000

Equipment Reserves:

Assessing	\$ 43,200
Clerk (Equipment)	\$ 129,730
Accounting	\$ 23,900
Township H & G (Equip.)	\$ 16,000
Fire	\$ 339,986
Building	\$ 79,006
Planning	\$ 15,360
Engineering (Veh. & Equip.)	\$ 42,500
Parks & Recreation (Equip.)	\$ 178,057

Estimated Balance: \$3,492,089

APPENDIX

2022-2027 CIP

PROJECT REQUEST SHEETS

CIP PROJECT STATUS SHEET

DEPARTMENT: Engineering

DATE: June 11, 2021

1. Please list the status of the 2021 CIP projects that were submitted for funding last year.

PROJECT	FUNDING LEVEL & PROJECT STATUS
Buildings	
Replace Sheriff's Office Substation	\$8 - \$10 million, selection process for Design-Builder on-going, funding method TBD
Administration Air Handler and Electrical Distribution Equipment Upgrades	\$350,000, projects identified by building assessment, intend to request funds in 2022 budget
Pathway/Sidewalk Projects	
Mt. Hope Park to St. Joe/Broadbent Pathway	Unfunded, no progress
Delta Mills Park to Hawk Meadow Park Pathway	Unfunded, coordinating w/ ECRC bridge grant application for federal bridge funds
Pathway from Saginaw/Mall Drive to Elmwood/Michigan Ave via Ivan Street	Unfunded, survey complete, need design, possible coordination with Saginaw CIA
New Pathway: Broadbent Road – East Side, Willow Hwy to Saginaw Hwy	Unfunded, no progress, possible coordination with future phase of Delta Crossing/Carlson Rd extension
New Sidewalk Construction – Willow Hwy: Thomas L. to Arden	Unfunded, need to complete design
St. Joe Highway Pathway – Creyts to Waverly	Unfunded, easement acquisition process beginning in 2021
Community Center to Hunters Park Pathway	Unfunded, DNR grant funding withdrawn, awaiting possible land acquisition that could impact project
Road Projects	
Nixon Bike Lanes with road – 2023	Project will be coordinated with ECRC for construction in 2023, local match funding to be requested in 2023 budget

2. *Withdrawal:* List the projects which you submitted for last year's CIP, were not funded, and you are withdrawing for the upcoming CIP. Please state the reasons for withdrawing the project.

DRAFT

3. Please list those projects which you are submitting to the CIP Committee for the first time for 2022-2027.

Replace Sheriff's Office Substation Administration Air Handler and Electrical Distribution Equipment Upgrades
--

PERSON COMPLETING STATUS SHEET: Ernie West

TITLE: Township Engineer

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Replace Sheriff Substation

Project # 1 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves replacing the existing Eaton County Sheriff Substation with a new building.

B. Project Justification:

Why is the project necessary?

Existing building in poor/deteriorating condition as per the 2020 building assessment. Identified by the Board as a high priority project.

Who will benefit from the project?

Sheriff office staff and residents/businesses that they serve on a daily basis.

What are the short and long term benefits of this project?

Provide a functional/modern space that supports the public safety mission of the sheriff's office substation.

Are there any alternatives to the proposed project?

Rehabilitation of the existing building was deemed unfeasible due to functionality issues with the existing building layout

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ <u>Unknown</u>
Annual Cost of New Staff	\$ <u>Unknown</u>
Cost of Future Equipment	\$ <u>Unknown</u>
Annual Cost of Materials and Supplies	\$ <u>Unknown</u>
Totals:	\$ <u>Unknown</u>

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	\$100,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)		\$8-10 million TBD				
Totals:						

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Replace Sheriff Substation

Project # 2 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves replacing the existing air handling and electrical distribution system at the Administration Building.

B. Project Justification:

Why is the project necessary?

The 2020 building assessment identified these necessary mechanical and electrical system improvements for the building due to their age and condition.

Who will benefit from the project?

Everyone who works, conducts business or attends meetings in the Administration Building.

What are the short and long term benefits of this project?

Provide better space conditioning and improved electrical system reliability.

Are there any alternatives to the proposed project?

None

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ _____
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	\$400,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Mt. Hope Park to St. Joe/Broadbent Pathway

Project # 3 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves the addition of a 10-foot shared use path from Mt Hope Park South (Mt Hope Hwy to Broadbent Rd, north to St Joe Hwy on West side). The length is 1.50 miles.

B. Project Justification:

Why is the project necessary?

Implementation of the adopted Delta Non-Motorized Transportation Plan

Who will benefit from the project?

Township residents, visitors and the environment

What are the short and long term benefits of this project?

Pedestrian safety & better health

Are there any alternatives to the proposed project?

None

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ <u>10,000</u>
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ <u>10,000</u>

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund		\$1,200,000				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:		\$1,200,000				

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Delta Mills to Hawk Meadow Park Pathway

Project # 4 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves the addition of a 10-foot shared use path along Webster, Clinton Street, Delta River Drive between Delta Mills Park and Hawk Meadow Park. Total length is .75 miles.

Eaton County Road Commission is applying for local bridge funding. If successful, this project would be coordinated with the bridge replacement to widen the bridge deck. The bridge construction timeline and funding drives the rest of the project.

- B. Project Justification:**

Why is the project necessary?

Implementation of the adopted Delta Non-Motorized Transportation Plan

Who will benefit from the project?

Township residents, park users, visitors and the environment

What are the short and long term benefits of this project?

Recreation, pedestrian safety & better health

Are there any alternatives to the proposed project?

None

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ <u>10,000</u>
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ <u>10,000</u>

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund		200,000	2,000,000			
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:		200,000	2,000,000			

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Pathway from Saginaw/Mall Drive to Elmwood/Michigan Ave via Ivan Street

Project # 5 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves the addition of a 10-foot shared use path from Elmwood Road (Michigan Ave to Ivan Drive). The length is approximately 1.1 miles.

B. Project Justification:

Why is the project necessary?

Township adopted Delta Trails (non-motorized plan)

Who will benefit from the project?

Township residents, visitors and the environment

What are the short and long term benefits of this project?

Pedestrian safety & better health

Are there any alternatives to the proposed project?

None

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ <u>10,000</u>
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ <u>10,000</u>

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund			1,200,000			
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:			1,200,000			

Capital Improvement Plan - Project Request Sheet



Department: Engineering
Project Title: Shared Use Pathway Broadbent Road – East Side, Willow Hwy to Saginaw Hwy
Project # 6 of 10
Date: June 11, 2021

Section 1: Project Overview

A. Project Narrative: Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

Project would construct a 10 foot wide shared use pathway on the east side of Broadbent to provide a non-motorized route between Willow Highway and Saginaw Highway. Future extension to Mt Hope Highway and Mt. Hope Park. Coordination with future phases of Delta Crossing and associated Carlson Rd extension.

B. Project Justification:

Why is the project necessary?

There are only some limited sections of sidewalk in this area and significant number of single family residences on the north end, near Willow Highway with no continuous non-motorized route to Saginaw Highway. Delta Crossing construction and pedestrian route and destinations on that site will create increased demand for this route.

Who will benefit from the project?

Residents in the area

What are the short and long term benefits of this project?

Improve walkability, citizens overall health & safety, and potentially reduce vehicle trips.

Are there any alternatives to the proposed project?

None

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 5,000
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ 5,000

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	750,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: New Sidewalk on Willow from Thomas L. Parkway to Arden

Project # 7 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves replacing old 4 foot wide sidewalk on the south side of Willow Highway from Thomas L. Parkway to Arden with new 5 foot wide concrete sidewalk.

B. Project Justification:

Why is the project necessary?

Township standards for sidewalk width are now 5 foot. The existing sidewalk is only 4 foot and is in fair condition. Some ramps were replaced to ADA standards with the road resurfacing project in 2017, but main line sidewalk issues were not included in the project.

Who will benefit from the project?

Township residents

What are the short and long term benefits of this project?

Increased walkability, pedestrian safety

Are there any alternatives to the proposed project?

Do nothing

DRAFT

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
Vehicle Purchase						
Land Acquisition						
Construction	150,000					
Equipment						
Professional Services						
Other (Specify)						
Total Estimated Cost:	150,000					

B. Estimated Project Revenues

Annual Project Income \$ _____
Gain from Sale of Replaced Item \$ _____
Other (Specify in box below) \$ _____
Total Estimated Revenue: \$ _____

Other Project Revenues:

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ _____
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	150,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:	150,000					

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: St. Joe Highway Non-Motorized Facility

Project # 8 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves constructing a non-motorized pathway along St. Joe Highway between Creyts Road and Waverly Road.

A study was completed in 2019 in conjunction with studying the water main replacement in this same area.

If water main is replaced, the pathway could easily be built on top of the water main as part of the water main restoration work.

Both water main and pathway will require many easements. Easement acquisition process is beginning in 2021.

- B. Project Justification:**

Why is the project necessary?

Implementation of non-motorized plan, connection of Waverly pathway to the pathway on Snow Road near the Waverly Schools.

Who will benefit from the project?

Township residents, school students, visitors and the environment

What are the short and long term benefits of this project?

Increased walkability, pedestrian safety, reduced vehicle trip

Are there any alternatives to the proposed project?

Do nothing, keep existing sidewalks where they currently exist.

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 5,000
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ 5,000

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	500,000	1,200,000				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:	500,000	1,200,000				

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Community Center to Hunters Park Pathway

Project # 9 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves the addition of a 10-foot shared use path from the Community Center on Willow to Hunters Park. The length is .40 miles. Previously the project was submitted for DNR funding. Funding request withdrawn due to DNR requirements for land encumbrances. Project could be impacted by pending property acquisition north of Community Center site.

B. Project Justification:

Why is the project necessary?

Implementation of the adopted Delta Non-Motorized Transportation Plan

Who will benefit from the project?

Township residents, visitors and the environment

What are the short and long term benefits of this project?

Pedestrian safety & better health

Are there any alternatives to the proposed project?

None

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 5,000
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ 5,000

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	50,000	500,000				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						

Capital Improvement Plan - Project Request Sheet

Department: Engineering

Project Title: Nixon Road Bike Lanes and Resurfacing

Project # 10 of 10

Date: June 11, 2021



Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project involves the widening and resurfacing of Nixon from St. Joe Highway to Mt. Hope Highway.

B. Project Justification:

Why is the project necessary?

Existing pavement condition in poor/deteriorating condition, addition of bike lanes in response to non-motorized plan, more traffic expected in area upon opening of Mt. Hope Park

Who will benefit from the project?

Township residents, visitors, park users, bicyclists and the environment

What are the short and long term benefits of this project?

Less wear/tear on vehicles, pedestrian safety & better health

Are there any alternatives to the proposed project?

Resurface road without adding bike lanes

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ _____
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund		266,843				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid		603,373				
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:		870,216				

CIP PROJECT STATUS SHEET

DEPARTMENT: FIRE

DATE: 2021-06-10

1. Please list the status of the 2021 CIP projects that were submitted for funding last year.

PROJECT	FUNDING LEVEL & PROJECT STATUS
E433(431)	Final Inspection complete. Expected delivery 8/2021
Replacement of Aerial Platform Fire Apparatus	10% matching funds approved. Resubmitting
Fire Station 1 Roof Repair/replace	Approved - scheduled
Replacement of Pumper/Tanker 415	Deferred to 2021/22 CIP Process
Self-Contained Breathing Apparatus-SCBA	Still in FEMA AFG Process – if not grant approved, will be department expense.

2. *Withdrawal:* List the projects which you submitted for last year's CIP, were not funded, and you are withdrawing for the upcoming CIP. Please state the reasons for withdrawing the project.

--

3. Please list those projects which you are submitting to the CIP Committee for the first time for 2022-2027.

1. PhysioControl LifePak 15 v4 Monitors/Defibrillators (9)
2. PhysioControl LUCAS Auto External Chest Compression Units (CPR) (5)
3. Replace 2009 Road Rescue Ambulance (1)

PERSON COMPLETING STATUS SHEET: GREGORY S. GINEBAUGH

TITLE: FIRE CHIEF

DRAFT



Capital Improvement Plan - Project Request Sheet

Department: FIRE

Project Title: Replacement of Aerial Platform Fire Apparatus

Project # 1 of 6

Date: 2021-06-10

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

Purchase of equipment. Replacement of the 2001 Spartan/Smeal Aerial Platform.

Proposed purchase of a Sutphen 100' aerial platform (SPH100) fire apparatus, and trading in or selling our current aerial platform device.

- 2001 Spartan/Smeal 100' Platform

Timeline: once approved and ordered, anticipated construction time is 13 to 15 months.

B. Project Justification:

Why is the project necessary?

The Delta Township Fire Department has been utilizing our vehicle known as Truck 416, as a front-line fire apparatus for approximately 6 years. The constant daily use of this vehicle has increased the cost of maintenance, increase hour usage and miles. In addition, the vehicle has reached the NFPA 1901 and 1911 lifespan.

NFPA 1901 Standard for Automotive Fire Apparatus, Guidelines for First-line and Reserve Fire Apparatus, states, "...Apparatus more than 15 years old might include only a few of the safety upgrades required by the recent editions of the NFPA fire department apparatus standards or the equivalent Underwriters Laboratories of Canada (ULC) standards. Because the changes, upgrades, and fine tuning to NFPA 1901 have been truly significant, especially in the area of safety, fire departments should seriously consider the value (or risk) to fire fighters of keeping fire apparatus more than 15 years old in first-line service. It is recommended that apparatus more than 15 years old that have been properly maintained and that are still in serviceable condition be placed in reserve status; be upgraded in accordance with NFPA 1912; and incorporate as many features as possible of the current fire apparatus standard."

In addition, the aerial apparatus that is in the Delta Township Fire Department's fleet (2008 Spartan/Smeal 75' ladder), will not reach the upper floors or roofs of some of our taller buildings, such as the Crowne Plaza, some of the GM buildings and the Meijer cold storage building.

Current mileage of the 2001 Spartan/Smeal is 47,777 and the usage hours are 5334..

Maintenance cost for this vehicle, from 2020 to May of 2021, totals \$110,776.63. This does not include costs that occurred in June of 2021.

Proposal: CIP approval to replace the 2001 Spartan/Smeal 100' Aerial platform with a new Sutphen 100' aerial midship mount platform (SPH100) and sell/trade-in the existing aerial platform device (416).

Who will benefit from the project?

The residents and business will benefit from this vehicle replacement proposal by having a reliable, dependable and a more cost-effective vehicle that will have a much longer life span as well as a 30 year warranty on the ladder portion of the aerial apparatus.

What are the short and long term benefits of this project?

Short and long term benefits would include reduction in maintenance costs for the the older vehicle; reduce the number of days that the current vehicle is out of service for repairs upgrades to employee safety; increased reliability of an emergency response vehicle; license the vehicle as a paramedic response vehicle; increased warranty packages; vehicle replacement would not be needed for another 15 to 20 years. NOTE: financing packages are available that would allow for a scheduled replacement of the vehicle.

Are there any alternatives to the proposed project?

No. The 2001 Spartan/Smeal has reached its maximum lifespan and needs to be replaced.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Delta Fire Department vehicle replacement schedule.

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

This type of vehicle responds to specific response plans for multiple story buildings. In addition, Delta Township is part of the MIMABAS (Michigan Mutual Aid Box Alarm System) that is a state-wide response network. This vehicle may be requested to respond as part of a structured regional resource request.

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
Vehicle Purchase	\$ 1,570,223.16	Lease to own?	Lease to own?	Lease to own?	Lease to own?	
Land Acquisition						
Construction						
Equipment						
Professional Services						
Other (Specify)						
Total Estimated Cost:						

B. Estimated Project Revenues

Annual Project Income \$ _____

Gain from Sale of Replaced Item \$ _____
 Other (Specify in box below) \$ _____
 Total Estimated Revenue: \$ _____

Other Project Revenues:

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ _____
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
General Fund	\$ 1,570,223.16	Lease to own?	Lease to own?	Lease to own?		
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						



Capital Improvement Plan - Project Request Sheet

Department: FIRE

Project Title: SELF CONTAINED BREATHING APPARATUS-SCBA

Project # 2 of 6

Date: 2021-06-10

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This proposed project is to replace our cache of Self-Contained Breathing Apparatus (SCBA), which will reach its end of life (obsolete) use in late 2021. This is a crucial part of our Personal Protective Equipment (PPE) that is worn on all structure fires, hazardous materials incidents, confined space and trench rescues. All of the SCBA bottles have had their last hydrostatic test and once the expiration occurs, the bottles can no longer be filled with air.

This project will also be submitted for FEMA's Assistance to Firefighters Grant process in the fall of 2020, to be able to do this purchase using grant funding. Grant awards will be announced in June of 2021

B. Project Justification:

Why is the project necessary?

Required part of our PPE and once the expiration date has passed, they can no longer be used.

Who will benefit from the project?

The community, businesses, neighboring jurisdictions, all mutual aid partners including the Michigan MABAS system, as well as department employees will benefit from this project.

What are the short and long term benefits of this project?

All benefits will be considered long term. The life cycle of the replacement SCBA will span 15 years.

Are there any alternatives to the proposed project?

No. The equipment must be replaced. However, if grant funding is obtained, we will only experience a 10% cost share. (\$40,000 vs \$400,000)

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

NFPA 1852 Standard on Selection, Care, and Maintenance of Open-Circuit Self-Contained Breathing Apparatus (SCBA)

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

SCBA request is part of Department response policies, including structural firefighting; hazardous materials incidents; OSHA and & MIOSHA requirements.

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
Vehicle Purchase						
Land Acquisition						
Construction						
Equipment	\$450,000					
Professional Services						
Other (Specify)						
Total Estimated Cost:						

B. Estimated Project Revenues

Annual Project Income \$ _____
 Gain from Sale of Replaced Item \$ _____
 Other (Specify in box below) \$ _____
 Total Estimated Revenue: \$ _____

Other Project Revenues:

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ 2,000 every 5 yrs
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
General Fund	\$450,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						



Capital Improvement Plan - Project Request Sheet

Department: FIRE

Project Title: Replacement of Pumper/Tanker 415

Project # 3 of 6

Date: 2021.06.10

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

Initial 2019 CIP proposal to replace the 1997 Spartan/4 Guys 3,000 pumper/tanker with a replacement pumper tanker – vehicle scheduled to be replaced in 2020 and vehicle is 24 years old. This request was deferred to higher priority purchases, but now is a high priority.

This vehicle does not have current required emergency vehicle safety equipment. Although the vehicle's mileage is low, this is due to it's limited use as a tanker/tender but is necessary due to only 35% of our response area has fire hydrants.

B. Project Justification:

Why is the project necessary?

Vehicle will be 25 to 26 years old when a replacement is received. This vehicle is past the NFPA1901 recommended life.

Who will benefit from the project?

The residents of Delta Township and all surrounding communities that we provide mutual aid and automatic to.

What are the short and long term benefits of this project?

Short benefits of this project: remove a dated vehicle from front line response. Long term benefits will be a vehicle that will last another 15 – 25 years.

Are there any alternatives to the proposed project?

Replace vehicle with a pumper/tanker with a 1,000 to 1,500-gal tank to double as an engine and tanker. This would provide a backup or reserve fire engine that could be place into front line status when a front-line vehicle is out of service.

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ _____
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
General Fund	\$600,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						



Capital Improvement Plan - Project Request Sheet

Department: FIRE

Project Title: PhysioControl LifePak 15 v4
Monitors/Defibrillators (9)

Project # 4 of 6

Date: 2021-06-10

Section 1: Project Overview

A. Project Narrative: Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

EMS Equipment Purchase Request. Our current Automated External Defibrillators/Monitors consist of 8 (eight) LifePak 15 V1 & V2 units that have a life expectancy of 8 (eight) years and were manufactured in 2012 and 2015. These units have reached their end of life and cannot be upgraded. In fact, if any of these older units fail, we must purchase the new generation units, LifePak 15 v4. Additionally, we will need to purchase a new LifePak 15 v4 for the new Engine 433 that we expect to take delivery of in the very near future. We are submitting for approval, the purchase of 9 (nine) PhysioControl LifePak 15 v4 units.

Timeline: when approved in the budget, units can be received within 90 days.
Anticipated life expectancy of the new units is eight years.

B. Project Justification:

Why is the project necessary?

The equipment requested is a requirement to provide advance life support services to the patients we care for. These units provide:

- SpO2 monitoring: COVID-19 patients requiring emergency treatment are typically hypoxic. Many are hypoxic without other associated symptoms and therefore monitoring SpO2 is critical to determine a baseline and if oxygen therapy, and other treatments are effective in treating hypoxia.
- End tidal Co2 monitoring provides feedback on the ventilation of the patient allowing our paramedics to provide the proper treatment.
- ECG monitoring: There is some early indication that COVID-19 patients may be at increased risk for ventricular arrhythmias due to the viral impact on myocardial function. Drugs used to treat COVID-19 can prolong the QT interval (Contraction of the hearts ventriculi), placing them at increased for R on T induced Ventricular Fibrillation (VF) caused by a lack of blood flow to the heart.
- Blood pressure monitoring is necessary to monitor the patient for Shock occurring from COVID-19
- Temperature monitoring

Who will benefit from the project?

All patients that we care for, as well as staff that uses this equipment.

What are the short and long term benefits of this project?

Short term goal is to replace aging/obsolete equipment. Long term goal is to not to replace units for another 8 years.

Are there any alternatives to the proposed project?

No. Funding has been requested through the American Response Plan (ARP) as well.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

These units are a requirement of State of Michigan MDHHS protocols for advance life support units.

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
Vehicle Purchase						
Land Acquisition						
Construction						

Equipment	\$313,095.17					
Professional Services						
Other (Specify)						
Total Estimated Cost:						

B. Estimated Project Revenues

Annual Project Income \$ _____
Gain from Sale of Replaced Item \$ _____
Other (Specify in box below) \$ _____
Total Estimated Revenue: \$ _____

Other Project Revenues: Minimal trade-in value.

C. Effect on Operating Costs

	Added into
	purchase (service
	agreement
Annual Maintenance & Repair Costs	\$ _____
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
General Fund	\$313,095.17					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						



Capital Improvement Plan - Project Request Sheet

Department: FIRE

Project Title: PhysioControl LUCAS Auto External Chest Compression Devices (CPR)

Project # 5 of 6

Date: 2021.06.10

Section 1: Project Overview

A. Project Narrative: Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The Delta Township Fire Department carries LUCAS V2 auto-external chest compression devices used for Cardiopulmonary Resuscitation (CPR). This has been a critical piece of equipment to maintain effective CPR, [reduce the number of staff necessary for manual CPR](#) during cardiac arrest incidents and during long transport times to area hospitals. In fact, these units can remain on the patient during invasive emergency care and while in a cardiac cath lab setting. However, two of the LUCAS units will reach end of life in 18 months; our second-out ambulances are not equipped with them, and our new Engine 433 will need one.

Some key features of the LUCAS 3, v3.1 include:

- Ability to maintain distance from suspected and confirmed COVID-19 patients during CPR
- Reduced number of caregivers needed to administer chest compressions during a code compared to a rotation of caregivers providing manual CPR
- Improved caregiver safety when providing CPR during transport

Formatted: Font: (Default) Century Gothic, 11 pt

B. Project Justification:

Why is the project necessary?

LUCAS devices provide continuous, non-interrupted CPR on patients in cardiac arrest, and have been proven to increase patient survival rate.

Who will benefit from the project?

ALL patients who experience cardiac arrest, and the number of staff needed to provide CPR for lengthy travel time to area hospitals.

What are the short and long term benefits of this project?

Short term – replace end of life units.
Long term – will not have to be replaced for 8 years.

Are there any alternatives to the proposed project?

No.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Department, state and MDHHS CPR policies and protocols.

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Specific to DTFD cardiac arrest response policy

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
Vehicle Purchase						
Land Acquisition						
Construction						
Equipment	\$92,693.60					

Professional Services						
Other (Specify)						
Total Estimated Cost:						

B. Estimated Project Revenues

Annual Project Income \$ _____
 Gain from Sale of Replaced Item \$ _____
 Other (Specify in box below) \$ _____
 Total Estimated Revenue: \$ _____

Other Project Revenues: _____

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ Included in price
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
General Fund	\$92,693.60					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						



Capital Improvement Plan - Project Request Sheet

Department: FIRE

Project Title: Ambulance Replacement 2009 Road Rescue

Project # 6 of 6

Date: 2021.06.10

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

Request CIP approval/funding to replace a 2009 Road Rescue ambulance. This vehicle has high mileage and lacks current stringent HEPA ventilation systems and well as built-in UV decontamination equipment. It also does not have the power load and power cot systems for patient lifting.

The department has 6 ambulances in its fleet: 4 front line and 2 reserve units. With the addition of the power load/power cot patient lifting system, there is a direct impact on employee injury reduction.

This meets the vehicle replacement schedule.

B. Project Justification:

Why is the project necessary?

The 2009 unit is 12 years old, has high mileage, and lacks power load/power cot system.

Who will benefit from the project?

All patients that we care for, and all paramedic staff using the equipment.

What are the short and long term benefits of this project?

Long term goal – unit becomes a front line response unit with up-to-date equipment and decontamination standards.

Are there any alternatives to the proposed project?

No

DRAFT

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ _____
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]	[YEAR]
General Fund	\$300,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:						

CIP PROJECT STATUS SHEET

DEPARTMENT: Parks, Recreation & Cemeteries

DATE: June 5, 2021

1. Please list the status of those 2021 - 2026 CIP projects that were submitted for funding in 2020.

PROJECT	FUNDING LEVEL & PROJECT STATUS
Community Center Parking Lot Paving & Expansion	\$150,000 – Building study in 2019
Community Center Rehabilitation	\$500,000 – Building study in 2019
Delta Mills Parking Lot Pavement	\$100,000 – Deferred to 2024
Delta Mill Playground Restroom Building	\$135,000 – \$50,000 grant funded, planned for 2021
Enrichment Center Rehabilitation	\$500,000 – Building study in 2019
Grand Woods Parking Lot Paving	\$200,000 – Deferred to 2023
Hawk Meadow Park Pathway Paving	\$400,000 – \$300,000 grant funded in 2023
Hunters Orchard Park Pathway Paving	\$400,000 – \$225,000 grant funded in 2023
Mount Hope Park Fields Development	\$650,000 – \$300,000 grant funded in 2022
Mount Hope Park Perimeter Pathway	\$600,000 – \$300,000 grant funded in 2022
Sharp Park Renovations – East-West Pathway	\$850,000 – \$300,000 grant funded in 2020
North Canal Road Land Acquisition	\$100,000 - \$75,000 grant funded in 2020
Vehicle & Equipment Reserve Allocation	\$1,200,000 – Annual allotment received

2. *Withdrawal:* List the projects which you submitted for last year's CIP, were not funded, and you are withdrawing for the upcoming CIP. Please state the reasons for withdrawing the project.

N/A

3. Please list those projects which you are submitting to the CIP Committee for the first time for 2021-2026.

--

PERSON COMPLETING STATUS SHEET: Marcus Kirkpatrick

TITLE: Parks, Recreation & Cemeteries
Director

DRAFT



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: COMMUNITY CENTER REHABILITATION

Project # 1 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The Community Center has experienced some deterioration over the years. Maintenance staff has been dedicated to the facility to provide daily maintenance and project upgrades. Although staff improvements and building improvements have increased the attractiveness of the building, major maintenance is needed. Rehabilitation of the building is expected as a result of the 2019 buildings study.

- B. Project Justification:**

Why is the project necessary?

The Community Center is a very popular location for township programs. It serves as the main rental facility for residents and houses township programs and events. Rental events include weddings, receptions, family reunions, and open houses. As the need for exercise and enrichment programs continue to grow, the center will need to be expanded to accommodate.

Who will benefit from the project?

This project would provide the Township with expanded indoor recreation facilities to meet the current demand for recreation programs and affordable meeting space.

What are the short and long term benefits of this project?

Residents, program participants, and rental groups will benefit from the project. The benefits include improved use of valuable resources and amenities for programs and activities, while also providing safer access for all.

DRAFT

Are there any alternatives to the proposed project?

Staff would have to continue closely monitoring and provide short-term solutions for building and maintenance challenges. Programming, rentals, and event planning would continue as normal, while trying to provide a quality indoor facility.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
 No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

2019 Township Buildings Study

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Township residents and participants

E. Project Priority:

- Necessary
 Desirable
 Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	(YEAR)	(YEAR)	(YEAR)	(YEAR)
Vehicle Purchase						
Land Acquisition						
Construction		\$1,572,844				
Equipment						
Professional Services						
Other (Specify)						
Total Estimated Cost:		\$1,572,844				

B. Estimated Project Revenues

Annual Project Income	\$ <u>\$100,000</u>
Gain from Sale of Replaced Item	\$ _____
Other (Specify in box below)	\$ _____
Total Estimated Revenue:	\$ <u>\$100,000</u>

Other Project Revenues: _____

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ <u>\$10,000</u>
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ _____
Totals:	\$ <u>\$10,000</u>

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	(YEAR)	(YEAR)	(YEAR)	(YEAR)
General Fund		\$1,572,844				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:		\$1,572,844				



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: DELTA MILLS PARK PARKING LOT PAVING

Project # 2 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The project includes the paving of the gravel lot and parking spaces in Delta Mills Park.

- B. Project Justification:**

Why is the project necessary?

With the increased popularity of the park, the parking lot needs to be paved. Separate projects, restroom building & canoe launch/renovations, have produced the park's triangle area getting paved and 3 handicapped accessible parking spots being added in the main parking lot. The park's growth has continued as the parks connector pathway was installed.

Who will benefit from the project?

Residents and park users will benefit with new and improved accessible parking.

What are the short and long term benefits of this project?

The benefits include improved use of valuable resources and amenities, while also providing safer access for all. Maintenance cost will also be reduced as the gravel lots are expensive to maintain.

Are there any alternatives to the proposed project?

Continued maintenance cost and limited access for park users.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Parks Master Plan

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Residents and park users

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	(YEAR)	(YEAR)	(YEAR)
Vehicle Purchase						
Land Acquisition						
Construction			\$95,000			
Equipment						
Professional Services			\$5,000			
Other (Specify)						
Total Estimated Cost:			\$100,000			

B. Estimated Project Revenues

Annual Project Income \$ _____

Gain from Sale of Replaced Item \$ _____

Other (Specify in box below) \$ _____

Total Estimated Revenue: \$ _____

Other Project Revenues: _____

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ \$2,500
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ \$2,500

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	(YEAR)	(YEAR)	(YEAR)
General Fund			\$50,000			
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid			\$50,000			
T.I.R.F.						
Other (Specify)						
Totals:			\$100,000			



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Delta Mills Playground Restroom Building

Project # 3 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

Delta Mills is a very popular park offering access to the Grand River, softball fields, a soccer field, a large playground structure, a picnic shelter, pickleball courts, basketball courts, and nature viewing on the Grand River and Carrier Creek. One of its restroom buildings was recently been replaced with a new building that serves the west side of the park.

- B. Project Justification:**

Why is the project necessary?

With recent park renovations to triangle area and installation of the pathway, an additional restroom building is needed. The park is home to the township's biggest and most popular playground and sledding hill. This is the only area of the park that has year-round use. This project would renovate a 43-year-old well house into a restroom building and provide year-round access for playground users and winter activities.

Who will benefit from the project?

Residents and park users.

What are the short and long term benefits of this project?

The benefits will include year-round safe accessible restrooms.

DRAFT

Are there any alternatives to the proposed project?

Without improvements, porta-johns will continue to be used.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Parks Master Plan

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Residents and park users.

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2021	(YEAR)	(YEAR)	(YEAR)	(YEAR)	(YEAR)
Vehicle Purchase						
Land Acquisition						
Construction	\$125,000					
Equipment						
Professional Services	\$10,000					
Other (Specify)						
Total Estimated Cost:	\$100,000					

B. Estimated Project Revenues

Annual Project Income \$ _____
 Gain from Sale of Replaced Item \$ _____
 Other (Specify in box below) \$ _____
 Total Estimated Revenue: \$ _____

Other Project Revenues: _____

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ \$2,500
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ \$2,500

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2021	(YEAR)	(YEAR)	(YEAR)	(YEAR)	(YEAR)
General Fund	\$85,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid	\$50,000					
T.I.R.F.						
Other (Specify)						
Totals:	\$135,000					



EXISTING DELTA MILLS PLAYGROUND

ADA ACCESSIBLE PARKING ONE SPOT, STRIPING & SIGNAGE (16' WIDE, 24' LENGTH)



ADA ACCESSIBLE SIDEWALK 6' WIDE

EXISTING TURN-AROUND WILL BE RESTORED TO LAWN

RENOVATE OLD WELL HOUSE TO CREATE A FOUR-SEASON, TWO-UNIT UNISEX, ADA ACCESSIBLE RESTROOM

WEBSTER RD

DRAFT





Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Grand Woods Park Parking Lot Paving

Project # 5 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The project includes the paving of the gravel lot and parking spaces in Grand Woods Park.

- B. Project Justification:**

Why is the project necessary?

Now that the township owns the park and with its increased popularity, the paving of the parking lot will improve parking and enhance events.

Who will benefit from the project?

Residents and park users will benefit with new and improved accessible parking.

What are the short and long term benefits of this project?

The benefits include improved use of valuable resources and amenities, while also providing safer access for all. Maintenance cost will also be reduced as the gravel lots are expensive to maintain.

Are there any alternatives to the proposed project?

Continued maintenance cost and limited access for park users.

Other Project Revenues: _____

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$	<u>\$1,000</u>
Annual Cost of New Staff	\$	_____
Cost of Future Equipment	\$	_____
Annual Cost of Materials and Supplies	\$	<u>\$1,000</u>
Totals:	\$	_____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	(YEAR)	(YEAR)	(YEAR)
General Fund			\$100,000			
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid			\$100,000			
T.I.R.F.						
Other (Specify)						
Totals:			\$200,000			



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Hawk Meadow Park Pathway Paving

Project # 6 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The project will include the paving of a ten (10) foot wide shared use pathway development from the trailhead located near the parking lot and will span the western portion of the trail loop to the existing paved pathway. The existing inter-loops that connect the outer pathways will also be paved which will provide wheelchair accessibility along the entire pathway system. The project will include approximately 5,954 linear feet of paved pathway. Other scope items for the project will include benches, trash & recycling receptacles, which will all be made of 100% recycled materials. The benches will be anchored into cement slabs and connected to the pathway.

- B. Project Justification:**

Why is the project necessary?

The paving of the loop will provide safer access for all park users. The paving will also allow access during rain and snow.

Who will benefit from the project?

Residents and park users, especially those requiring additional assistance, will benefit by having the entire pathway accessible.

What are the short and long term benefits of this project?

The benefits include improved use of valuable resources and amenities, while also providing safer access for all.

Are there any alternatives to the proposed project?

Continued use of current pathway which will continue to prevent ADA accessible.

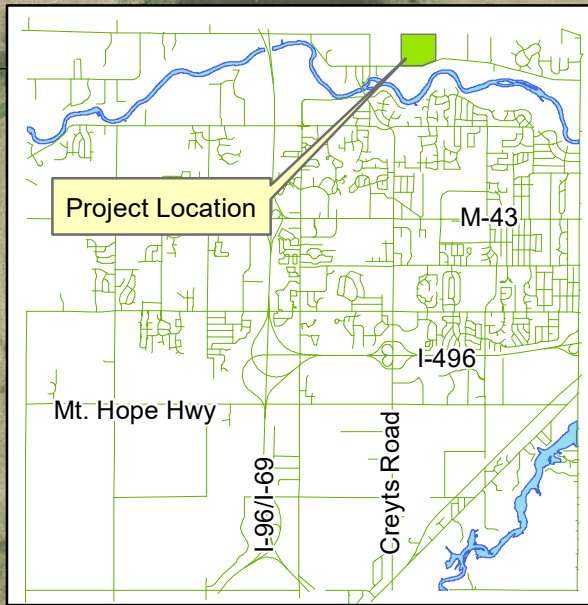
C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 2,500
Annual Cost of New Staff	\$
Cost of Future Equipment	\$
Annual Cost of Materials and Supplies	\$ 1,000
Totals:	\$ 3,500

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	(YEAR)	(YEAR)	(YEAR)	(YEAR)
General Fund		\$300,000				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid		\$300,000				
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:		\$600,000				



PROPOSED 5,954 L.F. OF 10 FOOT WIDE, ASPHALT PAVED SHARED USE PATHWAY

EXISTING 2,024 L.F. OF 10 FOOT WIDE, ASPHALT PAVED SHARED USE PATHWAY

EXISTING GRAVEL PATHWAY

PARK BENCH AND TRASH AND RECYCLING RECEPTACLE (TYPICAL OF 2 LOCATIONS)

FUTURE CONNECTION TO SHARED USE PATHWAY TO OLD RIVER TRAIL/WEBSTER RD.

DELTA RIVER DRIVE

DRAFT

TOWNSHIP TRAILS

Surface Material

- Proposed Paving
- Paved

Print: 11" x 17"



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Hunter's Orchard Park Pathway Paving

Project # 7 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The pathways in Hunter's Orchard Park are approximately 20 years old. This project will renovate/pave the last unpaved path, which is 4,265 Linear Feet.

- B. Project Justification:**

Why is the project necessary?

The Old River Trail Pathway provides safe and non-motorized access from Webster Road to Delta Mills Park & Hunter's Orchard Park. The pathway makes a full connection to existing sidewalks and our East-West Pathway. Township staff has received negative feedback from residents and park users about not having safe access to all the paths and trails in Hunter's Orchard parks. As the numbers of park visitors continue to grow, all paths will be paved in the park.

Who will benefit from the project?

Hunter's Orchard Park is a very popular park offering access to pathways, fishing, and nature viewing on the Grand River. Connecting to the East-West Pathway allows non-motorized connection to Delta Mills Park, Sharp Park, Grand Woods Park, the Lansing Mall, and the Delta Townships Library.

What are the short and long term benefits of this project?

The benefits include improved use of valuable resources and amenities, while also providing safer access for all such as:

1. Improved connectivity between outdoor recreational parks, while providing safe access. Residents and visitors will enjoy recreational activities at Delta Mills Park & leisure opportunities along the Grand River at Hunter's Orchard Park.
2. Provide safe access for staff and volunteers to perform maintenance and clean up in the parks and along the road and riverbanks.
3. Contribute to the protection of Michigan's high-quality natural resources and help residents and visitors gain appreciation of the resources offered in our parks.

DRAFT

Are there any alternatives to the proposed project?

Continued use of current pathway without ADA accessibility.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Parks Master Plan

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Residents and park users

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	(YEAR)	(YEAR)	(YEAR)	(YEAR)
Vehicle Purchase						
Land Acquisition						
Construction		\$400,000				
Equipment						
Professional Services		\$50,000				
Other (Specify)						
Total Estimated Cost:		\$450,000				

B. Estimated Project Revenues

Annual Project Income \$ _____

Gain from Sale of Replaced Item \$ _____

Other (Specify in box below) \$ _____

Total Estimated Revenue: \$ _____

Other Project Revenues:

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 1,000
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ 500
Totals:	\$ 1,500

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	(YEAR)	(YEAR)	(YEAR)	(YEAR)
General Fund		\$225,000				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid		\$225,000				
T.I.R.F.						
Other (Specify)						
Totals:		\$450,000				



CONNECTION TO EXISTING RIVERSIDE WALKING TRAILS WITHIN HUNTER'S ORCHARD PARK

EXISTING 3,225 L.F. OF 10 FOOT WIDE, ASPHALT PAVED SHARED USE PATHWAY

PARK BENCH AND TRASH AND RECYCLING RECEPTACLE (TYPICAL OF 2)

4,265 L.F. OF PROPOSED 10' WIDE, ADA ACCESSIBLE, SHARED USE PATHWAY TO COMPLETE PATHWAY LOOP AND LOOP CONNECTORS WITHIN PARK.

TOTAL PAVED PATHWAY LOOP LENGTH WHEN COMPLETE WILL BE 1-1/4 MILES (+/-)

CONNECTION TO EXISTING RIVERSIDE WALKING TRAILS WITHIN HUNTERS ORCHARD PARK

CANOE LAUNCH CONSTRUCTION SUMMER 2019

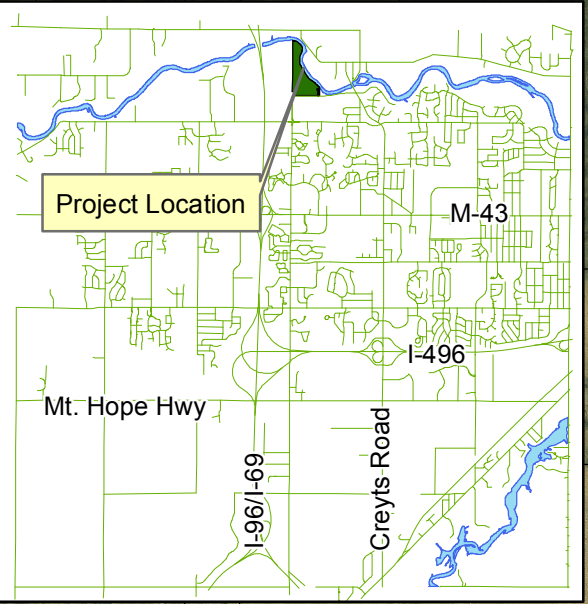
CONNECTION TO EXISTING WEBSTER ROAD SHARED USE PATHWAY

HUNTER'S ORCHARD PARK

EXISTING PAVED PARKING AREA AND TRAILHEAD

DELTA MILLS PARK

PATHWAY CONSTRUCTION SUMMER 2019



TOWNSHIP TRAILS

Surface Material

- Earthen
- Paved

Print: 11" x 17"



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Mount Hope Park North Baseball Fields

Project # 8 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project is a future phase in the development of Mount Hope Park and includes two new baseball fields.

- B. Project Justification:**

Why is the project necessary?

With two fields already included in phase one of the park, this will bring the total number of fields to four. These four baseball fields will be home to and accommodate the department's youth baseball, softball, and T-ball programs.

Who will benefit from the project?

Residents, park users, and participants will benefit by having one location for youth baseball, softball, and T-ball.

What are the short and long term benefits of this project?

In addition to program benefits, the township will add valuable recreation amenities to the west side of the township.

Are there any alternatives to the proposed project?

With only two baseball fields at the park, program staff will have to rely on fields not owned by the township.

- C. Planning Context:** Is the project part of an adopted program, policy, or plan?

Yes*

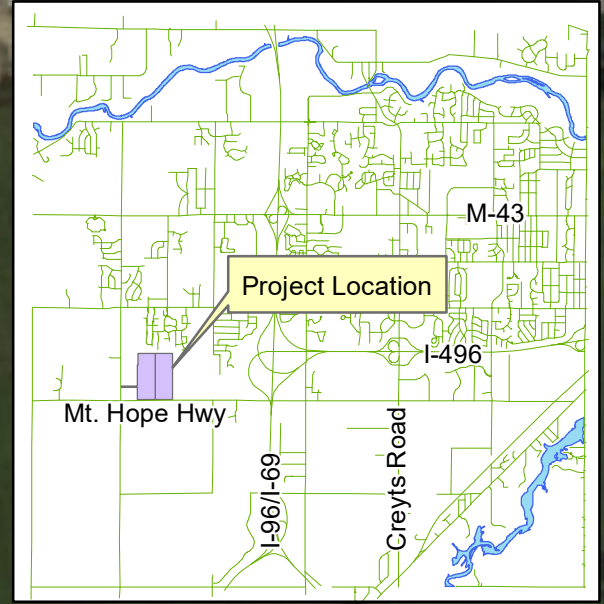
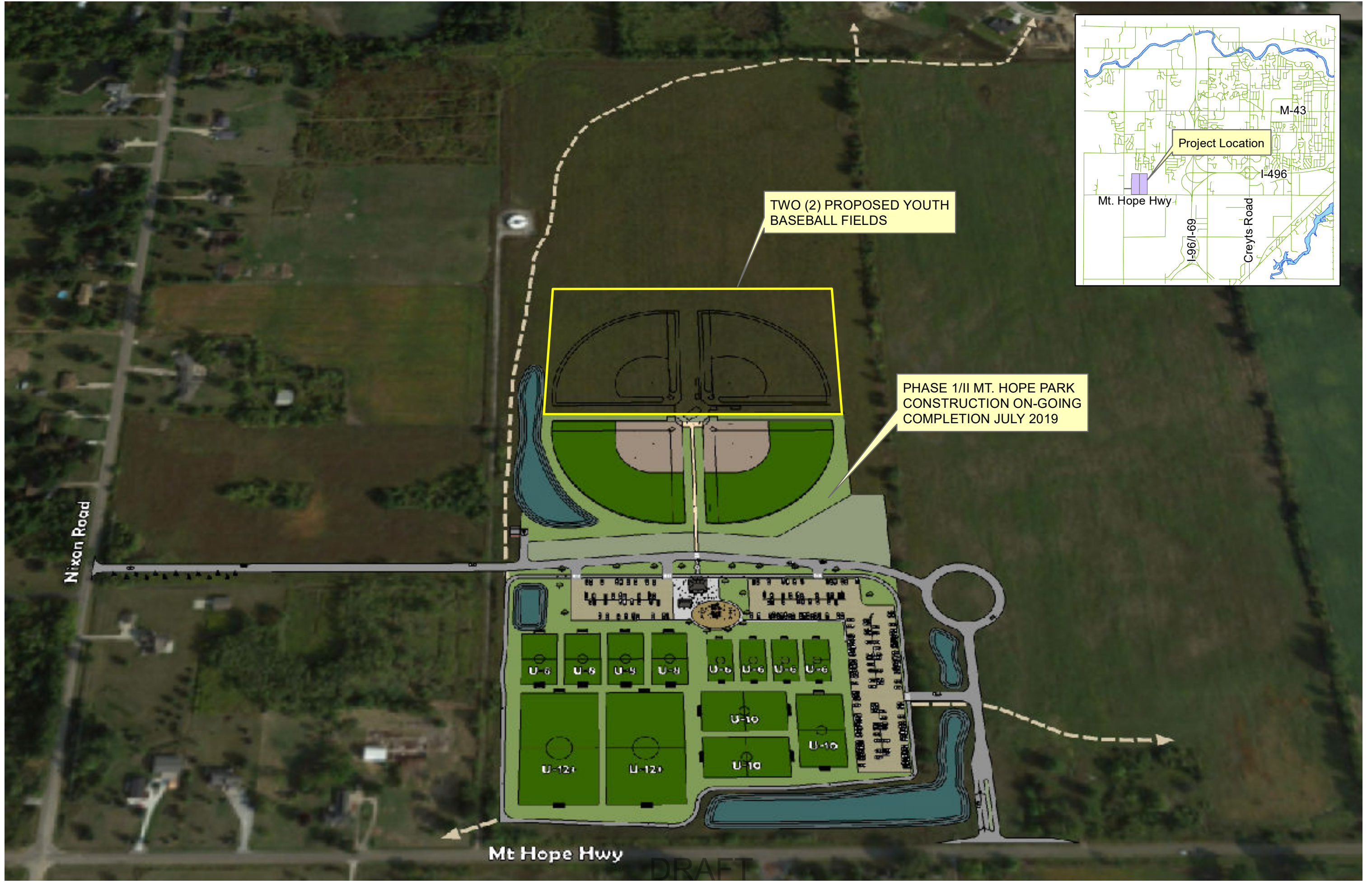
No

Cost of Future Equipment	\$	<u> </u>
Annual Cost of Materials and Supplies	\$	<u> 2,500 </u>
Totals:	\$	<u> 7,500 </u>

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year 2022	2nd Year (YEAR)	3rd Year (YEAR)	4th Year (YEAR)	5th Year (YEAR)	6th Year (YEAR)
General Fund	\$350,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid	\$300,000					
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:	\$650,000					



Nixon Road

Mt Hope Hwy

TWO (2) PROPOSED YOUTH BASEBALL FIELDS

PHASE 1/II MT. HOPE PARK CONSTRUCTION ON-GOING COMPLETION JULY 2019

DRAFT



1 in = 269 ft





Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Mount Hope Park Perimeter Pathway

Project # 9 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The purpose of this project is to construct a ten (10) foot wide shared use pathway development around the park's perimeter. The ADA accessible ten-foot path will be 3,800 feet long and connect to the existing pathway. The current pathway provides connections to the Ashford Manor and Pointe West neighborhoods. The addition will also allow future connections to other neighborhoods.

- B. Project Justification:**

Why is the project necessary?

Connection to the new Mount Hope Park is important for all the township. This pathway will serve as a key connector for planned future non-motorized connections in Delta Township.

Who will benefit from the project?

Residents, park users, and participants will benefit by having paved, accessible pathways at the park. The pathway will provide a 3-mile loop around the park.

What are the short and long term benefits of this project?

In addition to program and event benefits, the township will add valuable recreation amenities to the west side of the township.

Are there any alternatives to the proposed project?

A new unpaved pathway could be installed but it would not be ADA accessible.

Other Project Revenues:

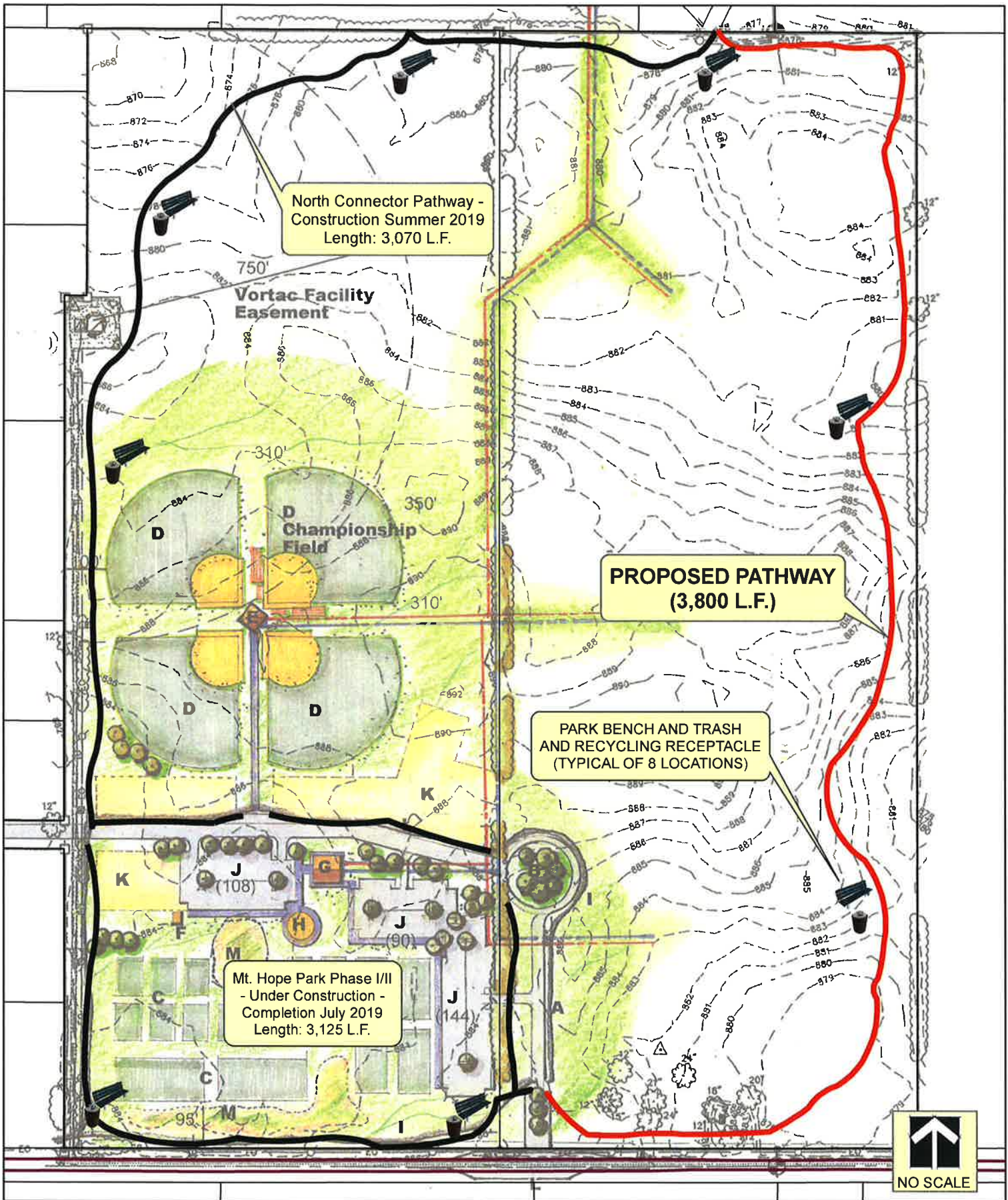
C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 2,500
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ 1,000
Totals:	\$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	(YEAR)	(YEAR)	(YEAR)	(YEAR)	(YEAR)
General Fund	\$212,500					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid	\$212,500					
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:	\$425,000					



DELTA CHARTER TOWNSHIP

7710 W. SAGINAW HIGHWAY
 LANSING, MI 48917
 517.323.8555



LW 19-0018

**MT. HOPE PARK
 PERIMETER PATHWAY
 DEVELOPMENT PLAN**



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: East-West Pathway & Sharp Park Renovations

Project # 10 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

The project will:

- Increase accessibility to all areas and amenities within the park. The proposed pathway paving will connect the East-West Pathway to the restrooms, playground, ball fields, and other amenities in the northern portion of the park. The 10-foot wide pathway will be ADA accessible.
- Demolish the current 42-year-old shelter and construct a new shelter which can serve up to 2 rentals at a time for all activities. The proposed shelter will be 40' x 60' and accessible from the pathway and located near existing restrooms, playgrounds, softball fields, and sand volleyball courts.
- Establish a universally designed restroom building in the center of the park which will eliminate the need of a porta-john which is currently used. The proposed restroom building will be a 4-unit unisex facility with low-flow toilets, LED lightning, electric hand dryers, motion sensing faucets, a water fountain which will accommodate wheel-chair accessibility, and a trash bin made of recycled content. This building will be located near and paved accessibility to the East-West Pathway, shelter, amphitheater, outdoor exercise gym, and softball fields.
- The grills will exceed ADA requirements and will be rotating pedestal surface mount with paved access. The cooking grates have cool coil handles and can be adjusted to four different levels. Please see the attachment for an example. The two grills will be in the shelter area. Please see updated site plan for locations.
- The drinking fountain will exceed ADA requirements and will be wheelchair accessible with paved access. The unit will have a split-level design to allow multiple users and cater to a variety of heights and physical capabilities. The mounted buttons will ensure ease of operation. Please see the attachment for an example. The drinking fountain will be located outside of the restroom area. Please see updated site plan for location.
- The 12 picnic tables will provide more than the 5% of spaces needed for ADA requirements. The tabletops will be between 28 and 32 inches high, provide knee and toe clearance and clear floor space at accessible spots. Each table will be doubled-sided for ADA accessibility which provides 20% of the seating. The picnic tables will be in the shelter. Please see updated site plan for locations.
- The benches are made from 100% recycled materials. The concrete slabs will be 36" x 48" and exceed ADA minimum standards. The slabs will allow companion seating and access to trash & recycling receptacles. The benches will be anchored into the cement slabs and connected to the pathway. Please see updated site plan for locations.
- Access pathways will be added to the volleyball court and playground equipment from the proposed pathway.

B. Project Justification:

Why is the project necessary?

The proposed paving of the pathway will allow safe and accessible connection from the southern to the northern sections of the park. The proposed pathway will make a full connection to existing sidewalks and our East-West Pathway. Improvements to Existing Facilities' recognizes that Sharp Park is the most heavily used park within Delta Township and that upgrades/renovations are necessary for multiple park facilities, including the restrooms. Plans show the park is in 'High' priority of facility renovations and upgrades and safety enhancement projects

Who will benefit from the project?

Residents and park users, especially those requiring additional assistance, will benefit from the new and improved amenities.

What are the short and long term benefits of this project?

The benefits include improved use of valuable resources and amenities, while also providing safer access for all.

Are there any alternatives to the proposed project?

Continued use of outdated and inaccessible amenities.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Parks Master Plan

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Residents and park users, especially those requiring additional assistance, will benefit from the new and improved amenities.

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	(YEAR)	(YEAR)	(YEAR)
Vehicle Purchase						
Land Acquisition						
Construction		\$765,000				
Equipment						
Professional Services		\$85,000				
Other (Specify)						
Total Estimated Cost:		\$850,000				

B. Estimated Project Revenues

Annual Project Income	\$ 30,000
Gain from Sale of Replaced Item	\$ _____
Other (Specify in box below)	\$ _____
Total Estimated Revenue:	\$ 30,000

Other Project Revenues:

C. Effect on Operating Costs

Annual Maintenance & Repair Costs	\$ 5,000
Annual Cost of New Staff	\$ _____
Cost of Future Equipment	\$ _____
Annual Cost of Materials and Supplies	\$ 1,000
Totals:	\$ 6,000

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	(YEAR)	(YEAR)	(YEAR)
General Fund		\$550,000				
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						

Special Assessment						
Federal Aid			\$300,000			
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:			\$850,000			



Existing Restrooms, Concessions/
Storage Building

Proposed Bench,
Pad, Trash, and
Recycle Containers

Proposed 10 foot wide, ADA
Concrete Pathway

Proposed Sewer and
Electrical Extensions for
New Restroom

ADA Accessible Parking
(3 Spaces)

Proposed Grills (2)
with Paved Access

Demolish Existing Shelter
and Construct New 40'x60'
Shelter with Picnic tables

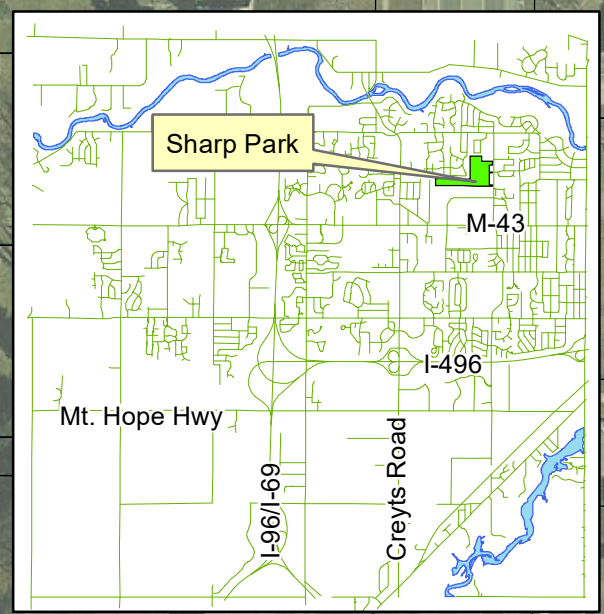
Existing Sand
Volleyball Courts

Proposed Access Paths
to Playground and Volleyball
Courts

Proposed Bench,
Pad, Trash, and
Recycle Containers

Proposed Drinking Fountain

Proposed 4-unit,
Unisex, ADA Restroom Building



EAST - WEST PATHWAY

ELMWOOD ROAD

DRAFT



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: North Canal Road Land Acquisition

Project # 11 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

- A. Project Narrative:** Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

Delta Township has recognized the importance of parks and recreation for a healthy community. The Township's current Parks and Recreation Master Plan includes goals and objectives to include preservation, protection, and to improve historic, natural, scenic, or environmentally sensitive areas for appropriate public use and enjoyment and habitat protection. This land acquisition, which is adjacent to a proposed pathway/trail, the township's Community Center, Hunter's Orchard Park, and Delta Mills Park would assist the township in achieving this goal and objective.

- B. Project Justification:**

Why is the project necessary?

The proposed pathway will connect Willow Highway, from the Community Center to the Old River Trail Pathway. The Old River Trail Pathway provides non-motorize accessibility from Hunter's Orchard Park to Delta Mills Park. The parks are very popular parks offering access to the Grand River, trails, softball fields, a soccer field, a large playground structure, a picnic shelter, pickleball courts, basketball courts, fishing, and nature viewing on the Grand River and Carrier Creek. Connecting to the East-West Pathway allows non-motorize connection to Sharp Park, Grand Woods Park, the Lansing Mall, and the Delta Townships Library.

The 3.11 parcel is currently for sale. With its proximity to pathways and parks, it will provide future benefits to all. This parcel will allow increased accessibility to all areas and amenities within the parks.

Who will benefit from the project?

Residents and park users

What are the short and long term benefits of this project?

The benefits include purchasing an available parcel for future township use.

Are there any alternatives to the proposed project?

If the parcel is not purchased, expansion of the area will not be possible.

C. Planning Context: Is the project part of an adopted program, policy, or plan?

- Yes*
- No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

Parks Master Plan

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

Residents and park users

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	(YEAR)	(YEAR)	(YEAR)	(YEAR)	(YEAR)
Vehicle Purchase						
Land Acquisition	\$100,000					
Construction						
Equipment						
Professional Services						
Other (Specify)						
Total Estimated Cost:	\$100,000					

B. Estimated Project Revenues

Annual Project Income \$ _____
 Gain from Sale of Replaced Item \$ _____
 Other (Specify in box below) \$ _____
 Total Estimated Revenue: \$ _____

Other Project Revenues:

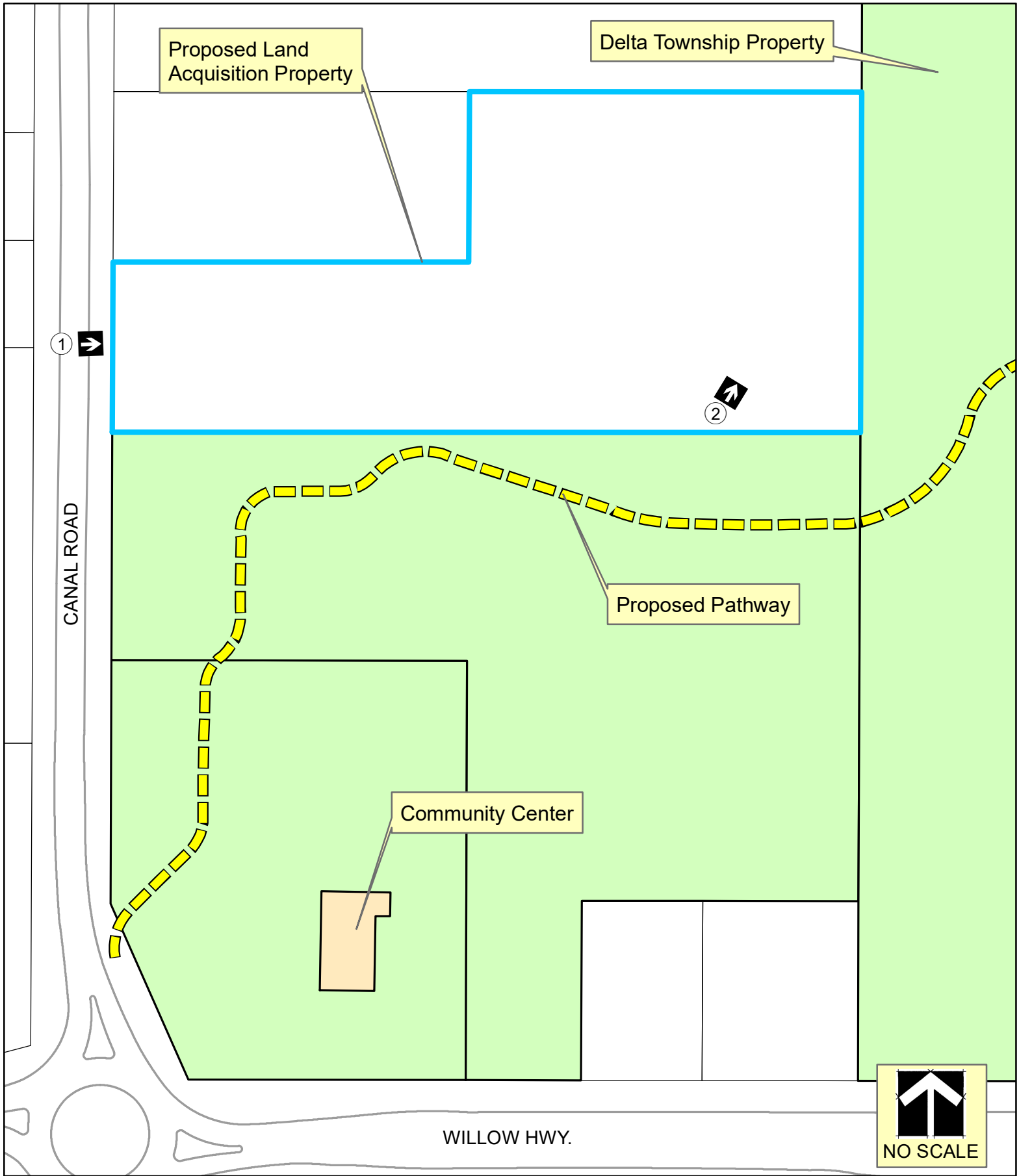
C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ _____
 Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	(YEAR)	(YEAR)	(YEAR)	(YEAR)	(YEAR)
General Fund	\$25,000					
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid	\$75,000					
T.I.R.F.						
Other (Specify)						
Totals:	\$100,000					



DELTA CHARTER TOWNSHIP

7710 W. SAGINAW HIGHWAY
 LANSING, MI 48917
 517.323.8555



TF20-0108

North Canal Road
 Land Acquisition
 Site Photo Map



PHOTO NO. 1
FACING EAST FROM CANAL ROAD



PHOTO NO. 2
FACING NORTH

DELTA CHARTER TOWNSHIP
7710 W. SAGINAW HIGHWAY
LANSING, MI 48917
517.323.8555



TF20-0108
N Canal Road
Land Acquisition
Site Photo I



Capital Improvement Plan - Project Request Sheet

Department: PARKS & RECREATION

Project Title: Vehicle & Equipment Reserve Allocation

Project # 12 of 12

Date: JUNE 5, 2021

Section 1: Project Overview

A. Project Narrative: Please provide a brief description of the project. Descriptions should include the **type of project** being proposed (property acquisition, building construction, purchase/lease of equipment or vehicles, etc.), the **anticipated project timeline**, and the **location of the project** (attach map if necessary).

This project allows the department to reserve funds for purchases of vehicles & equipment.

B. Project Justification:

Why is the project necessary?

In addition to the need for equipment & vehicle replacement, the reserve fund must grow to provide new equipment for new parks and projects.

Who will benefit from the project?

N/A

What are the short and long term benefits of this project?

Annual replacement of vehicles and equipment is needed. Staff identifies and prepares for future needs while also providing solutions for unexpected needs.

Are there any alternatives to the proposed project?

C. Planning Context: Is the project part of an adopted program, policy, or plan?

Yes*

No

*Please list the adopted program or policy, and how the project directly or indirectly meets these objectives:

D. If the CIP project request pertains to any Delta Township programs, policies, or plans, please list would benefit from the requested capital improvement:

E. Project Priority:

- Necessary
- Desirable
- Deferrable

Section 2: Budget

A. Estimated Project Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2023	2023	2024	2025	2026	2027
Vehicle Purchase	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Land Acquisition						
Construction						
Equipment	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
Professional Services						
Other (Specify)						
Total Estimated Cost:	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

B. Estimated Project Revenues

Annual Project Income \$ _____
Gain from Sale of Replaced Item \$ _____
Other (Specify in box below) \$ _____
Total Estimated Revenue: \$ _____

Other Project Revenues:

C. Effect on Operating Costs

Annual Maintenance & Repair Costs \$ _____

Annual Cost of New Staff \$ _____
 Cost of Future Equipment \$ _____
 Annual Cost of Materials and Supplies \$ _____
 Totals: \$ _____

D. Proposed Financing Method

(Please estimate amount from each funding source in each year)

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
	2022	2023	2024	2025	2026	2027
General Fund	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Sewer Fund						
Water Fund						
G.O Bonds						
Revenue Bonds						
Special Assessment						
Federal Aid						
State Aid						
T.I.R.F.						
Other (Specify)						
Totals:	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Utilities Department

(517) 323-8570

June 4, 2021

Brian Reed, Township Manager
Delta Charter Township
7710 W. Saginaw Hwy.
Lansing, MI 48917

Dear Brian:

CAPITAL IMPROVEMENTS PROGRAM 2022-2027

Attached is the Capital Improvements Program for 2022 to 2027 for the Utility Department.

Should you have any questions or concerns, please contact me.

Sincerely,

DELTA CHARTER TOWNSHIP

Richard L. Kane
Director of Utilities

hs

Attachments

cc: Dave Waligora

CIP PROJECT STATUS SHEET

Department: Utility

Date: 6/4/2021

1. Please list the status of those 2020-2025 CIP projects that were funded for 2020.

Project	Funding Level & Project Status
<u>Emergency Connection to LBWL South – water fund</u>	<u>Finished</u>
<u>Sanitary Sewer System Modeling</u>	<u>In Progress</u>
<u>10 yd. Dump Truck – WWTP Fund</u>	<u>Finished</u>
<u>2-3 yd. Dump Truck – Water Fund</u>	<u>Finished</u>
<u>Large Crane Truck – Water Fund</u>	<u>Finished</u>
<u>Snow Ground Storage – Water Fund</u>	<u>Finished</u>
<u>Willow Lift Station Upgrade – WWTP</u>	<u>In Progress</u>
<u>Submersible Pumps - WWTP</u>	<u>In Progress</u>
<u>Sanitary Manhole and Sewer Main – WWTP</u>	<u>In Progress</u>

2. Please list those projects which you submitted for last year's CIP (2021-2026), which were not funded and which you are not submitting this year. Please state the reasons for withdrawing the project.

3. Please list those projects, which you are submitting to the CIP Committee for the first time for 2022–2027.

A. 1.25 – 1.50 MG ground storage water tank located at Creyts Booster Station

Person completing status sheet: 

Title: Director of Utilities

DRAFT

**CAPITAL IMPROVEMENTS PROGRAM
UTILITY DEPARTMENT
SANITARY SEWER FUND PROJECT PRIORITIES
2022 – 2027**

2022 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Generator to run 4 Raw Sewage Pumps at Wastewater Treatment Plant

Our current generator can only operate 2 raw sewage pumps. This is very minimum at best during low flow operations. However, during normal to high flow, they will not keep up with demand. For emergency operations, we need to be able to run a total of 6 pumps, which the plant was designed for.

Rotating Biological Tower Distribution Arms & Media

The distribution arms utilize one main support bearing assembly and are constructed of galvanized steel. The units are in constant contact with the liquid sewage operating in continuous operation 24/7/365 since 1986. The galvanized steel arms are deteriorating from the inside out. Failure of the distribution arm or support bearing assembly would render this equipment from operation and disrupt the treatment process. The Bio-tower media has surpassed its engineered life expectancy and needs to be replaced.

Willow Lift Station Upgrade

With the growth of the Township, the Willow Lift Station is nearing capacity and needs a major upgrade in the future. This project will start with design and engineering in preparation for the needed upgrade to meet 20-year needs with expandability for build-out. This construction will be necessary before flows exceed capacity from short-term improvement.

Sewer Jet and Vactor Truck - Vehicle 1158

This vehicle has been in service since 2001; its primary function is to maintain wastewater collection system cleaning sanitary sewers and lift station wet wells.

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

DRAFT

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2023 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Replace Bobcat Skid Steer

The bobcat skid steer has been in service since 1986. This equipment is utilized throughout the WWTP year-round to provide maintenance and upkeep to facilities.

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2024 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2025 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2026 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

2027 SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Sanitary Sewer System Modeling

A Phased approach to Modeling our sanitary sewer system.

Sections of our collection system to be modeled to give and understand system capacities and valuable inflow and infiltration (I&I) information allowing us to make localized repairs to our collection system of peaking factors above 5.

Submersible Sewage Pumps

Submersible pumps located in sewage pump applications such as; lift stations or WWTP Raw influent pit need to be replaced periodically to prevent failure due to their corrosive environment and constant contact with sewage.

Cleaning and Maintenance of Carrier Creek sanitary sewer

The Carrier Creek sanitary sewer has been evaluated using MSI sensing and rated by NASSCO/PACP coding. Heavy cleaning has been performed between I-496 and Gettysburg Road. A flow model has been developed. This allows us to develop asset management ranging from; replacement, lining, and other, to properly maintain this critical asset.

Wastewater Treatment Plant Expansion (On-Going)

The treatment plant has exceeded its life expectancy and needs to be re-constructed with increased capacity to accommodate future growth. This is a major project that is envisioned as a phased project starting with securing funding to start design to build engineering and working into construction phased over the next five to seven years.

Sanitary Manhole Lining and Sewer Main Line Repair

Concrete manholes suffer from hydrogen sulfide damage corroding away concrete that eventually will impact their structural integrity. If caught in time they can be lined to prevent any further hydrogen sulfide damage and extending their life span and prevent their replacement several decades.

Performing sanitary mainline CCTV inspections, we will find broken or failing sewer main that will need repair.

FUTURE SANITARY SEWER FUND PROJECT DESCRIPTIONS:

Saginaw Sewer (Nixon to Oneida Township)

Because of failing septic systems, the sanitary sewer should be extended from just west of Nixon Road to the Delta/Oneida Township boundary.

DRAFT

Delta Mills Sewer

This project would put a pump station and gravity sewers in the Delta Mills area.

Section 9 Sewage Pump Station

This project would construct a new pumping station to handle the development west of I-96 as determined in the review of the Long-Range Sewer Plan.

Equalization Basin at Westland Park Lift Station

This area in the Township’s industrial tract is experiencing rapid growth, which will necessitate equalizing peak flows at the lift station.

Section 1 Sewage Pump Station

This pump would construct a new pumping station in conjunction with development of homes north of the Grand River, immediately west of Waverly Road.

Equalization Basin at Delta Market Drive (formerly Saginaw) Lift Station

Due to rapid growth west of I-96, this station, located in Section 16 of the Township is reaching capacity and will have to be expanded or have an equalization basin added to accommodate peak flows.

St. Joe Highway Sewer - West

A new gravity sewer is needed along St. Joe Highway, west of Nixon Road, to accommodate growth in this area of the Township.

St. Joe Highway Sewer - East

The upstream 15-inch gravity sewer will reach capacity after 300 more REUs are connected and upsizing or a relief sewer will be required.

Equalization Basin at Willow Lift Station

This project would construct a flow-equalization structure west of I-96 to accommodate peak sewage flows. Wastewater would be stored in the basin during peak flow times and then be pumped to the wastewater treatment plant during off-peak hours. This will insure that wastewater flow to the plant does not exceed the capacity.

Mt. Hope Sewage Pump Station

This project would consist of a large pump station, force main, and gravity sewers to serve the area on Mt. Hope Highway that is west of I-96.

Nixon Road Sewer

This project would construct a new sewer on Nixon from St. Joe Highway to the Rockbridge lift station on west Interceptor when completed. This is needed to keep up with the growth in this area.

Willow Lift station Major Upgrade

The Willow service area is nearing capacity and will need a major upgrade. Construct a new station near the existing station. Design new station to meet 20-year needs with expandability for build-out. Construct before flows exceed capacity from short term improvements.

Willow Lift station Force Main

Existing pipe is nearing capacity and can handle about 700 more REUs. Build new parallel force main with an inside diameter of 18-inches.

Tammany Lift Station

Tammany lift station upgrade. This station nearing its expected life span and is one of the last remaining high maintenance and inefficient energy designed lift stations.

Saratoga Lift Station Force Main

Saratoga lift station force main is the original pipe build in 1985 era. The asset management of this force main has a high critically rating because of a river crossing.

River Ridge Lift Station

River Ridge lift station latest full upgrade was in 1985. This station current designed wet well is at capacity. Rebuild station of build on site storage to handle flows.

Item	Year of Anticipated Purchases and Estimated Cost						Future
	2022	2023	2024	2025	2026	2027	
Willow Lift Station Major Upgrade							4,300,000
Willow Lift Station Force Main							3,800,000
Tammany Lift Station							500,000
Saratoga Lift Station Force Main							120/foot
River Ridge Lift Station							TBA

**CAPITAL IMPROVEMENTS PROGRAM
UTILITY DEPARTMENT**

WATER FUND PROJECT PRIORITIES

2022 – 2027

2022 WATER FUND PROJECT DESCRIPTIONS:

GM Booster Station Electrical & Mechanical Upgrade

The pump drives are reaching the end of their life expectancy and need to be replaced. Mechanical pump hydraulics improvements are for pump efficiency.

Design and Engineering of Saginaw Hwy water main replacement along Saginaw Hwy- East

The water main along the Eastern Saginaw Hwy is failing due to age and needs to be replaced. This will be a complicated replacement project and most probably replaced in phases. Given the complexity and cost of the water main replacement requiring it to be installed in phases; the design and engineering will need to be performed for the entire length to assure continuity and the securing of easements.

Decommissioning of Wells

Once MDEQ grants approval of no longer requiring Delta Township to maintain our well field for back up water supply to our distribution system; we will decommission and cap our wells.

Willow Ground Storage Tank painting exterior walls

The Willow Ground storage tank exterior side walls are original coatings. As our preventive maintenance program to maintain our important infrastructure the exterior walls need to be painted.

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

2023 WATER FUND PROJECT DESCRIPTIONS:

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

DRAFT

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

2024 WATER FUND PROJECT DESCRIPTIONS:

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

2025 WATER FUND PROJECT DESCRIPTIONS:

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

2026 WATER FUND PROJECT DESCRIPTIONS:

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

2027 WATER FUND PROJECT DESCRIPTIONS:

Replace Old Water Mains

As our infrastructure gets older, we are finding the water mains in the east end of the Township are deteriorating because of acidic soil conditions. It is recommended that we start repairing/replacing our infrastructure.

Water Main Replacement - Saginaw Highway Crossings (On-Going)

The water main crossings primarily put into service in the mid 60's and 70's and are failing due to age and excessive vibrations and frost from the roadway. The replacement schedule is to replace two crossings a year.

FUTURE WATER FUND PROJECT DESCRIPTIONS:

Willow Highway Water Main (Broadbent to Nixon)

This project would extend a water main along Willow Highway from Broadbent Road west to Nixon Road.

St. Joe Highway Water Main (Jerryson to the west)

A new water main is needed on St. Joe Highway west of Jerryson Road to accommodate the development coming in this area of the Township.

Old Lansing Road to Creyts Road

This project involves the construction of water mains from Murel Drive southwest along Old Lansing Road to Lansing Road, then southwest along Lansing Road to Creyts Road.

Purchase 5 yard Dump Truck

Currently, we have a 2 cubic yard truck and then we go to 10/12 cubic yard trucks. We are looking to purchase a 5 cubic yard truck for better efficiency.

Section 1 River Crossing

This water main would run east from the entrance to Grand Woods Park on Willow Highway, crossing the Grand River, then turning north and connecting to the Delta River Drive water main immediately west of Waverly Road.

Well No. 10 River Crossing

This project would involve constructing a water main from Well No. 10 north crossing the river at a point on Delta River Drive approximately half way between Ingersoll Road and Josette Lane. It then will run east on Delta River Drive to the existing water main near White Oaks Drive.

Nixon Road Water Main (Willow to Saginaw)

This project would construct a water main along Nixon Road from Willow Highway south to Saginaw Highway.

DRAFT

Elevated Water Tower West of I-96

This project would provide additional storage for peak flows west of I-96. It would be a one-million-gallon water tank that would likely be located west of Nixon on St Joe Highway or Saginaw Highway.

Nixon Road Water Main (St. Joe to Mt. Hope)

This project would construct a water main along Nixon Road between St. Joe Highway and Mt. Hope Highway.

Mt. Hope Highway Water Main (Nixon to Guinea)

This project would construct a water main along Mt. Hope Highway from Nixon Road to Guinea Road.

Water Main Replacement along Saginaw Highway

The water main along the Eastern Saginaw Hwy is failing due to age and needs to be replaced. This is some of the oldest main and where the Utility Department is having significant water main breaks.

Water Main Replacement along St. Joe Highway

The water main along the Eastern St. Joe Hwy is failing due to age and needs to be replaced. This is where the Utility Department is having significant water main breaks. This line should be up sized to 12" line.

I -96 and Mt. Hope Water Main Crossing

The Mt. Hope Highway crossing represents a new crossing that would add another point of connection between the 16-inch main west of I-96/69 serving GM Lansing Delta Facility to water mains on the East side of I-69/96.

Replace Hunter Lift

The Hunter Lift has been in service since 1986. This equipment is utilized throughout the Utility Department year-round to provide maintenance and upkeep to facilities.

Distribution Grid Tie-In Connection

To fulfill our MDEQ requirement of water reliability and sustainability study we will need to be able to meet our peak water demand of 7.4 MGD. To meet this reliability and sustainability requirement we will need to make at least two Delta - Lansing Township system tie in connections located at Michigan/Waverly, and Saginaw/Waverly intersections.

Cleaning and painting elevated water towers

Cleaning and painting the interior and/or exterior surfaces of our elevated water tanks. This is to maintain distribution assets to provide high quality water and

DRAFT

maintain reliability. The scheduling of this work is based on professional inspections performed.

DRAFT

DELTA TOWNSHIP BOARD AGENDA ITEM

TO: Supervisor Kenneth R. Fletcher and Delta Township Board
FROM: Suzanne Schulz, AICP
Urban Planning Practice Leader
DATE: September 16, 2021
SUBJECT: INTRODUCTION OF DELTA TOWNSHIP CIA DEVELOPMENT AND TIF PLANS

On September 13, 2021, the Corridor Improvement Authority Board voted unanimously to recommend approval of the attached Development and Tax Increment Financing (TIF) Plans to the Township Board. This memo provides an overview of the variables that assisted in shaping the Development and TIF Plans. In addition, written answers to questions posed by Authority Board members and then discussed at the recent meeting are provided.

DEVELOPMENT AND TIF PLANS

The Recodified Tax Increment Financing Act (PA 57 of 2018) requires that: “If a board decides to finance a project in a development area by the use of ... tax increment financing ... it shall prepare a development plan.” And “If the authority determines that it is necessary for the achievement of the purposes of this part, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan ..., a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program...”

Due to the interrelatedness of the two plans, it is common practice to put them together to explain the projects the Township desires to undertake within the defined Development Area for infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the Saginaw Highway corridor. The TIF Plan identifies where revenue within the Development Area will be collected and how much will be captured for each year of the plan, the costs anticipated to be paid from those revenues, uses, and plan duration. In the attached document, the Development Plan is in Section II and the TIF Plan is Section III.

ACTION

This agenda item is to introduce the Development and TIF Plans to the Township Board so that trustees may become familiar with it. No action is being requested at this time, however, as you will recall it is desired to have the adoption process completed before the end of the year:

- September 20th – Township Board reviews Development and TIF Plans as recommended by the Corridor Improvement Authority Board
- October 4th – Township Board sets public hearing on Development and TIF Plans
- November 1-14th – Community information meetings
- November 15th – Public hearing for Development and TIF Plans
- December 6th – Adoption of Development and TIF Plans

To maintain this schedule, a Special Meeting may be requested depending on the outcome of Monday’s discussion prior to your October 4th meeting date.

OVERVIEW OF TIF PLAN VARIABLES

The TIF Plan identifies where revenue within the Development Area will be captured and how monies will be spent in infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the Saginaw Highway corridor. State law requires the following information be included in the TIF Plan:

- Estimated tax increment **revenues** for each year of the plan.
- **Costs** of the plan anticipated to be paid from tax increment revenues received.
- **Use** of part or all the captured assessed value (the portion intended to be used by the authority shall be clearly stated).
- **Duration** of the development plan and the tax increment plan (no more than 30 years).

Variables are inputted into an economic model to forecast how the TIF Plan will likely function. The economic model is an estimated projection of what might happen in the future. Understanding the variables is important in the construction of the model to make sure that Township objectives are being met. The variables were briefly identified towards the end of the Township Board/Authority Board Joint Meeting. They are:

- Administrative Costs
- Contingency
- Pass-Through
- Duration
- TIF Capture Area (Geography)
- Project List (Use)
- Interest

Following direction provided by the Authority Board, a scenario was created incorporating these variables that then became the basis for the TIF Plan.

Administrative Costs

- **What it is:** Administrative costs are the costs associated with the Corridor Improvement Authority that should not be borne by the Township's General Operating Fund. This might include staff time, legal counsel, accounting, costs for public notices, or other functions needed to serve the CIA.
- **Recommendation:** 2% annual fee for administration.
- **Why:** After undergoing an assessment of needs, the Township Manager and Finance Director felt comfortable that this amount would provide sufficient resources to service the needs of the Corridor Improvement Authority without creating a burden to the Township.

Contingency

- **What it is:** Contingency is for unforeseen circumstances and cost overruns that may be added to the estimated infrastructure improvements costs identified in the project list. It is a percentage that is applied to the project list cost estimates.
- **Recommendation:** 10% rate for contingency for Township projects. No contingency for Delta Crossings to keep the overall project cost at \$14.3 million.
- **Why:** Contingencies generally range from 10-15% in various TIF Plans from other communities. The CIA Board had extensive discussion regarding how much contingency would be appropriate considering significant changes in the construction market. Current infrastructure construction costs for Delta Crossings are projected at over \$18 million. The developer will not be seeking full

compensation for the infrastructure located within public rights-of-way and easements to hold to previous numbers presented to the Delta Township Board of \$14.3 million.

Pass Through

- **What it is:** The pass-through is on the “GAIN” experienced from the new tax revenues of any project occurring in the TIF Plan capture area. This is in addition to the base/existing tax revenues that are currently collected on any property in the TIF Plan capture area.
- **Recommendation:** 20% pass-through.
- **Why:** Discussions with the Township Board and taxing jurisdictions have indicated it to be desirable to have a twenty percent (20%) pass-through. Standard pass-through amounts in other jurisdictions are typically in the single digits to allow for inflationary allowances (2 to 5%) and generally are not as high as twenty percent (20%). This recommendation is consistent with past discussions with the Township Board and other taxing jurisdictions.
- **Note:** Questions raised by the CIA Board at the meeting on September 13th reflected concern for the high pass-through amount. Research was conducted to review the pass-through of TIF authorities in the Greater Lansing Area. Most DDAs and CIAs offer 0% pass-through, with Okemos in Meridian Township providing 2.14% to all taxing jurisdictions. The City of Lansing’s Brownfield Authority uses a 10% pass-through.

Duration

- **What it is:** Duration of TIF Plan capture is generally determined by the extent of time needed to capture sufficient new tax increment (“GAIN”) revenues from the TIF Plan capture areas (Variable #1) to meet the debt service obligations of the Projects (Variable #2). Variable #1 – TIF Plan Capture Areas discussed in next slide. Variable #2 – Debt service obligation estimates in the TIF Plan are usually calculated upon the principal cost estimates of the Projects (Infrastructure Improvements), Contingency and Interest.
- **Recommendation:** A 20-year time period is recommended.
- **Why:** There will not be enough capture within 15 years from the Delta Crossings and Brookside capture TIF areas to meet the needs of the infrastructure needed for the project and the Township’s project list in combination with the pass-through amount. (This was illustrated at the joint meeting). A TIF District can go up to 30 years, however, that is not being recommended. The 20-year timeline also aligns with the lifespan of a typical master plan.

TIF Capture Area

- **What it is:** The parcels from which the tax increment will be captured. This does not need to be all parcels within the defined Development Area.
- **Recommendation:** Capture new tax increment from Delta Crossings and the Eyde/Brookside Crossings project but not Lansing Mall.¹
- **Why:** It has always been assumed that new tax increment would be captured from Delta Crossings. The other two large privately held properties located within the Saginaw Highway corridor were evaluated for their redevelopment potential and the ability of CIA TIF District to be a useful tool. During the joint Township Board/Authority Board meeting, it became apparent that including the Brookside Crossings property would be beneficial to the TIF District given that the property is currently capped and, when sold, will become uncapped with new revenue becoming available that could be captured from an increase in land value and any real property

¹ It was determined that incorporating all properties within the defined Development Area (Waverly-Broadbent along Saginaw highway) presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects.

improvements to the property at a future date. There is a settlement agreement that defines what can be developed on the site. While it is unknown to what extent the site may eventually be developed, or when, the settlement agreement does provide some indication of the types of development that might be expected. The Brookside Crossings site provides a unique opportunity that is similar in nature to that of Delta Crossings² because it is largely unimproved³.

The Lansing Mall is virtually the opposite of Brookside Crossings in nearly every way, excepting the significant size of the property. The Mall is fully developed and declining. The property owner has submitted a tax appeal to the Michigan Tax Tribunal and is in negotiations with the Township. This issue is problematic in two ways. First, the estimates being done for the TIF District could be impaired by such a substantial reduction. Second, there is no increment to be captured for the Corridor Improvement Authority because the base value of the property is declining.

The second point is interesting (and ironic) because the more the base value of the property falls, the higher the opportunity becomes for successful use of the Township's Brownfield program as a mechanism to successfully redevelop the site. In addition to the local tax revenue captured from local jurisdictions that are the same as those the CIA's TIF uses, the Brownfield Redevelopment Authority can capture revenue from local millages and State of Michigan tax sources (including education). The amount of available funds to support redevelopment using the Brownfield program, then, are substantially greater than what the CIA could provide. Therefore, it is being recommended that the Lansing Mall not be included in the CIA's TIF District.

It is recognized that redevelopment of the Lansing Mall is of paramount concern to the community, CIA Board, and Township Board. Sites such as these are very challenging to redevelop due to their size, asbestos abatement and demolition costs, and legacy infrastructure. In discussions with the Township Manager and Finance Director, a creative approach was identified that may provide the opportunity to give development assistance in the form of infrastructure improvements for redevelopment through the Corridor Improvement Authority to the Lansing Mall site. Infrastructure improvements are eligible expenses for inclusion in the CIA's Development Plan. It is recommended that a project be identified in the Development Plan's projects list for Lansing Mall infrastructure such as new water and sewer mains, streets and lighting, sidewalk and curb, stormwater management, landscaping, or other public facility that would assist in redevelopment.

Delta Township will then be able to offer through a public/private partnership agreement the ability for a future mall developer to access both the Brownfield program as well as resources from the Corridor Improvement Authority. An additional benefit of not including the Lansing Mall in the CIA's TIF District is that in such circumstances where a property is both a Brownfield and in a CIA TIF District, the Brownfield Redevelopment Authority and Corridor Improvement Authority must create an agreement between the two entities. This process will not be needed, thereby saving time in the development agreement process with the Township.

² Tax capture from the Brookside Crossings property would not supplement or go towards any infrastructure improvements for Delta Crossings.

³ The intent of the tax capture would be for Township project use only. If in the future a developer made a request like Delta Crossings for development assistance and the amount in the TIF Plan needed to be raised to cover the cost of infrastructure in public rights of way and easements, then the Development and TIF Plans would need to be amended. If it was desired to use Township monies to contribute towards Brookside Crossings then no amendment would be needed. Use of the money would require a separate, negotiated agreement between the Township and developer.

Project Priority List

- **What it is:** The project list is the list of projects that will be funded by TIF monies. At the joint meeting projects were identified and prioritized to provide direction to the TIF Plan.
- **Recommendation:** Include \$5 million for Delta Township projects from the list as previously presented, \$14.3 million for infrastructure costs associated with Delta Crossings, and add \$3 million for infrastructure costs associated with the Lansing Mall.
- **Why:** This will fund all Township priority projects that have been identified, facilitate the continued development of the Delta Crossings project so that the full anticipated capture amount can be realized from the development project, and provide an additional economic incentive to encourage the redevelopment of the Lansing Mall.
- **Note:** With the inclusion of this property in the TIF District, it may be desirable to identify infrastructure for Brookside Crossings in the project list. This would prevent the need to amend the Development and TIF Plans in the future, as well as agreements with other taxing jurisdictions. A development agreement would need to be created between the Township and the project developer to effectuate any support for infrastructure within a public right-of-way or easements.

Interest

- **What it is:** Interest is identified to assist in financing costs for a project. It can also provide an inflationary cushion for projects over time. State of Michigan Economic Development Corporation Brownfield Policy allows up to five percent (5%) Simple Interest derived on the Duration of Plan capture. Delta Township Brownfield Authority allows four percent (4%) Simple Interest derived on the Duration of Plan capture.
- **Recommendation:** 4% interest
- **Why:** To align with the same interest rate used by the Delta Township Brownfield Authority.
- **Note:** There was extensive discussion with the Authority Board at their September 13th meeting about the amount of interest identified in the TIF Plan. If the total amount of interest were capped or the percent interest reduced, then monies could be made available for a future Brookside Crossings project without affecting the Township's project list. The additional cushion could also provide more resources for potential public projects or the Lansing Mall. It was determined that when development agreements come before the Authority Board, the Authority Board will be taking a critical look at the interest number to determine what is appropriate and in the best interest of the Authority.



QUESTIONS & ANSWERS

Detailed below are key questions posed by Corridor Improvement Authority Board members with responses.

Will Delta Townships taxes go up more than normal in order to make up for the freeze?

Delta Township taxes will not go up in association with the CIA. All existing base taxes will continue to flow to all taxing jurisdictions. The reason for the pass-through of 20% is to allow for added tax revenue throughout the TIF years to go to each taxing jurisdiction, including Delta Township. In other jurisdictions, the passthrough is commonly 0% or enough of a percentage to cover inflation. This plan calls for going above and beyond that so that taxing jurisdictions can receive immediate benefit of the new growth that is created.

If this TIF is approved, is all of that money going toward the Delta Crossings project? Or will the CIA be able to decide yet how the money will be spent?

The Projects List, as shown in Table 2, provides a list of projects that are anticipated to be implemented over the course of the 20-year TIF period. Township projects (\$5.8M) within the Development Area, such as a corridor master plan, pedestrian improvements, beautification, and other infrastructure improvements are included. Financial resources are also anticipated to assist in the building of infrastructure improvements for private development projects too, such as Delta Crossings (\$14.3M) and Lansing Mall (\$3M). Currently no monies have been identified for Brookside Crossings. Excepting monies committed with development agreements (such as Delta Crossings), the Authority Board will be able to review on an annual basis its budget and those projects listed within the Development Plan (Table #2) to decide which projects would benefit the corridor the most and direct resources in those areas.

Who is deciding how long this TIF will be in effect?

In previous conversations with the Township Board, Township Staff, and CIA Board, it was decided that 20 years was the ideal time period to achieve the stated goals of the Development Plan. State law allows up to a 30-year time period. The TIF Plan has been sized based on the project list and ability to pay over time. For example, at the joint meeting with the Township Board and Authority Board, a table was provided that illustrated how a 15-year timeline was insufficient to support all desired projects. The 20-year time horizon does support all desired projects and is a common timeframe and aligns with the time period for a Corridor Master Plan to be developed and implemented.

Has the Township met with LCC, Library and Eaton County? Have they agreed to the 20% pass-through?

There have been early discussions by the Township Manager with the staffs of other taxing jurisdictions to share that the CIA Development and TIF Plans are being developed. The Library Board has been updated. Conversations have been limited by the ability to share financial information and the finalized projects list. Once the Development and TIF Plans are closer to being formalized, these numbers will be shared and discussions will commence about required agreements with the jurisdictions.

Will we have an executed an agreement with the three parties prior to approving the Development Plan/TIF and if so when will we see them?

There will be agreements between the Township and the three taxing jurisdictions that show how the existing tax base is held without changes and then also the “gain” that the taxing jurisdictions will receive with the 20% pass-through. The agreements will occur after the Development and TIF Plans have been adopted by the Township Board. Township staff and consultants will be coordinating with the other jurisdictions before approval of the Development and TIF Plans to try to anticipate any issues or concerns beforehand.

Will there be any financial effects to the school districts, directly or indirectly?

There are no direct impacts to the taxes collected for school districts. Table 8 shows that school monies are not collected by the TIF capture. Indirectly, school districts (as well as the other taxing jurisdictions) will benefit from the creation of the Corridor Improvement Authority because of the Authority Board’s projects to ensure that the Saginaw Highway Corridor remains viable and encourages new development. There are only two capture areas where the TIF Plan identifies tax capture in the corridor – Delta Crossings and Brookside Crossings – no other taxes are being collected

from any other properties to fund the CIA's Development Plan. Therefore, as the value of all other parcels within the Development Area increases, so too will the amount of taxes collected from all of the other properties. (These amounts are above the 20% pass-through that is specific only to Delta and Brookside Crossings.)

Will the additional value capture, will the Township ever bond against it?

Bonding must be listed in the TIF Plan as a method of financing. The Township Board has said that it does not wish to have bonding be a mechanism used by the Authority Board. Therefore, there is no mention of bonding in the TIF Plan. An amendment to the Plan would be required if the Township Board wanted to authorize it.

What are the limits and scope related to the Delta Crossings development that will be affected by approving the Development Plan/TIF?

Table 2 – Projects List in Appendix J details the specific types of projects that will be completed at the Delta Crossings site with projected dollar amounts. Only reimbursement for infrastructure and associated expenses (hard and soft costs) within public rights of way and easements is being provided. This includes streets, water, sewers, sidewalks, lighting, and other items once completed. In addition, a \$1 million maintenance reserve fund is being set aside for that infrastructure. It is important to note that the list of eligible projects affects all properties within the Development Area, not just Delta Crossings. Paying for improvements on private property is not allowed in the Development Plan as written. This will be further reinforced when the development and reimbursement agreement is drafted between Delta Crossings and the Township.

Has this worked commenced and when is the expected completion date?

Yes, work has commenced to build the infrastructure improvements on Delta Crossings. The infrastructure improvements at Delta Crossings are approximately 24% complete based upon preliminary estimates. Table 2 provides a timeline showing construction phasing for the infrastructure improvements. It is projected that Delta Crossings will be complete in 2025.

Will the County be inspecting the elements within the public ROW?

Yes, the appropriate agencies have reviewed and approved the engineered drawings of what has been built and will be inspecting to make sure that the final product matches the approved drawings and is built to public standards as part of accepting the infrastructure. The same holds true for all other infrastructure improvements currently under construction or in the future such as road, water, sewer, and storm drainage.

Has the township started conversations with an attorney to start framing the Development Plan/TIF out related to Delta Crossings? If not, when will this start?

Yes, Jessica Wood from Dickinson Wright is an attorney who will be assisting with the development and reimbursement agreement between the Township and Delta Crossings. Jessica has been involved in many such agreements throughout the State of Michigan.

How does the reimbursement back to the Developer work?

The developer will be reimbursed based on a schedule which is developed as part of the agreement with the Township. In no cases will the developer be given more money than what is collected from Delta Crossings (meaning that no subsidies will be provided). As the tax base for Delta Crossings builds, then the taxes that would have been collected for the project (excepting the 20% above the

base and other allocations for Township projects will go back to the developer in the form of a reimbursement until the agreed upon capped amount is reached.

Regarding the future land values and the assumptions made, specifically to the Brookside Development, what if the 113 acres does not get sold or developed for another 20 years, what happens to the development plan/TIF? Is it still viable?

If Brookside Crossings was not constructed within the 20-year time period as anticipated in the plan, then the tax increment revenue from the project would not occur. This would affect the amount of money the Corridor Improvement Authority would have to spend. The same could also be said of the Lansing Mall and whether redevelopment will occur there within the 20-year timeframe. A \$3 million set-aside has been provided for Lansing Mall but there is no way to know if it will be used. Most plans for Corridor Improvement Authorities are speculative and more like what has been projected for Brookside Crossings and Lansing Mall; it is unusual to develop a CIA with a project like Delta Crossings in-hand.

Has the Lansing Mall provided any additional plans that we should take into account? Will the tax appeal have any negative impact to the CIA/Development Plan or TIF?

There are currently no known plans for the Lansing Mall. The tax appeal will not have a negative impact on the Development and TIF plans for the CIA because the Lansing Mall is not included in the TIF District (only Delta Crossings and Brookside Crossings are included).

With Hobby Lobby moving out of the Delta Center Plaza, has that owner provided any insight or concerns with backfilling that spot that we should be aware of? Will there be any implications to the Development Plan/TIF that we should be aware of?

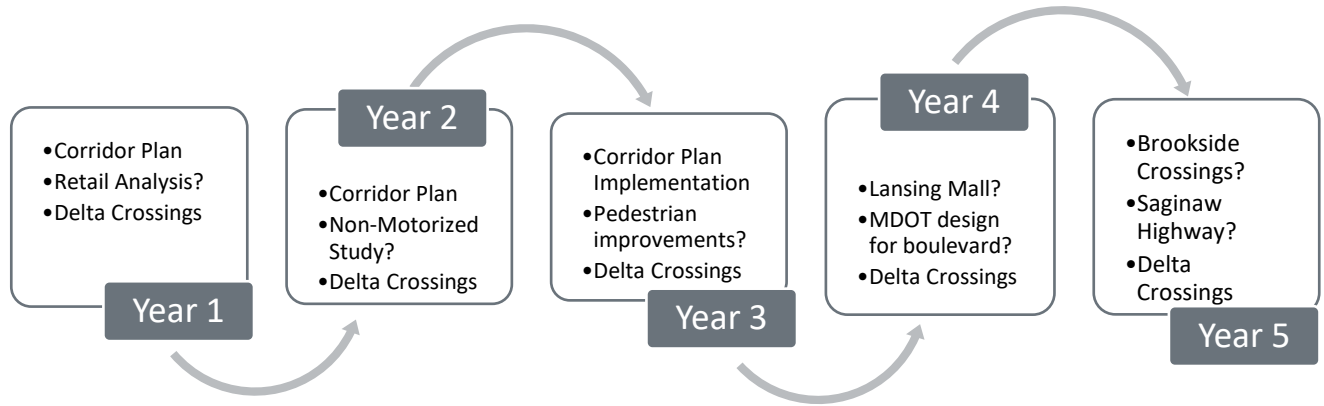
There are currently no known plans for the Delta Center Plaza. Its future state does not affect the Development/TIF Plans because there is no increment being captured from this project.

How will the CIA Board form policy recommendations?

The Development and TIF Plan are policy documents that the Township Board will be considering. It is important to note that the Development and TIF Plans should be viewed as living documents. The estimates that are contained in the plans are simply best guesses. As the CIA Board begins to implement the Plan, adjustments to the project list will be made annually when the Authority Board prepares its budget. So long as projects fit within the broad categories that are established in Table 2 Projects List, the Authority Board will be able to pivot and allocate resources that will best serve the Saginaw Highway corridor once it becomes more clear what projects are needed.

It is currently not known, for example, what will happen with Lansing Mall. We can only make educated guesses on what might happen and provide space in the Development and TIF Plans to be able to adjust as needed in the future. This also applies to priorities. The Projects List assumes the types of projects that are likely to be important to township residents. In the creation of the Saginaw Highway Corridor Plan, the Authority Board may learn through community engagement that certain projects are more important than others. They will then be able to change their approach for the following year based on this input. The only limiting factors are the commitments made in agreements with other taxing jurisdictions, developers, and/or project partners (such as MDOT), and the total cap placed on the amount of tax increment to be collected over the 20-year time frame.

Example of the iterative process to implement the Corridor Improvement Authority's Development Plan:





Development & Tax Increment Financing Plan

Delta Township Saginaw Highway
Corridor Improvement Authority

CIA Board Approved Month Day, 2021

Township Board Adopted Month Day, 2021

Table of Contents

EXECUTIVE SUMMARY	3
SECTION I: INTRODUCTION	3
Local Context and Need for Reinvestment	3
Overview of Corridor Improvement Authority Legislation	4
Powers of Authority	5
Corridor Improvement Authority Goals	5
Criteria for CIAs.....	6
SECTION II: DEVELOPMENT PLAN.....	8
Development Plan Requirements	8
SECTION III: TAX INCREMENT FINANCE PLAN	15
Why TIF Plan Is Necessary and How It Works	15
Base Year/Initial Values of TIF Capture Property	16
Estimated Projected Future Captured Incremental Taxable Values.....	18
Estimated Tax Capture and Impact on Taxing Jurisdictions.....	19
Taxes Returned/ Gained to Taxing Jurisdictions	20
Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period	23
APPENDICES.....	24
A. Powers of Corridor Improvement Authority.....	24
B. Resolution of Intent to Establish the CIA.....	26
C. Required Notices.....	30
D. Resolution to Establish the CIA.....	75
E. Resolution to Appoint CIA Board.....	97
F. Resolution to Adopt CIA Bylaws.....	99
G. Delta Township Zoning Map.....	101
H. Map of Development Area.....	103
I. Legal Description of Parcels in Development Area.....	105
J. Tables: Delta Crossings and Brookside Crossings Detail.....	113
K. Meeting Minutes.....	130
L. Saginaw Corridor Improvement Authority FAQs.....	162

List of Tables

- Table 1 – TIF Capture Property.....10
 - Table 1A – Delta Crossings.....Appendix J
 - Table 1B – Brookside Crossings.....Appendix J
- Table 2 – Projects List: Allowable Projects and Estimated Costs.....Appendix J
- Table 3 – Base Year/ Initial Taxable Value (ITV) Information16
 - Table 3A – Delta Crossings.....Appendix J
 - Table 3B – Brookside Crossings.....Appendix J
- Table 4 – Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/Initial Taxable Value17
 - Table 4A – Delta Crossings.....Appendix J
 - Table 4B – Brookside Crossings.....Appendix J
- Table 5 – Estimated Projected Future Taxable Value (PFTV) Information.....18
 - Table 5A – Delta Crossings.....Appendix J
 - Table 5B – Brookside Crossings.....Appendix J
- Table 6 – Estimated Tax Capture & Impact on Taxing Jurisdictions: With 20% Tax Pass-Through.....21
 - Table 6A – Delta Crossings.....Appendix J
 - Table 6B – Brookside Crossings.....Appendix J
- Table 7 – Taxes Returned/Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid..... 22
 - Table 7A – Delta Crossings.....Appendix J
 - Table 7B – Brookside Crossings.....Appendix J
- Table 8 – Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period..... 23
 - Table 8A – Delta Crossings.....Appendix J
 - Table 8B – Brookside Crossings.....Appendix J

EXECUTIVE SUMMARY

In 2021, Delta Charter Township approved the creation of the Saginaw Highway Corridor Improvement Authority. Although the impetus for creating the Authority was a large development project, the need for new tools to attract investment throughout the Saginaw Highway corridor was expressed by the community for more than a decade. Vacant storefronts, an aging appearance, and lack of accommodations for multiple modes of transportation have been cited as concerns during two master plan processes. The goal of the Corridor Improvement Authority (CIA) is to leverage existing and planned redevelopment along the Saginaw Corridor to create a more vibrant, walkable, and viable commercial corridor in the years to come.

A CIA allows for the use of taxes to fund qualified improvements within commercial corridors. Planning activities and studies to guide and facilitate future growth, infrastructure improvements to make the corridor safer for pedestrians, bicyclists, and transit riders, aesthetic changes and promotions to change the corridor's image, and other investments can be made using new tax revenue drawn from two key areas – Delta Crossings and Brookside Crossings.

The Development Plan and Tax Increment Finance Plan that follow outline the project goals to be funded via the Corridor Improvement Authority over the next 20 years. In the first two years, the captured tax revenue will allow the Township to invest almost half a million dollars into needed planning activities to set a vision for the future of the West Saginaw Highway corridor. Monies will be set aside to encourage the redevelopment of the Lansing Mall, and new infrastructure will be constructed in public rights-of-way and easements for the continued development of Delta Crossings. Taxing jurisdictions affected by the tax capture of the increased assessed value generated by the two sites will receive a 20% pass-through of additional revenue above the base amount which is currently collected.

Intentional public investment in a comprehensive vision, infrastructure, and quality of life improvements is needed to make the Saginaw Highway corridor more attractive for new growth and development. The CIA is a tool that is designed to stem the tide of disinvestment that is presently occurring on the east end. It is an effective mechanism to facilitate positive change and can provide leverage for grants, project matching dollars, and other opportunities that might not otherwise be available.

SECTION I: INTRODUCTION

Local Context and Need for Reinvestment

Delta Charter Township is a community of roughly 33,000 residents located in Eaton County in the Lansing Metro Area. First settled in the early-mid 1800s, the Township was incorporated in 1962. Comprised of 33 square miles, the township is largely home to single-family residential neighborhoods and low-density commercial development in a semi-rural setting. The Grand River and Carrier Creek flow through the community, offering natural amenities.

Saginaw Highway (M-43) is the major commercial thoroughfare in Delta Township, running east-west across the entire township. General traffic volumes are more than 25,000 vehicles per day. There is a large number of national retailers, fast food restaurants, strip malls, offices, local shops, and other uses that line the corridor. The Lansing Mall is located in the Township, however in recent years, there has been a decline in the viability of the mall and existing commercial properties. Store closures and vacant storefronts are becoming more prevalent.

Community input from the Township's 2013 Master Plan process and the 2020 planning process to refresh the plan have consistently identified the need for improvement and change. A desire has been expressed to see more walkability and Complete Streets. Objectives for commercial development have included:

- Continue efforts to address the decline of commercial properties on West Saginaw Highway east of Elmwood Road by reducing vacancies, recruitment of new businesses, and appropriate code enforcement.
- Encourage infill development and/or redevelopment of commercial properties where adequate infrastructure exists.
- Prepare for redevelopment of the Lansing Mall and surrounding properties, including the possibility of a new Town Center concept.

In 2020, a proposed mixed-use redevelopment, Delta Crossings, began its first phase of construction. Located on the north side of West Saginaw Highway, west of I-96, the project redevelops a former commercial site and increases the developable area of the site with new infrastructure. When all project phases are completed, Delta Crossings will be a mixed-use development offering several hundred thousand square feet of commercial space, 224 multiple-family dwelling units, and 100 single-family homes.

The Delta Crossings project has acted as a catalyst for the creation of a Corridor Improvement Authority as it can provide needed resources to address declining commercial properties along the West Saginaw Corridor. The Township will be able to leverage the nearly \$200 million in private capital investment into the Delta Crossings project for infrastructure and other improvements throughout the larger corridor.

It may seem paradoxical to encourage new development on the west side of the corridor while the east side is aging and facing challenges. National retail trends have demonstrated that malls like the Lansing Mall are rapidly dying. Green Street Advisors, a commercial property research firm, predicts by the end of 2021 that half of all mall-based department stores will close by the end of the year.¹ Discount stores, online shopping, declining store footprints, and a shrinking middle class has reshaped retail. Delta Township is not a "qualified community" as defined by the State of Michigan, which means that there are few economic development programs at its disposal to facilitate redevelopment. Tax revenue from Delta Crossings, through the Corridor Improvement Authority, provides the opportunity to make public investments in those portions of the Saginaw Highway Corridor where redevelopment is needed.

Overview of Corridor Improvement Authority Legislation

In 2005, the Michigan Legislature passed Public Act 280, commonly referred to as the Corridor Improvement Authority Act. This Act was created to assist communities in mitigating and preventing deterioration in their business districts by allowing authorities to be established to utilize tax increment financing for development revitalization efforts. Recodified in PA 57 of 2018, the Corridor Improvement Authority Act can be a powerful tool to fund improvements in commercial corridors.

The creation of a CIA offers the following opportunities to the Saginaw Highway corridor:

- Creation of the CIA can assist in driving public-private partnerships;
- CIA activities can help generate new energy and attract private investment;
- Resources become available to leverage opportunities, such as matching dollars for grants and enhancements to a planned project;

¹ <https://www.vox.com/recode/21717536/department-store-middle-class-amazon-online-shopping-covid-19>

- Provides a reason for business owners to collaborate and work together to improve the district;
- Monies for implementation will assist in creating momentum after planning initiatives to create an engaged community; and
- Can use captured tax increment revenues from Delta Crossings to begin to have an immediate impact across the entire CIA District.

Powers of Authority

Once established, the Corridor Improvement Authority (CIA) can:

- Establish a tax increment financing plan
- Borrow money
- Issue revenue bonds and notes
- Levy special assessments
- Make improvements to property (e.g., façade improvement program, infrastructure upgrades)
- Construct, rehabilitate, preserve, equip, or maintain buildings
- Acquire property

The powers of the Authority are granted by the Township Board in its approval of the Authority's budget, this Development and TIF Plan, and in circumstances prescribed by law. For example, approval of the Township Board is required for any special assessments, revenue bonds or notes, and costs associated with property acquisition or construction. The Delta Township Corridor Improvement Authority, in its list of projects and in defining its TIF District, has focused the use of its powers on the improvement of public facilities within public easements or rights-of-way and other activities that generally benefit the development area rather than focusing on specific buildings.

Authority Board Composition

The Saginaw Highway CIA Board is comprised of the Township Chief Executive plus eight members appointed by the Township Board. The majority of the Authority Board shall have an ownership or business interest in the development area. At least one member of the Authority Board shall be a resident of the development area or live within a half mile of the district. Terms are four years. Refer to Appendix A for a full list of the powers of a Corridor Improvement Authority and Board members.

Corridor Improvement Authority Goals

Past priorities for the Saginaw Highway corridor include providing more walkable neighborhoods, incentivizing commercial development to fill vacant storefronts, and creating a safer corridor for all users. The CIA will build upon community priorities established in past planning efforts, however, a new vision for the West Saginaw Highway corridor is needed. Township and Authority Board members are unanimous in their desire to engage the community in a corridor planning process.

Business and property owners, residents, stakeholders, and other interests in Delta Township will be invited to envision how the Saginaw Highway corridor could evolve to meet the needs of today and tomorrow. While projects have been identified here, there is no detailed and exact plan about what the infrastructure might look like, how MDOT investments in Saginaw Highway/M-43 might be leveraged by the CIA to make additional street changes, what promotions might attract businesses, or other eligible activities that would reflect the community's desires. Therefore, regular public input during the implementation process of this Development and TIF Plan is needed to clearly define community goals and desired outcomes.

Steps Taken Thus Far

On February 15, 2021, the Delta Township Board expressed its intent to establish a Corridor Improvement Authority and designate its development area boundaries as required by the Recodified Tax Increment Financing Act, PA 57 of 2018 (see Appendix B). After thorough discussion and engagement with the Township Board, taxing jurisdictions, and other stakeholders, the development area was identified: West Saginaw Highway between Waverly Road and Broadbent Road. Within the development area, there will be two tax increment financing capture areas: the Delta Crossings site and the Brookside Crossings site. Characteristics of the Development Area will be shared in more detail in Section II.

At its meeting on May 17, 2021, and again on June 7, 2021, the Township Board approved a resolution to establish a Corridor Improvement Authority (CIA) and development area along the Saginaw Highway corridor. On June 21, 2021, the Township Board appointed nine Authority Board members (see Appendix E). On August 16, 2021, the Corridor Improvement Authority passed its bylaws (see Appendix F).

Criteria for CIAs

A Corridor Improvement Authority (CIA) may be created where certain criteria are met, per PA 57 of 2018, Sec. 605. These criteria are addressed in turn below.

Sec. 605(a) Is adjacent to or within 500 feet of a road classified as an arterial or collector according to the FHWA manual 'Highway Functional Classification – Concepts, Criteria, and Procedures'.

Yes, Saginaw Highway is an MDOT arterial (M-43).

Sec. 605(b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.

Yes, the proposed area meets the acreage and parcel requirement. The Development Area contains 219 contiguous parcels.

Sec. 605(c) More than ½ of the existing ground floor square footage in the development area is classified as commercial real property.

Yes, all uses within the area are commercial uses, there is no residential.

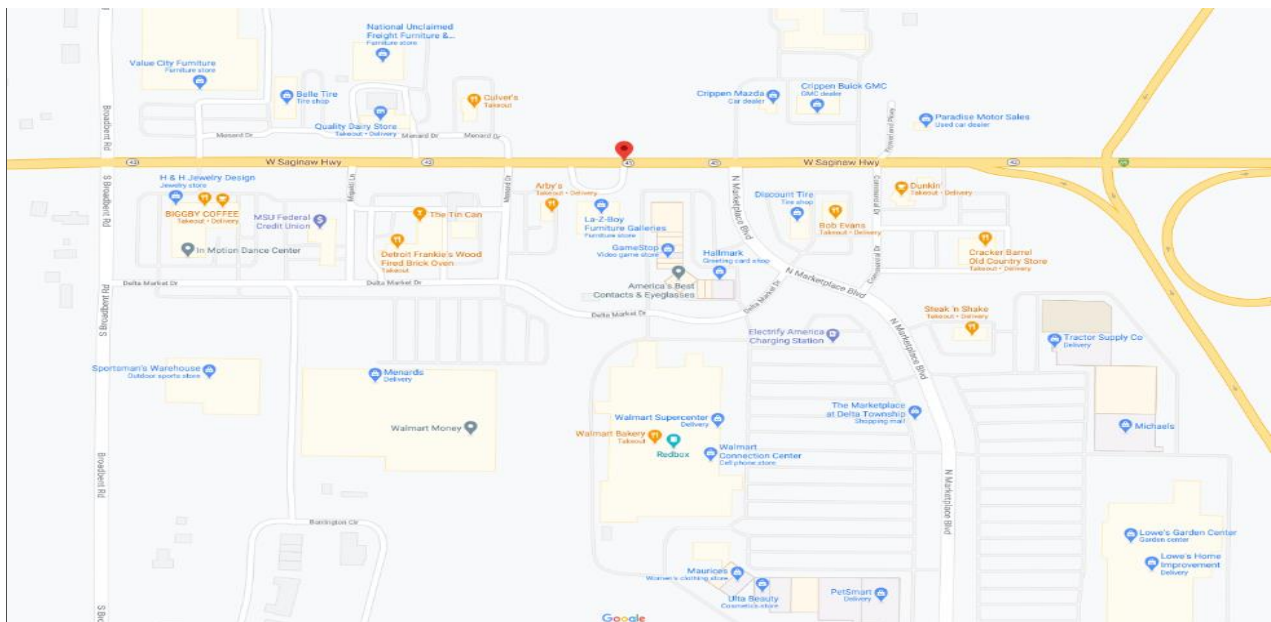


Figure 1. Depiction of Existing Commercial Uses

Sec. 605(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
 Yes, evidence of commercial uses has been provided that demonstrates the corridor has been in existence for the past 30 years. The image below depicts aerial imagery from 1992 with commercial uses depicted.



Figure 2. Aerial Imagery of the Saginaw Corridor, 1992

Sec. 605(e) Is presently served by municipal water or sewer
 Yes, the corridor is presently served by water and sewer.

Sec. 605(f) Is zoned to allow for mixed use that includes high-density residential use.
 Yes, the entire commercial corridor allows for mixed use buildings as a special land use. Retail and/or office is required on the ground floor and residential is allowed on upper floors.

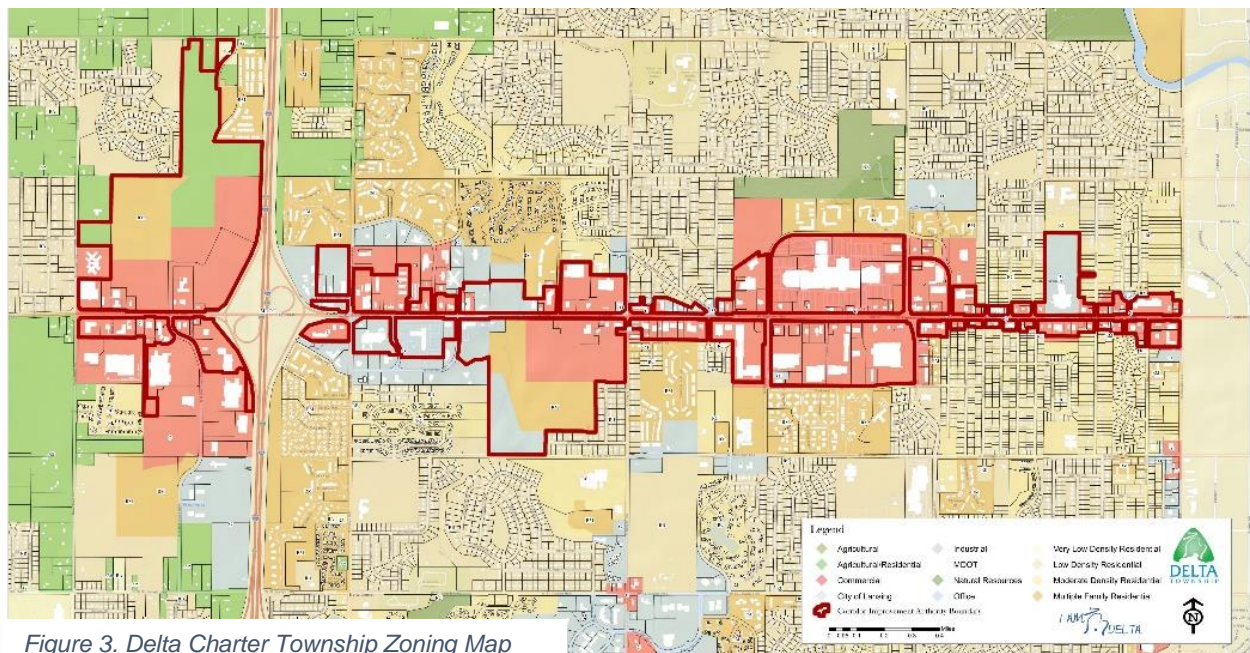


Figure 3. Delta Charter Township Zoning Map

Sec. 605(g) The municipality agrees (i) to expedite the local permitting and inspection process in the development area and (ii) to modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

Yes, in its resolution to establish a Corridor Improvement Authority at its May 17, 2021 meeting, the Delta Charter Township Board agreed to the above provision. Refer to Appendix D for the full resolution passed to establish the CIA.

SECTION II: DEVELOPMENT PLAN

Development Plan Requirements

This Development Plan is prepared pursuant to the requirements of MCL 125.4261 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

Designation of Boundaries

Sec. 621(2)(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The Corridor Improvement Authority Development Area is that established by the Township Board in a Resolution passed on May 17, 2021 (see Appendix D). The area encompassed is West Saginaw Highway between Waverly Road and Broadbent Road.

It was determined that incorporating all properties within the defined Development Area into the Tax Increment Finance Capture Area presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects. The TIF Capture Areas within the Development Area are the Delta Crossings site and the Brookside Crossings site.

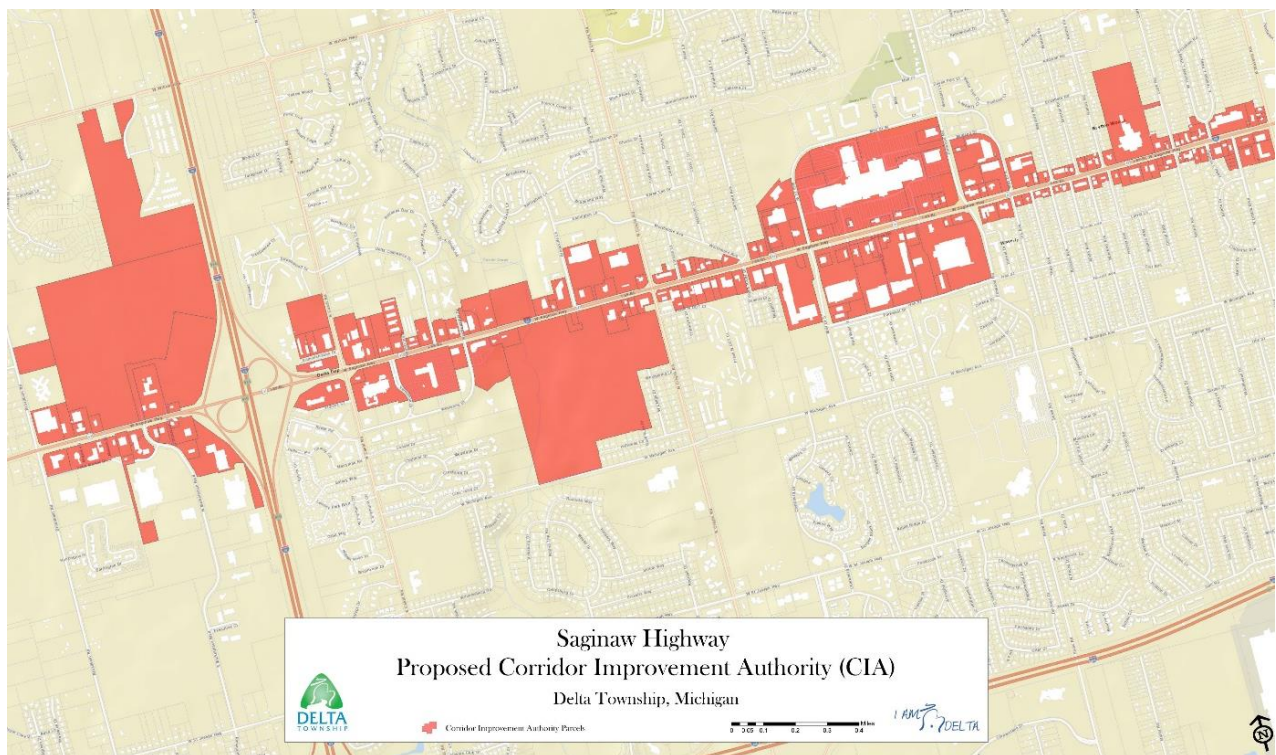


Figure 4. Development Area

Existing Streets, Public Facilities, and Land Uses

Sec. 621(2)(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

The CIA boundary is largely comprised of auto-oriented commercial development with pockets of office. Woodlands and wetlands surrounding Carrier Creek bisect the West Saginaw Highway corridor. Figure 5. Below depicts the existing land uses in the corridor. Figure 6. depicts the future land uses identified in the 2013 Master Plan.

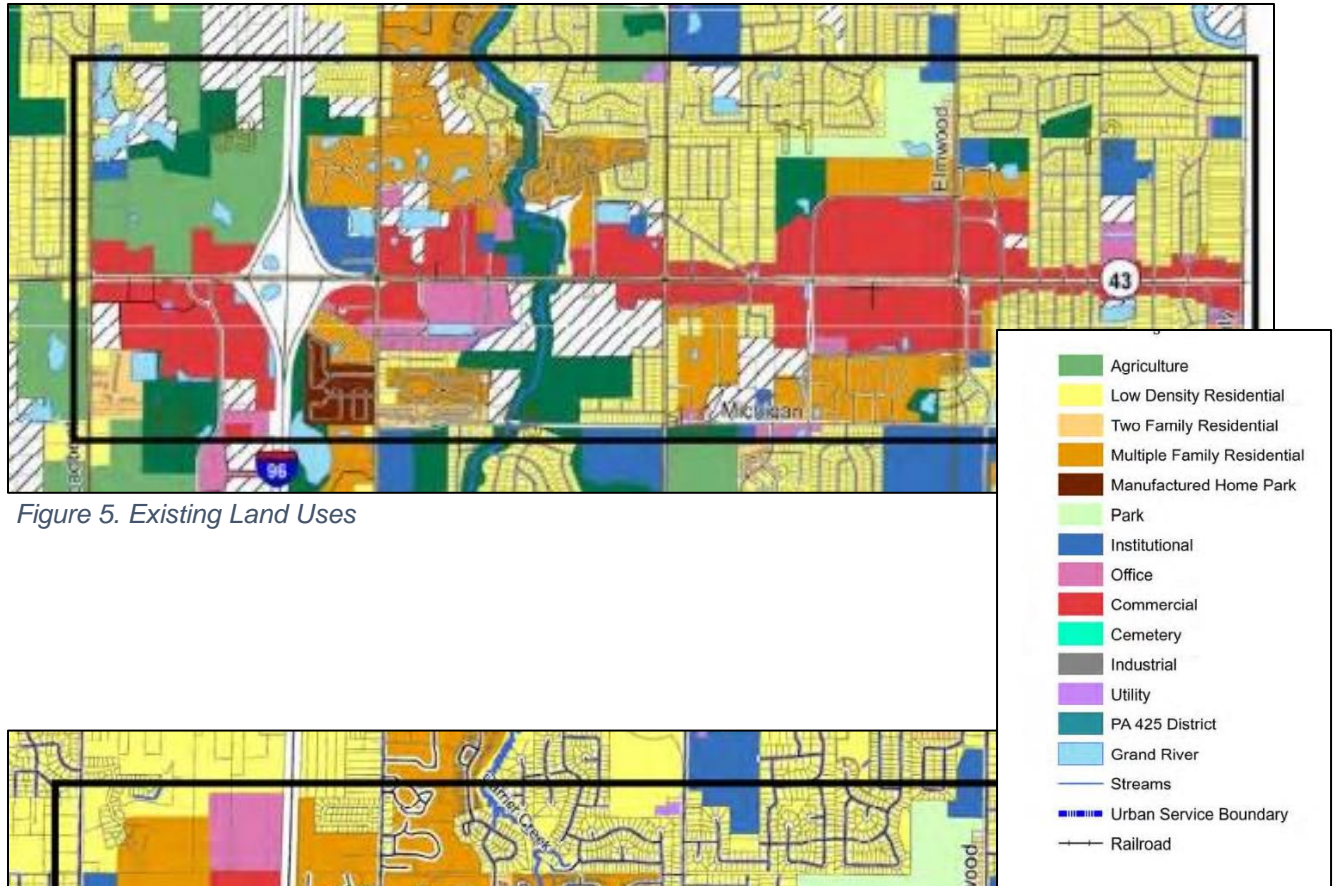


Figure 5. Existing Land Uses



Figure 6. Future Land Uses

The Table 1 below provides the legal description of property in the TIF Capture Property areas. Refer to Appendix J Tables 1A and 1B for a more detailed breakdown of the TIF Capture Areas property and to Appendix I for the legal description of the Development Area property.

Table 1 - TIF Capture Property DELTA CROSSINGS & BROOKSIDE CROSSINGS Real Property Parcel Data Values for: 2021 (as of 12/31/2020) Excludes any Personal Property		
Capture Area	Property Owner	Parcel ID Numbers
Delta Crossings	Unified Group LLC	040-009-300-090-01 040-009-100-047-00 040-009-300-033-01
Brookside Crossings	Brookside Crossing LLC	040-015-200-150-00 040-015-200-102-01

Below are TIF Capture Property Maps identifying the Delta Crossings and Brookside Crossings parcels subject to TIF capture.

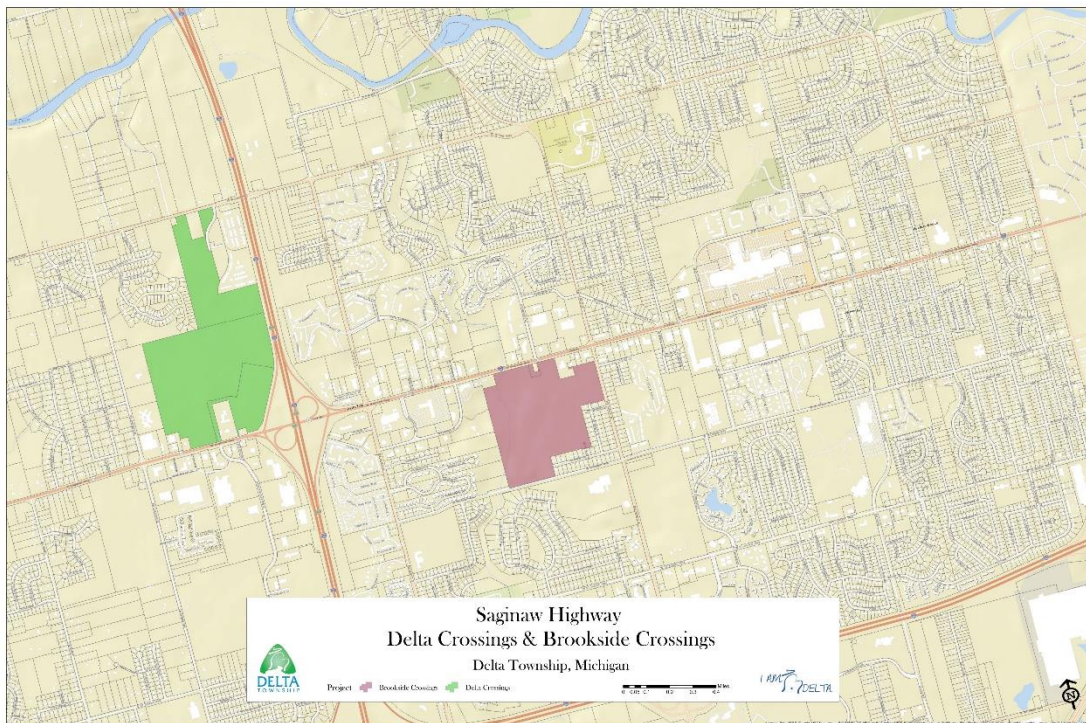


Figure 7. Delta Crossings + Brookside Crossings TIF Capture Property Map

Existing Improvements to be Demolished, Repaired, or Altered

Sec. 621(2)(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget in the next subsection. The cost and time estimates included

in the project schedule and budget are for estimate purposes only and may be revised by the Authority Board at any time without amending this Plan.

Location, Extent, Character, and Estimated Cost of Improvements

Sec. 621(2)(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

Infrastructure improvement costs within a public right-of-way or easement associated within the Delta Crossings area, Lansing Mall area, and remaining development area corridor for allowable projects are defined below and their cost estimates are in Table 2 of Appendix J.

During discussion with the Township and Authority Boards, types of eligible projects were explored within the following categories of projects were identified. See Table 2 of Appendix J for a complete list of projects.

Project Category	Example Project(s)
<i>(including but not limited to the following – See Table 2 of Appendix J)</i>	
Site Preparation	Easement acquisition, grading and land balancing, etc.
Utilities and Communications	Water, sanitary, storm, electric, gas, fiber/broadband, etc.
Streets and Streetscapes	Road improvements, sidewalks, street lighting, etc.
Mobility	Non-motorized connections (bike paths, walking trails), Public transportation facilities (transit stations, bus stops), etc.
Long Term Maintenance Reserve	Infrastructure located within in Public Right-of-Ways and Easements
Public Amenities	Development of public spaces (parks), enhancement of public services, etc.
CIA Implementation	CIA and District establishment, Zoning amendments, etc.
Professional Services	Engineering and professional fees, etc.
Studies and Plans	Non-motorized feasibility study, traffic studies, business attraction and retention strategy, etc.
Administration	Legal, accounting, communications, etc.
Other	Contingency, cost of financing

During these discussions, the following priorities for projects emerged. Project categories in order of importance are: planning and professional services; streets and streetscapes; site preparation; mobility; and public amenities. As was mentioned under Goals, the order of these priorities and their focus may change once additional planning occurs and public input is received. The Authority Board may revise project priorities at any time without amending this Plan.

Construction Staging

Sec. 621(2)(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

See Table 2 of Appendix J for estimated years of planned construction phasing and timeline. Estimated years shown for completion of projects are years of completion by December 31 of that year.

Designated Open Space

Sec. 621(2)(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

There are no parts of the Development Area currently contemplated for open space as shown on the Future Land Use map. It is possible that a public park or other open space may be desired in the Lansing Mall area should the mall be redeveloped into a town center.

Property to be Sold, Donated, Exchanged, or Leased

Sec. 621(2)(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The Authority does not intend to sell, donate, exchange, or lease property from the Township.

Zoning Changes

Sec. 621(2)(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

The recommendations of the Saginaw Highway Corridor Plan, or some other plan that identifies changes in land use, zoning, streets, utilities, and other infrastructure, will provide this needed detail once complete. If best practice examples are to be applied, it should be anticipated that desired zone changes would likely be comprised of more intense mixed of uses, including a range of housing types and densities. Changes to streets, street levels, intersections, traffic flow, or utilities will consist of converting Saginaw Highway into a boulevard given prior conversations with MDOT. The addition and/or improvement of non-motorized infrastructure would be consistent with community input received in other planning efforts. Initiatives to green the corridor with additional tree canopy and landscaping to cool parking lots, provide shade to pedestrians, and increase stormwater uptake should be anticipated.

Estimated Costs and Financing

Sec. 621(2)(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

Estimated costs of the planned projects are located in Table 2 of Appendix J. The projects and their estimated costs within each line-item Category are intended to be paid for with tax increment revenues from the TIF Capture Property shown in Table 1. The costs projected in Table 2 may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099.

Township allowable projects financing methods may be through a combination of financial sources, such as: Donations and Grants; Tax Increment Financing (TIF: Governed by this Plan and the CIA); Special Assessments (subject to Township Charter); Other sources approved by the Township.

The following shall apply to all private development projects identified herein: All tax increment revenue reimbursements authorized under this Plan shall be governed by a Development and Reimbursement Agreement. For Delta Crossings/Lansing Mall/Brookside Crossings' allowable projects, the CIA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of projects and estimates of costs to be reimbursed in this Plan is intended to authorize the CIA to fund such reimbursements from tax increment revenues generated by this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions

for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Development and Reimbursement Agreement contemplated by this Plan.

- Delta Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Delta Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J.
- Lansing Mall allowable projects are to be financed by the Owner(s) of these properties if the CIA finds that there has not been enough accumulation of tax capture to provide immediate reimbursement for infrastructure improvements within public rights-of-way and easements or if other CIA priorities have been identified to take precedence. The Owner(s), then, will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Lansing Mall Owner(s) will either be provided with a grant after allowable projects costs have been fully accounted for, reimbursed with captured tax increment revenues for the allowable project costs, or a combination thereof. The \$3 million earmarked for public infrastructure investments is intended to facilitate transformational redevelopment on the property that will increase the tax base, create jobs, and enhance the quality of life in Delta Township. Allowable project costs are estimated in Table 2 of Appendix J.
- Brookside Crossings. Should Brookside Crossings develop earlier than estimated and/or generate a greater amount of revenue than projected, and if Brookside Crossings were to seek to develop infrastructure in public rights of way or easements as part of its development project, then the CIA may consider the request and engage in a development agreement so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099. If this number is exceeded, then this Development and TIF Plan would need to be amended in coordination with other local taxing jurisdictions. Brookside Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Brookside Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J, as identified for Delta Crossings and Lansing Mall. Funds for Brookside Crossings have not been specifically allocated given that all funds within the 20-year time frame have been purposed in this Plan, however, a failure to perform by Delta Crossings and/or Lansing Mall would provide the opportunity to facilitate Brookside Crossings' development.

As a similar property and potential project to the Delta Crossings project, using the Delta Crossings project's average Estimated Future Taxable Value (FTV) of \$486,479 per acre and True Cash Value (TCV) of \$972,957 per acre for the building(s), land improvements and land upon 100% completion of construction were applied to the potential Brookside Crossings project's 113.77 acre development. That derived and estimated Brookside Crossings FTV was then phased-in over a period of 20 years based upon an estimated percentage change in Future Taxable Values (FTV) of building(s) and land improvements (which excluded any Personal Property for projection purposes even though the CIA Plan will also capture all Personal Property taxes allowed for capture) in the year the percent of construction is completed, projected as follows:

- % Completed by 12/31/2020 through % Completed by 12-31-2024 is 0%
- % Completed by 12/31/2025 through % Completed by 12-31-2030 is 10%
- % Completed by 12/31/2031 through % Completed by 12-31-2035 is 25%
- % Completed by 12/31/2036 through % Completed by 12-31-2040 is 60%
- % Completed by 12/31/2041 and beyond (End) is 100%

Designees and Beneficiaries

Sec. 621(2)(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The CIA does not currently have any information designating any person or persons, natural or corporate, to whom all or a portion of any development will be leased, sold, or conveyed in any manner.

Procedures for Bidding

Sec. 621(2)(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

The CIA does not plan to lease, sell, or convey all or a portion of any development upon its completion.

Displaced Persons and Relocation

Sec. 621(2)(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. Including Sec. Sec. 621(2)(m) and Sec. 621(2)(n).

No persons will be relocated due to the activities of the Corridor Improvement Authority in the Development Area.

Compliance with PA 227 of 1972

Sec. 621(2)(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

There are no occupied residences targeted for acquisition or development under the Development Plan, so no relocation of families or individuals is anticipated. Thus, there is no need to develop a plan for compliance with PA 227 of 1972, the Relocation Assistance Act.

Amendments

Sec. 621(2)(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

Any amendments to the Plan will be submitted to the Delta Charter Township Board by the Corridor Improvement Authority, as required by Act 57 of 2018.

Periodic Evaluation of Plan

Sec. 621(2)(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the Township Board as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the Township Board.

Other Relevant Information

Sec. 621(2)(r) Other material that the authority, local public agency, or governing body considers pertinent.

The Development Plan will utilize Tax Increment Financing to achieve its goals. The TIF Plan is outlined in Section III.

SECTION III: TAX INCREMENT FINANCE PLAN

The TIF Plan identifies where revenue within the Development Area will be captured and how monies will be spent in infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the Saginaw Highway corridor. State law (PA 57 of 2018), requires the following information be included in the TIF Plan:

- Detailed explanation of the tax increment procedure;
- The maximum amount of bonded indebtedness to be incurred;
- Duration of the program;
- Statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located; and
- Portion of captured assessed value intended to be used by the authority.

Why TIF Plan Is Necessary and How It Works

The Delta Township CIA has determined that, in order to finance the Development Plan, a Tax Increment Financing Plan must be adopted. The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district and to make investments that will encourage redevelopment.

A Tax Increment Finance Plan is proposed for the Saginaw Highway CIA to capture the increased assessed value of property due to redevelopment that could not otherwise be expected. From extensive discussion with Delta Township Board and staff, it was determined that a Development Area incorporating the Saginaw Highway corridor between Waverly Road and Broadbent Road would generate the most benefit to the Township.

Additionally, it was determined that incorporating all properties within the defined Development Area presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects. Thus, the TIF Capture Property areas will only be those parcels constituting the Delta Crossings property and the Brookside Crossings property as identified in Table 1, listed above.

Table 4 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

DELTA CROSSINGS & BROOKSIDE CROSSINGS						
Delta Charter Township, Michigan						
AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property¹ :		Millage Rate Paid on Commercial Personal Property¹	Delta Crossings Total Estimated Taxes Paid	Brookside Crossings Total Estimated Taxes Paid	Combined Total Estimated Taxes Paid
	Commercial / Office/ Multi-Family Apartments	Single Family Residential Homes				
<i>DELTA TOWNSHIP</i>	-	-	-	-	-	-
Operating	4.9287	4.9287	4.9287	\$ 15,090	\$ 4,310	\$ 19,400
Paramedic	0.9896	0.9896	0.9896	\$ 3,030	\$ 865	\$ 3,895
<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>5.9183</i>	<i>5.9183</i>	<i>5.9183</i>	<i>\$ 18,119</i>	<i>\$ 5,176</i>	<i>\$ 23,295</i>
<i>EATON COUNTY</i>	-	-	-	-	-	-
County Operating	5.2096	5.2096	5.2096	\$ 15,950	\$ 4,556	\$ 20,506
County 911	0.9490	0.9490	0.9490	\$ 2,905	\$ 830	\$ 3,735
County EATRAN	0.2497	0.2497	0.2497	\$ 764	\$ 218	\$ 983
County Jail	0.6993	0.6993	0.6993	\$ 2,141	\$ 612	\$ 2,753
County Juvenile	0.3496	0.3496	0.3496	\$ 1,070	\$ 306	\$ 1,376
County Med Care	0.1248	0.1248	0.1248	\$ 382	\$ 109	\$ 491
County Road	1.4985	1.4985	1.4985	\$ 4,588	\$ 1,310	\$ 5,898
<i>LIBRARY</i>	-	-	-	-	-	-
Delta District Library	1.0000	1.0000	1.0000	\$ 3,062	\$ 875	\$ 3,936
<i>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</i>	-	-	-	-	-	-
Eaton RESA School Operating	0.1786	0.1786	0.1786	\$ 547	\$ 156	\$ 703
Eaton RESA Special Education	2.6850	2.6850	2.6850	\$ 8,220	\$ 2,348	\$ 10,569
Eaton RESA Vocational Education	0.8947	0.8947	0.8947	\$ 2,739	\$ 782	\$ 3,522
<i>COMMUNITY COLLEGE</i>	-	-	-	-	-	-
Lansing Community College	3.7777	3.7777	3.7777	\$ 11,566	\$ 3,304	\$ 14,870
<i>LOCAL SCHOOL MILLAGES: excludes State School millages</i>	-	-	-	-	-	-
Grand Ledge School District - Debt	5.6300	5.6300	5.6300	\$ 17,237	\$ 4,924	\$ 22,160
Grand Ledge School District - Building & Site (Sinking Fund)	0.7944	0.7944	0.7944	\$ 2,432	\$ 695	\$ 3,127
<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>24.0409</i>	<i>24.0409</i>	<i>24.0409</i>	<i>\$ 73,604</i>	<i>\$ 21,025</i>	<i>\$ 94,628</i>
Total Local: Annual	29.9592	29.9592	29.9592	\$ 91,723	\$ 26,200	\$ 117,924
<i>STATE SCHOOL MILLAGES: excludes Local School millages</i>	-	-	-	-	-	-
State Education Tax - SET	6.0000	6.0000	6.0000	\$ 18,370	\$ 5,247	\$ 23,617
Grand Ledge Local School Operating - LSO	18.0000	0.0000	6.0000	\$ 54,336	\$ 15,742	\$ 70,078
Total State & Local School: Annual	24.0000	6.0000	12.0000	\$ 72,706	\$ 20,989	\$ 93,697
TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	53.9592	35.9592	41.9592	\$ 164,429	\$ 47,189	\$ 211,620

Notes:

1 The most current available millage rates are utilized (Summer & Winter - 2020).

Estimated Projected Future Captured Incremental Taxable Values

An estimate of the future captured incremental taxable values for each year of the Plan for each of the TIF Capture Property areas is summarized in Table 5 below. The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Tax Capture Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Tax Capture Property may vary.

See Tables 5A and 5B of Appendix J for the detailed breakdown by TIF Capture Property area.

Table 5 - Estimated Projected Future Taxable Value (PFTV) Information			
DELTA CROSSINGS & BROOKSIDE CROSSINGS			
Delta Charter Township, Michigan			
Tax Year	Delta Crossings Captured Incremental Taxable Values	Brookside Crossings Captured Incremental Taxable Values	Combined Total Captured Incremental Taxable Values
2021 - Base Year	\$ -	\$ -	
2022 - Start of Tax Capture	\$ 17,486,004	\$ 15,217	\$ 17,501,221
2023	\$ 36,943,083	\$ 30,699	\$ 36,973,781
2024	\$ 55,292,390	\$ 46,450	\$ 55,338,840
2025	\$ 68,657,880	\$ 62,475	\$ 68,720,355
2026	\$ 85,275,761	\$ 5,613,446	\$ 90,889,207
2027	\$ 94,039,527	\$ 5,726,337	\$ 99,765,864
2028	\$ 95,729,087	\$ 5,841,192	\$ 101,570,279
2029	\$ 97,448,045	\$ 5,958,046	\$ 103,406,091
2030	\$ 99,196,913	\$ 6,076,933	\$ 105,273,846
2031	\$ 100,976,211	\$ 14,644,344	\$ 115,620,555
2032	\$ 102,786,469	\$ 14,914,373	\$ 117,700,842
2033	\$ 104,628,225	\$ 15,189,100	\$ 119,817,325
2034	\$ 106,502,028	\$ 15,468,607	\$ 121,970,635
2035	\$ 108,408,436	\$ 15,752,978	\$ 124,161,413
2036	\$ 110,348,014	\$ 35,750,693	\$ 146,098,707
2037	\$ 112,321,342	\$ 36,387,972	\$ 148,709,314
2038	\$ 114,329,005	\$ 37,036,340	\$ 151,365,345
2039	\$ 116,371,602	\$ 37,695,989	\$ 154,067,590
2040	\$ 118,449,739	\$ 38,367,116	\$ 156,816,855
2041	\$ 120,564,037	\$ 60,338,956	\$ 180,902,993
Totals	\$ 1,865,753,796	\$ 350,917,262	\$ 2,216,671,058

Estimated Tax Capture and Impact on Taxing Jurisdictions

Estimates project that the CIA is expected to capture the tax increment revenues from 2022 through 2041 which will be generated by the increase in taxable value. This Plan's capture of tax increment revenues shall not exceed 20 years, unless amended. The following Table 6 provides a summary of the projected captured tax increment revenues impacting the taxing jurisdictions during the planned 20-year tax capture period after a 20% pass-through from a portion (20% property value increase) of the increase on the base taxes paid due to any new private development within the Tax Capture Property areas that results in added private investment/improvements thus increasing taxable values on those specific parcels. The amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value from the Tax Capture Property areas.

Estimated costs of the planned projects are located in Table 2 of Appendix J. The projects and their estimated costs within each line-item Category are intended to be paid for with tax increment revenues from the TIF Capture Property shown in Table 1. The costs projected in Table 2 may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099.

Township allowable projects financing methods may be through a combination of financial sources, such as: Donations and Grants; Tax Increment Financing (TIF: Governed by this Plan and the CIA); Special Assessments (subject to Township Charter); Other sources approved by the Township.

The following shall apply to all private development projects identified herein: All tax increment revenue reimbursements authorized under this Plan shall be governed by a Development and Reimbursement Agreement. For Delta Crossings/Lansing Mall/Brookside Crossings' allowable projects, the CIA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of projects and estimates of costs to be reimbursed in this Plan is intended to authorize the CIA to fund such reimbursements from tax increment revenues generated by this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Development and Reimbursement Agreement contemplated by this Plan.

- Delta Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Delta Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J.
- Lansing Mall allowable projects are to be financed by the Owner(s) of these properties if the CIA finds that there has not been enough accumulation of tax capture to provide immediate reimbursement for infrastructure improvements within public rights-of-way and easements or if other CIA priorities have been identified to take precedence. The Owner(s), then, will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Lansing Mall Owner(s) will either be provided with a grant after allowable projects costs have been fully accounted for, reimbursed with captured tax increment revenues for the allowable project costs, or a combination thereof. The \$3 million earmarked for public infrastructure investments is intended to facilitate transformational redevelopment on the property that will increase the tax base, create jobs, and enhance the quality of life in Delta Township. Allowable project costs are estimated in Table 2 of Appendix J.

- Brookside Crossings. Should Brookside Crossings develop earlier than estimated and/or generate a greater amount of revenue than projected, and if Brookside Crossings were to seek to develop infrastructure in public rights of way or easements as part of its development project, then the CIA may consider the request and engage in a development agreement so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099. If this number is exceeded, then this Development and TIF Plan would need to be amended in coordination with other local taxing jurisdictions. Brookside Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Brookside Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J, as identified for Delta Crossings and Lansing Mall. Funds for Brookside Crossings have not been specifically allocated given that all funds within the 20-year time frame have been purposed in this Plan, however, a failure to perform by Delta Crossings and/or Lansing Mall would provide the opportunity to facilitate Brookside Crossings' development.

As a similar property and potential project to the Delta Crossings project, using the Delta Crossings project's average Estimated Future Taxable Value (FTV) of \$486,479 per acre and True Cash Value (TCV) of \$972,957 per acre for the building(s), land improvements and land upon 100% completion of construction were applied to the potential Brookside Crossings project's 113.77 acre development. That derived and estimated Brookside Crossings FTV was then phased-in over a period of 20 years based upon an estimated percentage change in Future Taxable Values (FTV) of building(s) and land improvements (which excluded any Personal Property for projection purposes even though the CIA Plan will also capture all Personal Property taxes allowed for capture) in the year the percent of construction is completed, projected as follows:

- % Completed by 12/31/2020 through % Completed by 12-31-2024 is 0%
- % Completed by 12/31/2025 through % Completed by 12-31-2030 is 10%
- % Completed by 12/31/2031 through % Completed by 12-31-2035 is 25%
- % Completed by 12/31/2036 through % Completed by 12-31-2040 is 60%
- % Completed by 12/31/2041 and beyond (End) is 100%

See Tables 6A and 6B of Appendix J for the detailed breakdown by TIF Capture Property area.

Taxes Returned/ Gained to Taxing Jurisdictions

In order to afford the taxing jurisdictions the ability to meet their annual budgetary needs with the existing taxes they are currently receiving from the parcels in the Tax Capture Property areas, this Plan will pass-through the existing base taxes paid (Base Year 2021) of all parcels in the Tax Capture Property areas, as provided for in the Act, and a portion (20% property value increase) of the increase on the base taxes paid due to any new private development within the Tax Capture Property areas that results in added private investment/improvements thus increasing taxable values on those specific parcels. These payments are subject to certain triggering conditions and would be made from available tax increment revenues, as agreed to between the taxing jurisdictions, the CIA, and Township, as provided for in the Act.

See Tables 7A and 7B of Appendix J for the detailed breakdown by TIF Capture Property area.

Table 6 - Estimated Tax Capture & Impact on Taxing Jurisdictions: *With 20% Tax Pass-Through*

DELTA CROSSINGS & BROOKSIDE CROSSINGS

Delta Charter Township, Michigan

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS ¹	% of Millage Rate Allowed for Tax Capture by CIA ²	Delta Crossings Total Tax Capture & Impact During Tax Capture Period	Brookside Crossings Total Tax Capture & Impact During Tax Capture Period	Combined Total Tax Capture & Impact During Tax Capture Period
	CIA Years All Years			
DELTA TOWNSHIP	-			
Operating	80%	\$ 7,356,593	\$ 1,383,653	\$ 8,740,245
Paramedic	80%	\$ 1,477,080	\$ 277,814	\$ 1,754,894
<i>Subtotal of Local Government Unit (LGU): Annual</i>	-	\$ 8,833,673	\$ 1,661,467	\$ 10,495,139
EATON COUNTY	-			
County Operating	80%	\$ 7,775,865	\$ 1,462,511	\$ 9,238,376
County 911	80%	\$ 1,416,480	\$ 266,416	\$ 1,682,897
County EATRAN	80%	\$ 372,703	\$ 70,099	\$ 442,802
County Jail	80%	\$ 1,043,777	\$ 196,317	\$ 1,240,094
County Juvenile	80%	\$ 521,814	\$ 98,145	\$ 619,959
County Med Care	80%	\$ 186,277	\$ 35,036	\$ 221,312
County Road	80%	\$ 2,236,666	\$ 420,680	\$ 2,657,345
LIBRARY	-			
Delta District Library	80%	\$ 1,492,603	\$ 280,734	\$ 1,773,337
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-			
Eaton RESA School Operating	0%	\$ -	\$ -	\$ -
Eaton RESA Special Education	0%	\$ -	\$ -	\$ -
Eaton RESA Vocational Education	0%	\$ -	\$ -	\$ -
COMMUNITY COLLEGE	-			
Lansing Community College	80%	\$ 5,638,606	\$ 1,060,528	\$ 6,699,135
LOCAL SCHOOL MILLAGES: excludes State School millages	-			
Grand Ledge School District - Debt	0%	\$ -	\$ -	\$ -
Grand Ledge School District - Building & Site (Sinking Fund)	0%	\$ -	\$ -	\$ -
<i>Subtotal of Non-LGU Local: Annual</i>	-	\$ 20,684,791	\$ 3,890,465.3	\$ 24,575,256.7
Total Local Tax Capture: Annual	-	\$ 29,518,464	\$ 5,551,932.2	\$ 35,070,396.1
STATE SCHOOL MILLAGES: excludes Local School millages	-			
State Education Tax - SET	0%	\$ -	\$ -	\$ -
Grand Ledge Local School Operating - LSO	0%	\$ -	\$ -	\$ -
Total State & Local School: Annual	-	\$ -	\$ -	\$ -
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	-	\$ 29,518,464	\$ 5,551,932	\$ 35,070,396

Notes:

The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Assumes that for the duration of the CIA Plan tax capture period, for any millages allowed for Tax Capture, the CIA will capture the percentage of Tax Capture/ Millages shown in "% of Millage Rate Allowed for Capture by CIA," with the difference returned to the individual Taxing Jurisdictions. For any Millages not allowed for Tax Capture, 100% of the Taxes Paid will be returned to the individual Taxing Jurisdictions.

Table 7 - Taxes Returned/ Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid

DELTA CROSSINGS & BROOKSIDE CROSSINGS			
Delta Charter Township, Michigan			
AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) ¹	Amount Returned to TJ because Tax Capture is Not Allowed ²		
	Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing ³		
	Delta Crossings	Brookside Crossings	Combined
	Total Taxes Returned / Gained During CIA Plan Tax Capture Period	Total Taxes Returned / Gained During CIA Plan Tax Capture Period	Total Taxes Returned / Gained During CIA Plan Tax Capture Period
- DELTA TOWNSHIP	-	-	-
- Operating	\$ 1,839,148	\$ 345,913	\$ 2,185,061
- Paramedic	\$ 369,270	\$ 69,454	\$ 438,724
<i>Subtotal of Local Government Unit (LGU): Annual</i>	\$ 2,208,418	\$ 415,367	\$ 2,623,785
- EATON COUNTY	-	-	-
- County Operating	\$ 1,943,966	\$ 365,628	\$ 2,309,594
- County 911	\$ 354,120	\$ 66,604	\$ 420,724
- County EATRAN	\$ 93,176	\$ 17,525	\$ 110,701
- County Jail	\$ 260,944	\$ 49,079	\$ 310,024
- County Juvenile	\$ 130,454	\$ 24,536	\$ 154,990
- County Med Care	\$ 46,569	\$ 8,759	\$ 55,328
- County Road	\$ 559,166	\$ 105,170	\$ 664,336
- LIBRARY	-	-	-
- Delta District Library	\$ 373,151	\$ 70,183	\$ 443,334
- INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-
- Eaton RESA School Operating	\$ 333,224	\$ 62,674	\$ 395,897
- Eaton RESA Special Education	\$ 5,009,549	\$ 942,213	\$ 5,951,762
- Eaton RESA Vocational Education	\$ 1,669,290	\$ 313,966	\$ 1,983,256
- COMMUNITY COLLEGE	-	-	-
- Lansing Community College	\$ 1,409,652	\$ 265,132	\$ 1,674,784
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
- Grand Ledge School District - Debt	\$ 10,504,194	\$ 1,975,664	\$ 12,479,858
- Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,482,155	\$ 278,769	\$ 1,760,923
<i>Subtotal of Non-LGU Local: Annual</i>	\$ 24,169,609	\$ 4,545,902	\$ 28,715,511
<i>Total Local Tax Capture: Annual</i>	\$ 26,378,027	\$ 4,961,268	\$ 31,339,295
- STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
- State Education Tax - SET	\$ 11,194,523	\$ 2,105,504	\$ 13,300,026
- Grand Ledge Local School Operating - LSO	\$ 26,423,480	\$ 6,316,511	\$ 32,739,990
Total State & Local School: Annual	\$ 37,618,002	\$ 8,422,014	\$ 46,040,017
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	\$ 63,996,030	\$ 13,383,283	\$ 77,379,312
Notes:			
1	The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.		
2	Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.		
3	Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.		

Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

Table 8 below provides an analysis of the incremental taxes paid over the 20-year tax capture period. Taxes returned to taxing units that are not subject to TIF capture are identified in addition to taxing jurisdictions subject to TIF capture. For the taxing jurisdictions subject to TIF capture, significant benefit and gains in taxes received by these taxing jurisdictions will be realized through their continued receipt of the existing base taxes and the 20% pass-through of new incremental taxes from the TIF Capture Property areas.

See Tables 8A and 8B of Appendix J for the detailed breakdown by TIF Capture Property area.

Table 8 - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period					
DELTA CROSSINGS & BROOKSIDE CROSSINGS					
Delta Charter Township, Michigan					
Taxing Unit	Incremental Taxes Paid (over 20-Years)	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed) (over 20-Years)	Taxes Paid on Base Year Taxable Value/ Initial Taxable Value (over 20-Years)	Taxes Passed-through to each Taxing Jurisdiction (over 20-Years)	Total (over 20-Years)
Percentage to Taxing Unit	-	100%		20%	
DELTA TOWNSHIP					
Operating	\$ 10,925,307	\$ -	\$ 388,001	\$ 2,185,061	\$ 2,573,063
Paramedic	\$ 2,193,618	\$ -	\$ 77,904	\$ 438,724	\$ 516,628
EATON COUNTY					
County Operating	\$ 11,547,970	\$ -	\$ 410,115	\$ 2,309,594	\$ 2,719,708
County 911	\$ 2,103,621	\$ -	\$ 74,708	\$ 420,724	\$ 495,432
County EATRAN	\$ 553,503	\$ -	\$ 19,657	\$ 110,701	\$ 130,358
County Jail	\$ 1,550,118	\$ -	\$ 55,051	\$ 310,024	\$ 365,074
County Juvenile	\$ 774,948	\$ -	\$ 27,522	\$ 154,990	\$ 182,511
County Med Care	\$ 276,641	\$ -	\$ 9,825	\$ 55,328	\$ 65,153
County Road	\$ 3,321,682	\$ -	\$ 117,966	\$ 664,336	\$ 782,302
LIBRARY					
Delta District Library	\$ 2,216,671	\$ -	\$ 78,723	\$ 443,334	\$ 522,057
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)					
Eaton RESA School Operating	\$ 395,897	\$ 395,897	\$ 14,060	\$ -	\$ 409,957
Eaton RESA Special Education	\$ 5,951,762	\$ 5,951,762	\$ 211,371	\$ -	\$ 6,163,133
Eaton RESA Vocational Education	\$ 1,983,256	\$ 1,983,256	\$ 70,433	\$ -	\$ 2,053,689
COMMUNITY COLLEGE					
Lansing Community College	\$ 8,373,918	\$ -	\$ 297,391	\$ 1,674,784	\$ 1,972,175
LOCAL SCHOOL MILLAGES: excludes State School millages					
Grand Ledge School District - Debt	\$ 12,479,858	\$ 12,479,858	\$ 443,210	\$ -	\$ 12,923,068
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,760,923	\$ 1,760,923	\$ 62,537	\$ -	\$ 1,823,461
STATE SCHOOL MILLAGES: excludes Local School millages					
State Education Tax - SET	\$ 13,300,026	\$ 13,300,026	\$ 472,337	\$ -	\$ 13,772,363
Grand Ledge Local School Operating - LSO	\$ 32,739,990	\$ 32,739,990	\$ 1,401,555	\$ -	\$ 34,141,546
Totals	\$ 112,449,708	\$ 68,611,713	\$ 4,232,365	\$ 8,767,599	\$ 81,611,678

Appendix A. Powers of Corridor Improvement Authority

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

125.4611 Board; powers.

Sec. 611. (1) The board may do any of the following:

- (a) Prepare an analysis of economic changes taking place in the development area.
 - (b) Study and analyze the impact of metropolitan growth upon the development area.
 - (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
 - (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
 - (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
 - (f) Implement any plan of development in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.
 - (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
 - (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options.
 - (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
 - (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
 - (k) Lease, in whole or in part, any facility, building, or property under its control.
 - (l) Accept grants and donations of property, labor, or other things of value from a public or private source.
 - (m) Acquire and construct public facilities.
 - (n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
 - (o) Contract for broadband service and wireless technology service in a development area.
- (2) Notwithstanding any other provision of this part, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:
- (a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.
 - (b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).
 - (c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

History: 2018, Act 57, Eff. Jan. 1, 2019.

Appendix B. Resolution of Intent to Establish CIA

PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on February 15, 2021:

7. Set a public hearing for the creation of a Corridor Improvement Authority

TRUSTEE CASCARILLA MOVED:

“WHEREAS, THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”) AUTHORIZES THE TOWNSHIP TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA (REFERRED TO HEREAFTER AS “DEVELOPMENT AREA”), PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAVE BEEN MET, FOR THE PURPOSE OF CORRECTING AND PREVENTING DETERIORATION IN BUSINESS DISTRICTS, AND ENCOURAGING AND PROMOTING ECONOMIC GROWTH; AND

WHEREAS, THE TOWNSHIP HAS IDENTIFIED AN AREA WITHIN THE TOWNSHIP WHICH IT PROPOSES BE DESIGNATED AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; AND

WHEREAS, IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE ACT, THE TOWNSHIP BOARD WISHES TO EXPRESS ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA, TO DETERMINE CERTAIN CRITERIA REQUIRED BY THE ACT ARE MET WITH RESPECT TO THE PROPOSED AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA AND TO SET A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF THE AUTHORITY AND DESIGNATION OF THE DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD INTENDS TO ESTABLISH THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY (THE “AUTHORITY”) PURSUANT TO THE ACT; AND

2. THAT THE TOWNSHIP BOARD FURTHER INTENDS TO ESTABLISH AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA TO INCLUDE ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND

3. THAT WITH RESPECT TO THE DEVELOPMENT AREA THE FOLLOWING CRITERIA, AS REQUIRED BY THE ACT, ARE MET:
 - (a) IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".
 - (b) CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.
 - (c) MORE THAN 1/2 OF THE EXISTING GROUND FLOOR SQUARE FOOTAGE IN THE DEVELOPMENT AREA IS CLASSIFIED AS COMMERCIAL REAL PROPERTY UNDER SECTION 34C OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34C.
 - (d) RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.
 - (e) IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.
 - (f) IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.
 - (g) THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:
 - (h) TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.
 - (i) TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.
4. THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 15, 2021, AT 6:00 P.M. AT THE DELTA TOWNSHIP HALL (ZOOM INFORMATION TO BE PROVIDED), TO CONSIDER THE ESTABLISHMENT OF THE AUTHORITY AND THE DESIGNATION OF THE DEVELOPMENT AREA; AND
5. THAT IN ACCORDANCE WITH THE ACT, NOTICE OF THE PUBLIC HEARING SHALL BE GIVEN BY
 - (a) PUBLICATION OF A NOTICE OF PUBLIC HEARING TWICE IN LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS, NOR MORE THAN 40 DAYS BEFORE THE HEARING,
 - (b) MAILING A NOTICE OF PUBLIC HEARING BY FIRST-CLASS MAIL TO
 - (c) THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA,
 - (d) THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND
 - (e) THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING AND

- (f) POSTING NOTICE OF THE PUBLIC HEARING IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED QUALIFIED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.”

AGENDA APPROVAL I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE TRANSCRIPT OF THE ACTION OF THE TOWNSHIP BOARD MARY R. CLARK, CLERK

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager
Planning
Clerk

Appendix C. Required Notices

AFFIDAVIT OF PUBLICATION
LSJ MEDIA
300 S. Washington Square, Suite 300, Lansing, MI 48933

State of Michigan, County of Macomb } ss


IN THE MATTER OF: PUBLIC HEARING-LSJ4608678

DELTA CHARTER TOWNSHIP
7710 W. SAGINAW HWY.
LANSING, MI 48917

Being duly sworn, says that he/she is authorized by the publisher of Lansing State Journal, to swear that a certain notice, a copy of which is annexed here to, was published in the following publication:

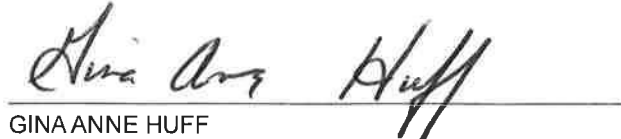
1. Published in the English language for the dissemination of general and/or legal news, and
2. Has a bonfide list of paying customers or has been published at least once a week in the same community without interruption for at least 2 years, and
3. Has been established, published and circulated at least once a week without interruption for at least one (1) year in the community where the publication is to occur.

Lansing State Journal, 02/20/21, 02/21/21



Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF February, 2021



GINA ANNE HUFF
Notary Public State of Michigan
County of Livingston
My commission expires March 9, 2023

Acting in the County of Macomb

0004608678, LSJ-L03676

LSJ-LSJ-Lansing State Journal

CHARTER TOWNSHIP OF DELTA
7710 W. Saginaw Highway
Lansing, Michigan 48917
(517) 323-8500

**CHARTER TOWNSHIP OF DELTA
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR
IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information, please visit www.deltami.gov/CIA or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to clerk@deltami.gov.

MARY R. CLARK
DELTA TOWNSHIP CLERK
LSJ-4608678 - 02/20/2021, 02/21/2021

IT FIND IT



cars, tickets,
antiques, motorcycle,
computers, boats,
sports equipment,
instruments, jewelry,
furniture, jobs, your
next pet, collectibles,
sports tickets, garage
sales, new homes and
so much more

find ads everyday.

G O F N C

500 S. Pine, Lansing, MI 48933
CALL TODAY
 517-482-8880 TTY 711

Your Source

Legals

for the latest...

Legal Notices

Find what you
want in
CLASSIFIED!

CHARTER TOWNSHIP OF DELTA

7710 W. Saginaw Highway
Lansing, Michigan 48917
(517) 323-8500

CHARTER TOWNSHIP OF DELTA NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information, please visit www.deltami.gov/CIA or call 517-323-8500. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m. on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to clerk@deltami.gov.

MARY R. CLARK

DELTA TOWNSHIP CLERK
L.S.J-4608678 - 02/20/2021, 02/21/2021

CITY OF EAST LANSING, INGHAM AND CLINTON COUNTIES
OFFICE OF REVIEW

Your Source

Legals

for the latest...

Legal Notices

STATE OF MICHIGAN PROBATE COURT COUNTY OF INGHAM NOTICE TO CREDITORS Decedent's Estate FILE NO. 21-043-DE

Estate of Shirley Ruth Braadnax,
deceased
Date of Birth: 06/15/1939

TO ALL CREDITORS: *

NOTICE TO CREDITORS: The
decendent, Shirley Ruth Braadnax,
died 03/30/2020.

Creditors of the decedent are notified
that all claims against the estate will
be forever barred unless presented to
Clarence E. Hassel, personal
representative, or to both the probate
court at 313 W. Kalamazoa Street,
Lansing, MI 48933 and the personal
representative within 4 months after
the date of publication of this notice.

01/18/2021

Attorney:
Gary J. Caniar, J.D. - P31601
6810 South Cedar Street, Suite 2-D
Lansing, MI 48911
(517) 694-7710

Personal Representative:
Clarence E. Hassel
5627 Valencia Blvd.
Lansing, MI 48911
(517) 492-7079
LSJ-4608685 02/20/2021

STATE OF MICHIGAN PROBATE COURT COUNTY OF INGHAM NOTICE TO CREDITORS Decedent's Estate FILE NO. 21-100-DE

Estate of TALMAS HOSKINS, JR.,
deceased
Date of Birth: 06/15/1943

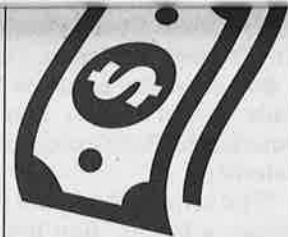
TO ALL CREDITORS: *

NOTICE TO CREDITORS: The
decendent, Talmas Haskins, Jr., died
12/15/2020.

Creditors of the decedent are notified
that all claims against the estate will
be forever barred unless presented to
Clarence E. Hassel, personal

sell it in

CLASS



CHARTER TOWNSHIP OF DELTA 7710 W. Saginaw Highway Lansing, Michigan 48917 (517) 323-8500

CHARTER TOWNSHIP OF DELTA NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information, please visit www.deltami.gov/CIA or call 517-323-8500. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to clerk@deltami.gov.

MARY R. CLARK

DELTA TOWNSHIP CLERK
LSJ-4608678 - 02/20/2021, 02/21/2021

CITY OF EAST LANSING, INGHAM AND CLINTON COUNTIES MARCH BOARD OF REVIEW

The City of East Lansing Board of Review will conduct its organizational meeting on Tuesday, March 2, 2021 at 4:00 p.m. via the Zoom video communications platform.

Link to Join Webinar: <https://us02web.zoom.us/j/89750169529> Webinar ID: 897 5016 9529 Telephone Access: 312-626-6799

2021 Tentative Factors:
Commercial Real Property 1.00000

Government

Edit Left Nav

- Township Board
- Boards & Commissions
- Elections and Voter Registration
- Fee Schedule
- Meetings Schedule
- Municipal Dashboard
- Ordinances
- Taxes & Property

Edit Section **Edit Docs**

Upcoming Public Hearing

How to Connect Via Zoom:

Meeting URL: <https://us02web.zoom.us/j/84588241024?pwd=THoyZ3hJWFhubDZ0NjBlcVZieGpQ109>
 Meeting ID: 845 8824 1024
 Passcode: 268509

3-15-21

Call-In Options using the U.S. numbers:
 +1 312 628 6799 | +1 648 876 9923 | +1408 638 0968 | +1689 900 6833 | +1 253 215 8782 | +1 301 715 8592 | +1348 248 7799

International numbers available at <https://zoom.us>

For the hearing impaired, please call 711 to access the FCC's phone relaying service and provide one of the U.S. number call-in information above.

If you need assistance connecting, please contact IT Director David Marquette at dmarquette@deltami.gov.

Public comment will be available to all participants.

CHARTER TOWNSHIP OF DELTA
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021, at 8:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information please visit www.deltami.gov/CIA or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to clerk@deltami.gov.

MARY R. CLARK
 DELTA TOWNSHIP CLERK

**AFFDAVIT OF POSTING
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY**

I, Collin Mays, certify that on the 23rd day of February, 2021, A.D. I personally posted a notice of a public hearing to establish a Corridor Improvement Authority before the Delta Township Board, to be held at 6:00 p.m. on the 15th day of March, 2021 A.D. via the Zoom remote meeting platform at the following attached listing of addresses within the proposed district.



Signature

Collin Mays

Printed Name

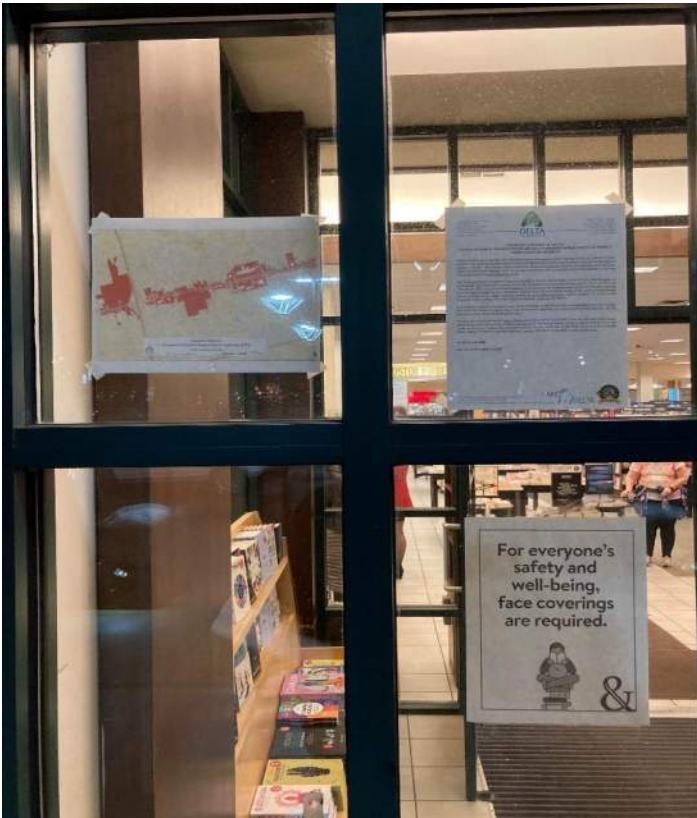
Speedway 6329 W. Saginaw Hwy. on 2/23/2021



Best Buy 5216 W. Saginaw Hwy. on 2/23/2021



Barnes & Noble 5132 W. Saginaw Hwy. on 2/23/2021



Target 5609 W. Saginaw Hwy. on 2/23/2021



Big Lots 5625 W. Saginaw Hwy. on 2/23/2021



Planet Fitness 5833 W. Saginaw on 2/23/2021



Volunteers of America 5900 W. Saginaw Hwy. on 2/23/2021



Quality Dairy 4500 W. Saginaw Hwy. on 2/23/2021



Rent-A-Center 721 N. Waverly Rd. on 2/23/2021



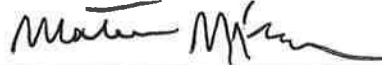
Snipes 4116 W. Saginaw Hwy. on 2/23/2021



Business	Address	Street	Date	Time
Speedway	6329	W. Saginaw Hwy	2/22/2021	2:38pm
Best Buy	5216	W. Saginaw Hwy	2/22/2021	6:58pm
Barnes & Noble	5132	W. Saginaw Hwy	2/22/2021	7:07pm
Target	5609	W. Saginaw Hwy	2/22/2021	7:18pm
Big Lots	5625	W. Saginaw Hwy	2/22/2021	7:26pm
Planet Fitness	5833	W. Saginaw Hwy	2/22/2021	7:37pm
Volunteers of America	5900	W. Saginaw Hwy	2/22/2021	7:53pm
Quality Dairy	4500	W. Saginaw Hwy	2/22/2021	8:23pm
Rent-A-Center	721	N. Waverly Rd.	2/23/2021	2:24pm
Snipes	4116	W. Saginaw Hwy	2/23/2021	2:34pm

**AFFADAVIT OF POSTING
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY**

I, Matthew McKernan, certify that on the 23rd day of February, 2021, A.D. I personally posted a notice of a public hearing to establish a Corridor Improvement Authority before the Delta Township Board, to be held at 6:00 p.m. on the 15th day of March, 2021 A.D. via the Zoom remote meeting platform at the following attached listing of addresses within the proposed district.



Signature

Matthew McKernan

Printed Name

Business	Address	Street	Date	Time
Belle Tire	8624	W Saginaw Hwy	2/23/2021	9:50 AM
La-Z-Boy	8439	W Saginaw Hwy	2/23/2021	10:15 AM
Dollar Tree	647	N Marketplace	2/23/2021	10:23 AM
Discount Tire	650	N Marketplace	2/23/2021	10:29 AM
Crispen Auto	8300	W Saginaw Hwy	2/23/2021	10:35 AM
Walgreens	6421	W Saginaw Hwy	2/23/2021	10:46 AM
Speedway	7310	W Saginaw Hwy	2/23/2021	11:13 AM
Denny's	7330	W Saginaw Hwy	2/23/2021	11:20 AM
Burger King	7416	W Saginaw Hwy	2/23/2021	11:28 AM
Horrock's	7420	W Saginaw Hwy	2/23/2021	11:51 AM



Belle Tire

La-Z-Boy

Dollar Tree



Discount Tire

Crispen Auto

Walgreens



Speedway

Denny's

Burger King



Horrocks

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Clerk's Office

(517) 323-8500

**CHARTER TOWNSHIP OF DELTA
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY
ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

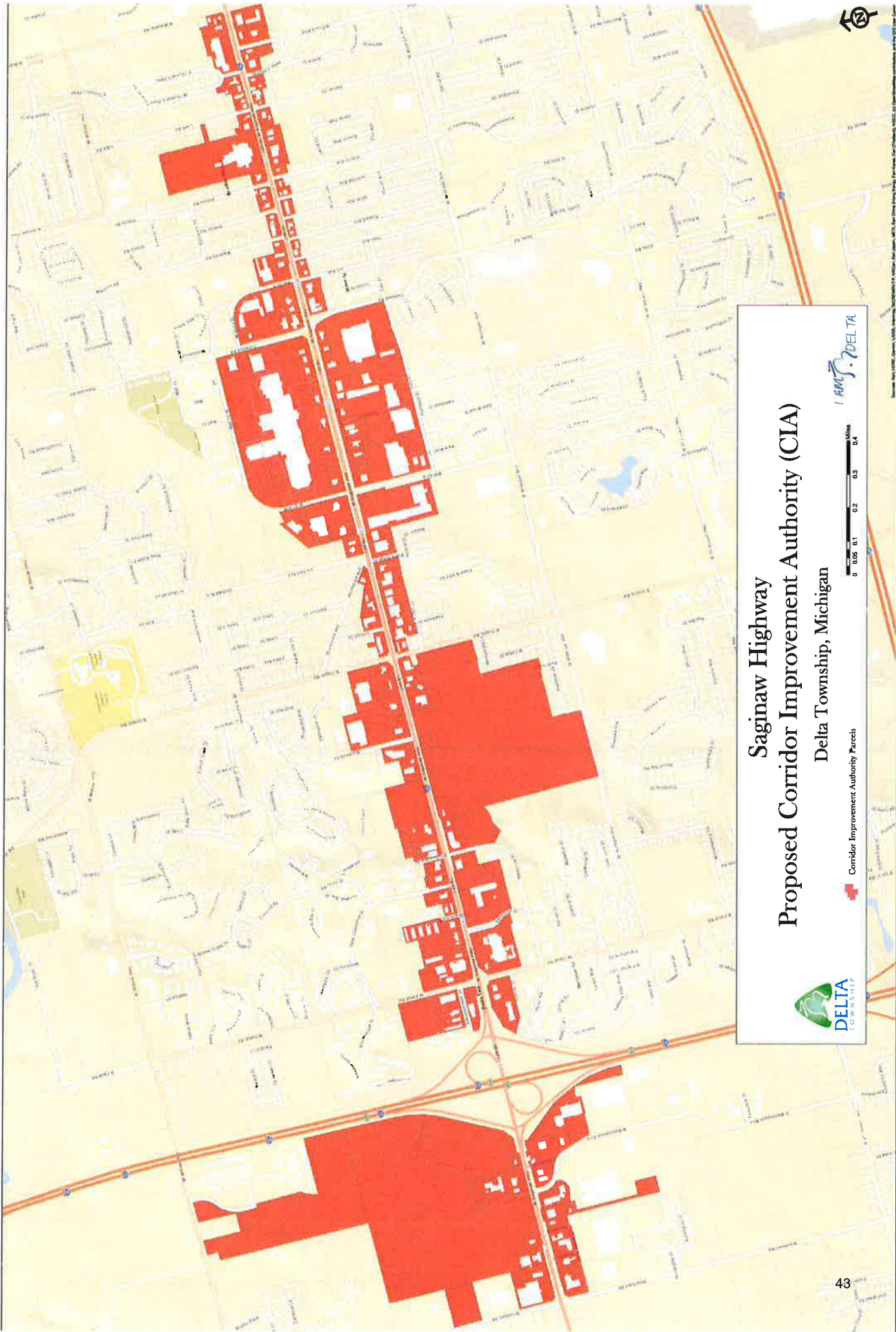
The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.





For more information please visit www.deltami.gov/CIA or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to clerk@deltami.gov.

MARY R. CLARK

DELTA TOWNSHIP CLERK



Saginaw Highway
Proposed Corridor Improvement Authority (CIA)
 Delta Township, Michigan

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Delta Township District Library Board
Attn: Mary Rzepczynski
5130 Davenport Dr.
Lansing, MI 48917

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County Intermediate School
Business Office
1790 E. Packard Hwy.
Charlotte, MI 48813

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County Treasurer's Office
Bob Robinson
1045 Independence Blvd. #103
Charlotte, MI 48813

Dear Treasurer Robinson:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Grand Ledge Public Schools
Director of Business/Finance
220 Lamson St.
Grand Ledge, MI 48837

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Holt Public Schools
Administrative Offices
5780 W. Holt Road
Holt, MI 48842

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Lansing Community College
Business Office
PO Box 40010
Lansing, MI 48901-7210

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Lansing School District
Finance and Business Office
519 W. Kalamazoo Street
Lansing, MI 48933

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Waverly Schools
Administrative Offices
Attn: Evan Nuffer
515 Snow Road
Lansing, MI 48917

Dear Mr. Nuffer:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 22, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County Equalization Department
Tim Vandermark, Director
1045 Independence Blvd. #105
Charlotte, MI 48813

Dear: Mr. Vandermark:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 22, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Eaton County
John Fuentes, Controller
1045 Independence Blvd.
Charlotte, MI 48813

Dear: Mr. Fuentes:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Ingham County Intermediate School
Business Office
2630 W. Howell Road
Mason, MI 48854

To whom it may concern:

The Delta Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is attached as well as on our website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Enclosed is a Notice of Public Hearing scheduled for Monday, March 15, 2021 at 6:00pm. The meeting will be held via zoom in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

PA 57 of 2018 also requires the Township to notify the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with a millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing a Corridor Improvement Authority. We will set up a meeting with you in the near future to discuss the Corridor Improvement Authority. We want to work with you cooperatively to keep the Township's tax base strong for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

You are encouraged to attend the public hearing and/or to submit written comments to the Township prior to the public hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

7710 West Saginaw Highway • Lansing, Michigan 48917-9712

Phone: (517) 323-8590 • Fax: (517) 327-1703

www.deltami.gov • www.facebook.com/deltatownship • www.twitter.com/deltatownship



Respectfully yours,



Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

February 21, 2021

Re: Proposed Delta Township Corridor Improvement Authority

Dear Property Owner:

On **March 15**, the Delta Township Board will hold a public hearing and consider a resolution to create the Delta Township Corridor Improvement Authority in accordance with the State of Michigan's Corridor Improvement Authority (CIA) Act (Public Act 57 of 2018, Part 6). You are being notified because your property is located within the proposed CIA area.

If the Corridor Improvement Authority is established, it will not increase or create new taxes. The purpose of the Corridor Improvement Authority is to strategically promote redevelopment and economic growth along the corridor by establishing a CIA Board consisting of local business owners, property owners, and residents. We have attached some frequently asked questions for your review as well as a map of the proposed CIA area.

The Delta Township Board will hold a public hearing regarding the establishment of the CIA on **March 15, 2021 at 6:00pm via Zoom**. A notice of the public hearing is on the reverse side of this page. For more information on the Corridor Improvement Authority proposed for Saginaw Highway, please visit www.deltami.gov/cia.

If you have any questions, please contact me at (517) 323-8590 or via email at manager@deltami.gov.

Respectfully yours,

Brian T. Reed
Manager
Delta Township

CHARTER TOWNSHIP OF DELTA
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR IMPROVEMENT
AUTHORITY ALONG SAGINAW HIGHWAY

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at www.deltami.gov/CIA.

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information please visit www.deltami.gov/CIA or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to clerk@deltami.gov.

MARY R. CLARK

DELTA TOWNSHIP CLERK

23-040-009-100-047-00 UNIFIED GROUP LLC 6350 W MICHIGAN AVE LANSING MI 48917	23-040-009-300-010-00 BROADSTONE AVF MICHIGAN LLC AMERICAN SIGNATURE, ATTN: LEASE ACC 4300 E FIFTH AVE COLUMBUS OH 43219	23-040-009-300-023-00 NATIONAL RETAIL PROPERTIES LP 450 SOUTH ORANGE AVE, SUITE 900 ORLANDO FL 32801
23-040-009-300-025-00 DELTA HAVEN FREE METHODIST CHURCH 2186 W VIENNA RD, P.O. BOX 28 CLIO MI 48420	23-040-009-300-033-01 UNIFIED GROUP LLC 6350 W MICHIGAN AVE LANSING MI 48917	23-040-009-300-070-01 FIVE M COMPANY, THE 111 W MOUNT HOPE AVE LANSING MI 48910-9093
23-040-009-300-070-02 JF65, LLC 6204 E ST JOE HWY GRAND LEDGE MI 48837	23-040-009-300-078-00 BGJC WEST PROPERTIES LLC PO BOX 305 WILLIAMSTON MI 48895	23-040-009-300-080-00 CRIPPEN PROPERTIES LLC 6220 ISLAND LAKE DR EAST LANSING MI 48823
23-040-009-300-090-01 WEST LANSING RETAIL DEVELOPMENT LLC 30300 TELEGRAPH RD., SUITE 280 BINGHAM FARMS MI 48025	23-040-009-300-095-00 HIS ACRES LLC 5520 S PENNSYLVANIA AVE LANSING MI 48911-4012	23-040-009-400-050-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974
23-040-009-400-061-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-009-400-071-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-009-400-086-00 DELTA CHARTER TOWNSHIP ATTN: LARRY KALLIO 7710 W SAGINAW HWY LANSING MI 48917-8974
23-040-009-400-100-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-010-300-050-00 HORROCKS FARM MARKET INC 7420 W SAGINAW ST R 1 LANSING MI 48917	23-040-010-300-100-00 H & H RESTAURANTS INC GPS HOSPITALITY PARTNERS III BURGER KING #6183 2100 RIVEREDGE PARKWAY, SUITE 850 ATLANTA GA 30328
23-040-010-300-106-00 DGK LODGING INC C/O NASON KASSAB 7412 W SAGINAW HWY LANSING MI 48917	23-040-010-300-122-00 BLARNEY CASTLE OIL CO PO BOX 246 BEAR LAKE MI 49614	23-040-010-300-125-00 DENSING LLC DENNY'S #7910 222 GRAND AVE ENGLEWOOD NJ 07631
23-040-010-300-129-00 LANSING HOSPITALITY GROUP, LLC 35 W LONG LAKE RD. BLOOMFIELD HILLS MI 48304	23-040-010-300-135-00 MERCURY PETROLEUM LLC C/O SPEEDWAY SUPER AMERICA LLC 539 S MAIN ST FINDLAY OH 45840-3229	23-040-010-300-154-00 MCDONALDS CORPORATION DRAVES 6336 EAST SAGINAW HWY GRAND LEDGE MI 48837
23-040-010-300-171-00 JK LANSING REAL ESTATE, LLC PO BOX 609 MILFORD MI 48381	23-040-010-300-191-00 7216 W SAGINAW LLC 4425 WAGON WHEEL LN LANSING MI 48917-1663	23-040-010-300-200-00 7200 W SAGINAW, LLC 7200 W SAGINAW HWY LANSING MI 48917
23-040-010-300-217-00 GOOD SHEPHERD LUTHERAN CHURCH 7000 W SAGINAW HWY LANSING MI 48917-1119	23-040-010-300-230-00 BERGMANN ASSOCIATES REALTY LLC 280 EAST BROAD STREET, STE 200 ROCHESTER NY 14604	23-040-010-400-032-00 KOHL'S DEPARTMENT STORES, INC PO BOX 2148 MILWAUKEE WI 53201

23-040-010-400-033-00 SC DEVELOPMENT I LLC CARRABBAS ITALIAN GRILL 7302 2202 N WEST SHORE BLVD FL 5 TAMPA FL 33607-5761	23-040-010-400-050-00 HOUSING DEVELOPERS OF MI 4275 FIVE OAKS DR LANSING MI 48911-4248	23-040-010-400-056-00 MICROMONT HOLDINGS 3, LLC 8140 WALNUT HILL LANE, SUITE 420 DALLAS TX 75231
23-040-010-400-076-00 MDC COAST 16, LLC C/O KINDERCARE EDUCATION, LLC PORTFOLIO MANAGEMENT 650 NE HOLLADAY ST., SUITE 1400 PORTLAND OR 97232	23-040-010-400-085-01 DRAPER, WILLIAM & SHRINER, TAMARA 834 S CANAL LANSING MI 48917	23-040-010-400-092-01 BROOKSIDE WEST, LLC 2149 JOLLY ROAD, SUITE 200 OKEMOS MI 48864
23-040-010-400-111-00 TOPVALCO, INC THE KROGER CO. PROPERTY TAX - 7TH FLOOR 1014 VINE STREET CINCINNATI OH 45202	23-040-010-400-190-00 PNC BANK NA NATIONAL TAX SEARCH 130 SOUTH JEFFERSON STREET, STE 300 CHICAGO IL 60661	23-040-011-300-080-01 VOLUNTEERS OF AMERICA MICHIGAN, INC 21415 CIVIC CENTER DRIVE, SUITE 306 SOUTHFIELD MI 48076
23-040-011-300-091-00 JOHNATHAN CYPRIEN INVESTMENTS, LLC 20810 WEST DIXIE HWY MIAMI FL 33180	23-040-011-300-100-00 GOODRICH QUALITY THEATERS INC BROOKFIELD PROPERTIES RETAIL PO BOX 3487 CHICAGO IL 60654	23-040-011-300-140-00 LANSING SQUARE, LLC 30600 NORTHWESTERN HWY, SUITE 310 FARMINGTON HILLS MI 48334
23-040-011-300-150-00 GFS MERGER I LLC ATTN: MARKETPLACE ACCT PO BOX 1787 GRAND RAPIDS MI 49501-1787	23-040-011-400-055-00 LANSING ANCHOR ACQUISTION LLC BROOKFIELD PROPERTIES RETAIL PO BOX 3487 CHICAGO IL 60654	23-040-011-400-061-00 FLAGSTAR BANK FSB MAIL STOP T-100-BRETT 5151 CORPORATE DR TROY MI 48098-2639
23-040-011-400-076-00 LANSING MALL LLC BROOKFIELD PROPERTIES RETAIL PO BOX 3487 CHICAGO IL 60654	23-040-011-400-084-01 FCPT HOLDINGS, LLC C/O FOUR CORNERS PROPERTY TRUST INC 591 REDWOOD HWY, SUITE 1150 MILL VALLEY CA 94941	23-040-011-400-086-01 LANSING MALL LLC C/O BROOKFIELD PROPERITIES RETAIL P.O. BOX 3487 CHICAGO IL 60654-3487
23-040-011-400-100-00 COMERICA BANK, A TEXAS BANKING ASSC RYAN LLC 2800 POST OAK BLVD STE 4200 HOUSTON TX 77056	23-040-011-400-110-02 FCT HOLDINGS, LLC C/O FOUR CORNERS PROPERTY TRUST INC 591 REDWOOD HWY, SUITE 1150 MILL VALLEY CA 94941	23-040-011-400-115-00 WEST SAGINAW ASSOCIATES 1350 E LAKE LANSING RD EAST LANSING MI 48823-7413
23-040-011-400-121-02 LANSING MALL LLC C/O BROOKFIELD PROPERITIES RETAIL P.O. BOX 3487 CHICAGO IL 60654-3487	23-040-011-400-122-00 LANSING MALL LLC BEST BUY CORP CAMPUS PROP MNG 7601 PENN AVE S RICHFIELD MN 55423	23-040-011-400-123-00 FCPT HOLDINGS, LLC C/O FOUR CORNERS PROPERTY TRUST INC 591 REDWOOD HWY, SUITE 1150 MILL VALLEY CA 94941
23-040-011-400-151-00 DEVELOPMENTS OF LANSING, LLC MAIL CODE FLG1-300 7701 E TELECOM PARKWAY TAMPA FL 33637	23-040-011-400-152-00 MICHAEL DEVELOPMENTS, LLC PO BOX 252223 WEST BLOOMFIELD MI 48325-2223	23-040-012-300-151-00 BFS RETAIL & COMMERCIAL OPERATIONS BOC, PROPERTY TAX DEPARTMENT 113204 200 4TH AVENUE SOUTH, SUITE 100 NASHVILLE TN 37201
23-040-012-300-155-00 HBW PROPERTIES LLC VALVOLINE LLC PO BOX 55630 LEXINGTON KY 40555	23-040-012-300-160-00 LANSING MALL LLC EYEMART EXPRESS 13800 SENLAC DR DALLAS TX 75234	23-040-012-300-165-00 LOS TRES AMIGOS WEST SAGINAW INC 5010 W SAGINAW HWY LANSING MI 48917

23-040-012-300-170-00 5002 W SAGINAW HWY, LLC 301 RICHARD AVE LANSING MI 48917	23-040-012-300-211-01 THE OASIS AT DELTA LLC 904 ELMWOOD RD LANSING MI 48917	23-040-012-300-213-00 REALTY INCOME CORPORATION ATTN: PM DEPT #2130 11995 EL CAMINO REAL SAN DIEGO CA 92130
23-040-012-300-214-00 MHR LANSING LLC REALTY INCOME CORPORATION PORTFOLIO MANAGEMENT 7 S PERRY ST PONTIAC MI 48342	23-040-012-300-270-00 APO PROPERTIES LLC 988 PENNINE RIDGE WAY GRAND LEDGE MI 48837	23-040-012-300-300-00 EATON NURSERY SALES LLC SIGNATURE ASSOCIATES ONE TOWNE CENTER, SUITE 1200 SOUTHFIELD MI 48076
23-040-012-300-325-00 HANDZON INVEST SAGINAW HWY LLC 2068 LAPO ROAD LAKE ODESSA MI 48849	23-040-012-300-330-00 PATRICKS NAILS AND SUPPLIES LLC 4820 W SAGINAW HWY LANSING MI 48917	23-040-012-400-060-00 LPC PARTNERS, L.C ONE MORLEY PLAZA SAGINAW MI 48603
23-040-013-200-002-00 HURAND-ROSENBAUM PARTNERSHIP PO BOX 310289 FLINT MI 48531	23-040-013-200-005-00 PAPA ART & GRANDMA BESS REALTY LLC P O BOX 310289 FLINT MI 48531	23-040-013-200-014-00 ARVANITES INVESTMENT GROUP LLC OLD WEST PROPERTIES LLC 7915 KENSINGTON CT BRIGHTON MI 48116-8561
23-040-013-200-021-00 O'REILLY AUTO ENTERPRISES LLC PO BOX 9167 SPRINGFIELD MO 65801	23-040-013-200-035-00 BLAND CONSULTING LLC 11542 SARA ANN DR DEWITT MI 48820	23-040-013-200-040-00 4021 WEST SAGINAW LLC WOODWORTH COMMERCIAL 4277 OKEMOS RD #200 OKEMOS MI 48864
23-040-014-100-100-01 BRIXMOR GA DELTA CENTER (MI) LLC THOMSON REUTERS INC RYAN LLC TAX COMPLIANCE PO BOX 4900 - DEPT 124 SCOTTSDALE AZ 85261-4900	23-040-014-100-100-02 BRIXMOR GA DELTA CENTER (MI) LLC THOMSON REUTERS INC RYAN LLC TAX COMPLIANCE PO BOX 4900 - DEPT 124 SCOTTSDALE AZ 85261-4900	23-040-014-100-222-00 40TH STREET PROPERTIES, LLC 5236 DUMOND COURT, STE A LANSING MI 48917
23-040-014-100-224-00 OPW I LLC 5236 DUMOND CT STE A LANSING MI 48917-6009	23-040-014-100-226-00 PCM DEVELOPMENT LLC 6145 W SAGINAW HWY LANSING MI 48917-2466	23-040-014-100-241-00 VENDRELL PROPERTIES, LLC 6135 W SAGINAW HWY LANSING MI 48917
23-040-014-200-005-00 CHEDDARS CASUAL CAFE ATTN: BRITTANI WHITE THREE GALLERIA TOWER 13155 NOEL RD, STE 100 DALLAS TX 75240-5090	23-040-014-200-015-01 API WEST SAGINAW LLC 525 W WARWICK DR, STE A ALMA MI 48801	23-040-014-200-016-01 LEVINE INVESTMENTS LIMITED PARTNERSHIP 2801 E CAMELBACK ROAD #450 PHOENIX AZ 85016
23-040-014-200-030-00 3HM LANSING LLC 13296 HADDON ST FENTON MI 48430	23-040-014-200-031-00 PCM DELTA PROPERTIES LLC 6145 W SAGINAW LANSING MI 48917-2466	23-040-014-200-032-00 PCM DELTA PROPERTIES LLC 6145 W SAGINAW LANSING MI 48917-2466
23-040-014-200-154-00 LANSING TOWNE CENTER PARTNERS LLC 21 E LONG LAKE ROAD - SUITE 200 BLOOMFIELD HILLS MI 48304	23-040-014-200-190-00 HUMMEL, NICHOLAS 1370 HOUGHTON LN CHARLOTTE MI 48813	23-040-014-200-200-00 RECHOVOT, LLC 5534 BLUEBELL AVE VALLEY VILLAGE CA 91607

23-040-014-200-205-00 TARGET CORPORATION PROPERTY TAX DEPARTMENT PO BOX 9456 T-616 MINNEAPOLIS MN 55440-9456	23-040-014-200-211-00 SFR PROPERTIES LLC 784 W LAKE LANSING RD EAST LANSING MI 48823-1446	23-040-014-200-230-00 IVANS CROSSING LLC 1730 GLASS DR CHARLOTTE MI 48813
23-040-014-200-231-00 GOODWILL INDUSTRIES OF CENTRAL MICH 4820 WAYNE RD BATTLE CREEK MI 49017	23-040-014-200-234-00 FIFTH THIRD BANK 38 FOUNTAIN SQUARE PLAZA, MD 10ATA1 CINCINNATI OH 45263	23-040-014-200-235-00 MEIJER INC MEIJER DISTRIBUTION INC PROPERTY TAX DEPT 2929 WALKER AVE NW GRAND RAPIDS MI 49544
23-040-014-200-236-00 ABRO, GHANIM & BATOUL 5541 SPRINGBROOK DRIVE TROY MI 48098	23-040-015-100-001-00 DFCU FINANCIAL PO BOX 6048 DEARBORN MI 48121-6048	23-040-015-100-012-00 FARM BUREAU LIFE INSURANCE CO PO BOX 30200 LANSING MI 48909-7700
23-040-015-200-102-01 BROOKSIDE CROSSING LLC 3303 W SAGINAW STE C3 LANSING MI 48917	23-040-015-200-150-00 BROOKSIDE CROSSING LLC 2415 SHOWTIME DR LANSING MI 48912	23-040-015-200-155-00 HENDERSON GLASS INC 715 E SOUTH BLVD ROCHESTER MI 48307
23-040-015-200-161-01 LANSING LAND LLC 5000 E GRAND RIVER HOWELL MI 48843	23-040-015-200-166-00 ALE 3, LLC 6515 W SAGINAW HWY LANSING MI 48917-1109	23-040-015-200-176-00 LANSING LAND LLC 5000 GRAND RIVER HOWELL MI 48843
23-040-015-200-215-00 CONSUMERS ENERGY COMPANY PROPERTY ACCOUNTING EP9-282 1 ENERGY PLAZA DR JACKSON MI 49201-2357	23-040-015-200-220-00 WINDHAM MANAGEMENT LLC PO BOX 19257 CHICAGO IL 60619	23-040-016-100-008-00 S & T MIGALDI LLC 10415 HARTLAND DR DIMONDALE MI 48821-9522
23-040-016-100-009-00 MICHIGAN STATE UNIVERSITY FCU FINANCE DEPARTMENT 3777 WEST RD EAST LANSING MI 48823	23-040-016-100-013-00 WHME LLC 316 E MICHIGAN AVE LANSING MI 48933-1419	23-040-016-100-021-00 CEW LAND MANAGEMENT LLC 3253 OWEN ROAD FENTON MI 48430
23-040-016-100-025-00 LVV LANSING LLC 2105 W MICHIGAN AVE JACKSON MI 49202	23-040-016-100-040-00 MAIZE AND GREEN, INC 51328 PLYMOUTH VALLEY DR. PLYMOUTH MI 48170	23-040-016-100-045-00 CRACKER BARREL OLD COUNTY STOR PROPERTY MANAGEMENT PO BOX 787 LEBANON TN 37088-0787
23-040-016-100-046-00 DELTA 17 A LLC C/O: TARANTINO PROPERITIES, INC ATTN: J. PATRICK FRESE 7887 SAN FELIPE, SUITE 237 HOUSTON TX 77063	23-040-016-100-285-00 DELTA 17 A, LLC C/O TARANTINO PROPERITIES, INC. ATTN: J. PATRICK FRESE 7887 SAN FELIPE, SUITE 237 HOUSTON TX 77063	23-040-016-100-290-00 STEAK N SHAKE OPERATIONS INC C/O: RYAN, LLC PO BOX 460169 HOUSTON TX 77056
23-040-016-100-296-00 NATIONAL RETAIL PROPERTIES LP ATTN: INGRID IRVIN 450 S ORANGE AVE, STE 900 ORLANDO FL 32801	23-040-016-100-297-00 HALLE PROPERTIES LLC DEPT 1100 MIL 28 20225 N SCOTTSDALE RD SCOTTSDALE AZ 85255-6456	23-040-016-100-298-00 BR OF WISCONSIN 5 LLC PO BOX 13125 MILWAUKEE WI 53213-0125

23-040-016-100-299-00 DELTA 17 A, LLC C/O TARANTINO PROPERTIES, INC. ATTN: J. PATRICK FRESE 7887 SAN FELIPE, SUITE 237 HOUSTON TX 77063	23-040-016-100-320-00 DELTA CHARTER TOWNSHIP 7710 W SAGINAW HWY LANSING MI 48917-8974	23-040-016-200-044-00 SAGINAW ROAD INVESTMENT LLC 29200 NORTHWESTERN HWY, STE 450 SOUTHFIELD MI 48034
23-040-042-500-011-00 TCC PROPERTY MANAGEMENT LLC 505 N CLIPPERT ST LANSING MI 48912	23-040-042-500-881-00 NBD BANK N A BANK ONE TEXAS NA TRUSTEE P.O. BOX 35605 DALLAS TX 75235	23-040-042-500-920-00 JONES DEVELOPMENT 111 W MOUNT HOPE AVE LANSING MI 48910-9093
23-040-042-500-930-00 R & S DEVELOPMENT CO 111 W MOUNT HOPE AVE LANSING MI 48910-9093	23-040-042-500-940-00 MARTIN TRUST, STANLEY L. 7812 LEGEND WOODS DR GRAND LEDGE MI 48837	23-040-042-501-270-00 JALEN ENTERPRISES LLC 1120 KEYSTONE AVE LANSING MI 48911
23-040-042-501-300-00 4608 WEST LLC 1120 KEYSTONE AVENUE LANSING MI 48911	23-040-042-501-310-00 PRICCO4600 LLC 4600 W SAGINAW HWY LANSING MI 48917	23-040-042-501-760-00 WHIDDON TRUST, TERRANCE & CYNTHIA 1710 FOXCROFT RD EAST LANSING MI 48823-2132
23-040-042-501-780-00 TLP INVESTMENT PROPERTIES LLC 7600 N SCOTT RD SAINT JOHNS MI 48879	23-040-043-900-001-00 LANSING FARM PRODUCTS ARG CORPORATION 1155 PERIMETER CENTER WEST ATLANTA GA 30338	23-040-043-900-002-00 4037 W SAGINAW, LLC 6125 LYDIA WEST BLOOMFIELD MI 48322
23-040-043-900-010-00 4021 WEST SAGINAW LLC WOODWORHT COMMERCIAL 4277 OKEMOS RD #200 OKEMOS MI 48864	23-040-043-900-020-00 4021 WEST SAGINAW LLC WOODWORTH COMMERCIAL 4277 OKEMOS RD #200 OKEMOS MI 48864	23-040-043-900-030-00 4021 WEST SAGINAW LLC WOODWORTH COMMERCIAL 4277 OKEMOS RD # 200 OKEMOS MI 48864
23-040-043-900-040-00 J E J HOLDINGS LLC PO BOX 633 KEEGO HARBOR MI 48320	23-040-045-900-070-00 ALEA PROPERTIES LLC 5725 DRAGON WAY, STE 400 CINCINNATI OH 45227	23-040-045-900-096-00 STATE EMPLOYEES CREDIT UNION LAKE TRUST CREDIT UNION 4605 S OLD US HWY 23 BRIGHTON MI 48114
23-040-045-900-099-00 SAGINAW PLAZA, LTD 200-D WESTGATE PKWY AMARILLO TX 79121	23-040-046-050-001-00 VIDHI 7 LLC 7501 W SAGINAW HWY LANSING MI 48917	23-040-046-050-002-00 VIDHI 7 LLC 7501 W SAGINAW HWY LANSING MI 48917
23-040-046-050-003-00 VIDHI 7 LLC 7501 W SAGINAW HWY LANSING MI 48917	23-040-047-300-020-00 SPAGNUOLO PLAZA, LLC PO BOX 1333 EAST LANSING MI 48826	23-040-047-300-040-00 SPAGNUOLO PLAZA, LLC PO BOX 1333 EAST LANSING MI 48826
23-040-047-400-015-00 ASTERA CREDIT UNION 111 S WAVERLY RD LANSING MI 48917	23-040-047-400-025-00 CASE CREDIT UNION 4316 S PENNSYLVANIA AVE PO BOX 22158 LANSING MI 48909-2158	23-040-047-400-030-00 MALY, RAYMOND J & CAROLYN E 5601 W SAGINAW LANSING MI 48917

23-040-047-400-042-00 TARGET CORPORATION C/O PROP TAX DPT, TPN-0950 PO BOX 9456 MINNEAPOLIS MN 55440-9456	23-040-048-700-010-00 LETAVIS ENTERPRISES INC 8478 MILLER RD SWARTZ CREEK MI 48473-1248	23-040-048-700-040-00 FRANGIE CREYTS PLAZA LLC 2169 WOODFIELD RD OKEMOS MI 48864
23-040-048-700-060-00 FRANGIE CREYTS PLAZA LLC 2169 WOODFIELD RD OKEMOS MI 48864	23-040-048-700-090-00 SPEEDWAY SUPERAMERICA LLC PROPERTY TAX DEPARTMENT 539 S MAIN ST FINDLAY OH 45840-3229	23-040-053-600-021-00 JAT BROTHERS LLC 1700 W WILLOW LANSING MI 48915
23-040-053-600-950-00 PHILLIPS-JOHNSON PROPERTIES LLC 3501 S CEDAR ST LANSING MI 48910-4607	23-040-053-600-990-00 FOUR M'S LLC PO BOX 99 GRAND LEDGE MI 48837	23-040-053-601-030-00 FOUR M'S LLC PO BOX 99 GRAND LEDGE MI 48837
23-040-053-601-960-00 JJ, LLC 688 ACCIPITER WAY EAST LANSING MI 48823	23-040-058-000-011-00 WEST SAGINAW INC CHRIS EGGERT 16218 WOODCREST DR SPRING LAKE MI 49456	23-040-058-000-050-00 CONSUMERS ENERGY COMPANY PROPERTY ACCOUNTING EP9-282 1 ENERGY PLAZA DR JACKSON MI 49201-2357
23-040-058-000-062-00 REALTY INCOME PROPERTIES 28 LLC TSFR BURGER, LLC 17800 LAUREL PARK DR. N, STE 200 C LIVONIA MI 48152	23-040-058-000-081-00 MAGHSOODI, MASOOD & BEIGI, AFSANEH 4489 WAUSAU ROAD OKEMOS MI 48864	23-040-058-000-090-00 ADAMS, KENNETH G 1855 YOSEMITE DR OKEMOS MI 48864-3852
23-040-058-000-100-00 DOBLE HOLDING LLC 487 ELIZABETH LAKE RD WATERFORD MI 48328	23-040-060-500-872-00 4220 SAGINAW LLC 6125 LYDIA COURT WEST BLOOMFIELD MI 48322	23-040-060-500-874-00 4220 SAGINAW LLC 6125 LYDIA COURT WEST BLOOMFIELD MI 48322
23-040-060-500-876-00 4220 SAGINAW LLC 6125 LYDIA COURT WEST BLOOMFIELD MI 48322	23-040-060-500-880-00 4200 W SAGINAW, LLC 10218 W GRAND RIVER HWY GRAND LEDGE MI 48837	23-040-065-800-010-00 TRAN, LYNNE & NGUYEN, JOHNATHAN 1701 BOYNTON DR LANSING MI 48917-
23-040-065-800-020-01 YOUNGS BEAUTY INC 1315 W HOLMES, SUITE A LANSING MI 48910	23-040-065-800-050-00 ALEXANDER TRUST, HELEN J PO BOX 80675 LANSING MI 48908	23-040-065-800-060-00 ALEXANDER TRUST, HELEN J PO BOX 80675 LANSING MI 48908
23-040-065-800-065-00 ALEXANDER TRUST, HELEN J PO BOX 80675 LANSING MI 48908	23-040-065-800-071-00 ADVALCO-SIMON, LLC LANDMARK COMMERCIAL REAL ESTATE SVC 30500 NORTHWESTERN HWY, STE 200 FARMINGTON MI 48334	23-040-065-800-092-00 LANSING BOARD OF WATER & LIGHT ATTN: ROSEMARY SULLIVAN 1232 HACO DR LANSING MI 48912-1610
23-040-065-800-100-00 DEEHAN & BURCH LLC 503 MALL CT, SUITE 312 LANSING MI 48912	23-040-068-000-031-00 CENTRAL PHARMACY-WESTSIDE LLC 4801 W SAGINAW HWY LANSING MI 48917	23-040-068-000-042-00 CENTRAL PHARMACY-WESTSIDE LLC 4801 W SAGINAW HWY LANSING MI 48917

23-040-068-001-035-00 PRM REAL ESTATE INVESTMENTS LLC 1430 N LAKESIDE DR LAKE WORTH FL 33460	23-040-068-001-070-00 OPE PROPERTIES LLC 3611 PAGE AVE JACKSON MI 49203	23-040-068-002-000-00 DELTA VENTURES LLC 4601 W SAGINAW HWY LANSING MI 48917-2776
23-040-068-003-021-00 A & R ASSOCIATES 4517 W SAGINAW SUITE 100 LANSING MI 48917	23-040-068-003-050-00 WMCB HOLDING COMPANY LLC PO BOX 456 ALPENA MI 49707	23-040-068-004-002-00 CFT NV DEVELOPMENTS LLC 1683 WALNUT GROVE AVENUE ROSEMead CA 91770
23-040-069-000-021-00 KARSH TRUST, MARSHALL PO BOX 2402 LA MESA CA 91943	23-040-069-000-030-00 SLEEPY HOLLOW VINEYARDS, LP - ETAL TALBOTT TRUST, SARAH, ROBERT, KALIN 8211 W BROWARD BLVD #230 FORT LAUDERDALE FL 33324	23-040-069-000-062-00 WAVERLY ROAD PARTNERS, LLC MID-MICHIGAN PROPERTY MANAGEMENT 2149 JOLLY ROAD, SUITE 200 OKEMOS MI 48864
23-040-069-000-067-00 CVSP EATON LLC 645 HULET DRIVE, STE 100 BLOOMFIELD HILLS MI 48302	23-040-074-500-010-00 F & J ASSOCIATES HUNTINGTON NATIONAL BANK CORPORATE REAL ESTATE PO BOX 182334 COLUMBUS OH 43218	23-040-074-500-020-00 THE LANSING SAGINAW LLC 19301 CALADERO ST TARZANA CA 91356
23-040-074-500-030-00 BWAY, LLC 40700 WOODWARD AVE BLOOMFIELD HILLS MI 48304	23-040-076-600-010-00 RKG INC 4230 W SAGINAW HWY LANSING MI 48917-2110	23-040-076-600-020-00 SAGINAW & CLARK, LLC 2745 WYNCLIFF DR COMMERCE MI 48390
23-040-076-600-030-00 SAGINAW HOME MANAGEMENT, LLC 2745 WYNCLIFF DR COMMERCE MI 48390	23-040-076-600-040-00 ADMIRAL REAL ESTATE I, LLC 1410 COMMONWEALTH DR STE 202 WILMINGTON NC 28403	23-040-076-600-061-00 NORMAN HOLDINGS, LLC PO BOX 1029 BATTLE CREEK MI 49016
23-040-088-001-010-00 ABRAHAM WORTHMORE LLC 431 S CAPITAL LANSING MI 48933	23-040-088-001-020-00 JAYE SECOND FAMILY LTD PTNSHIP BYRON C GALLIAGAR JR TRUSTEE P.O. BOX 4007 EAST LANSING MI 48826	23-040-088-001-025-00 JAYE SECOND FAMILY LTD PTNSHIP BYRON C GALLIAGAR JR TRUSTEE P. O. BOX 4007 EAST LANSING MI 48826
23-040-088-001-039-00 ORLER PROPERTIES, LLC 4640 BUNKER RD MASON MI 48854	23-040-088-001-041-00 G&G DEVELOPMENT GROUP LLC 6206 W SAGINAW HWY LANSING MI 48917-2496	23-040-088-001-050-00 K & K MANAGEMENT OF DELTA TWP 6214 W SAGINAW HWY LANSING MI 48917-4735
23-040-088-001-060-00 GUPTA, JIYA LAL PO BOX 23121 LANSING MI 48909-3121	23-040-088-001-070-00 GOLDEN PARTNERSHIP C/O NAI MID MICHIGAN 2149 JOLLY RD, STE 200 OKEMOS MI 48864	23-040-088-002-013-00 BARYAMES DEVELOPMENT LLC 2423 S CEDAR ST LANSING MI 48910-3135
23-040-088-005-010-00 BROADSTONE CWP MICHIGAN, LLC C/O RYAN, LLC P.O. BOX 4900, DEPT. 420 SCOTTSDALE AZ 85261	23-040-088-005-030-00 SANNS DELTA LLC 313 HARPERS WY LANSING MI 48917	

Appendix D. Resolution to Establish CIA

PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on May 17, 2021:

8. CIA Final Consideration

TRUSTEE CASCARILLA MOVED THAT THE FOLLOWING RESOLUTION BE ADOPTED:

CHARTER TOWNSHIP OF DELTA RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, the Township Board by resolution adopted February 15, 2021 declared its intent to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area ("Development Area"), finding certain required criteria had been met with respect to the proposed qualified development area pursuant to the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125.4602 et seq., (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on March 15, 2021 on the establishment of a corridor improvement authority and the defined development area boundaries, notice of which, as required by the Act, was published twice in the Lansing State Journal, a newspaper of general circulation in the Township, not less than 20 days nor more than 40 days before the hearing; a notice of public hearing was sent by first-class mail to the property taxpayers of record in the proposed Development Area, the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and the Michigan State Tax Commission not less than 20 days before the hearing; and notice of the public hearing was posted in at least 20 conspicuous and public places in the proposed Development Area at least 20 days before the hearing.

WHEREAS, all interested persons were given the opportunity to be heard at the public hearing; and

WHEREAS, the Township Board has determined to proceed with the establishment of a corridor improvement authority, the establishment of the boundaries of an authority corridor improvement development area; therefore

RESOLVED:

1. That the Township Board hereby creates the "Delta Township West Saginaw Corridor Improvement Authority" (the "Authority") pursuant to the Act; and
2. That the Authority shall be a public body corporate which shall possess all the powers necessary to carry out the purposes of its creation. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority; and
3. That the Township Board hereby establishes the "West Saginaw Highway Corridor Improvement Qualified Development Area" (the "Development Area") where the Authority shall exercise its powers as provided by the Act, which consists of property located within the Township and includes all property within the boundaries identified in the attached Exhibit A (the "Development Area"); and
4. That the Authority shall be under the supervision and control of a board (the "Board") consisting of (a) the Supervisor or his or her designee and (b) eight members appointed by the Supervisor and approved by the Township Board (the "Appointed Members"). Appointed members shall be named later; and
5. That upon adoption of this resolution, the Township Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in The Lansing State Journal, a newspaper of general circulation in the Township; and
6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

AGENDA APPROVAL I hereby certify that the foregoing is a true transcript of the action of the Township Board, Delta Charter Township, Michigan, in public session held May 17, 2021.



Mary R. Clark, Clerk

TRUSTEE MOJICA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA,
TRUSTEE MOJICA, AND TRUSTEE CASCARILLA

NAYS: TRUSTEE BOWEN & TRUSTEE BREWER

ABSENT: NONE

THE MOTION PASSED 5-2.

CHARTER TOWNSHIP OF DELTA

A handwritten signature in black ink that reads "Mary R. Clark". The signature is written in a cursive style with a large initial "M".

MARY R. CLARK, TOWNSHIP CLERK

cc: Manager

PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on June 7, 2021:

7. Adopt Revised Resolution to Establish the West Saginaw Corridor Improvement Authority (CIA) Development Area along West Saginaw Highway from Broadbent to Waverly Road

CLERK CLARK MOVED THAT THE FOLLOWING AMENDED RESOLUTION BE ADOPTED:

CHARTER TOWNSHIP OF DELTA RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, the Township Board by resolution adopted February 15, 2021 declared its intent to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area ("Development Area"), finding certain required criteria had been met with respect to the proposed development area pursuant to the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125.4602 et seq., (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on March 15, 2021 on the establishment of a corridor improvement authority and the defined development area boundaries, notice of which, as required by the Act, was published twice in the Lansing State Journal, a newspaper of general circulation in the Township, not less than 20 days nor more than 40 days before the hearing; a notice of public hearing was sent by first-class mail to the property taxpayers of record in the proposed Development Area, the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and the Michigan State Tax Commission not less than 20 days before the hearing; and notice of the public hearing was posted in at least 20 conspicuous and public places in the proposed Development Area at least 20 days before the hearing.


WHEREAS, all interested persons were given the opportunity to be heard at the public hearing; and

WHEREAS, the Township Board has determined to proceed with the establishment of a corridor improvement authority, the establishment of the boundaries of an authority corridor improvement development area; therefore

RESOLVED:

1. That the Township Board hereby creates the "Delta Township West Saginaw Corridor Improvement Authority" (the "Authority") pursuant to the Act; and
2. That the Authority shall be a public body corporate which shall possess all the powers necessary to carry out the purposes of its creation. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority; and
3. That the Township Board hereby establishes the "West Saginaw Highway Corridor Improvement Development Area" (the "Development Area") where the Authority shall exercise its powers as provided by the Act, which consists of property located within the Township and includes all property within the boundaries identified in the attached Exhibit A (the "Development Area"); and
4. That the Authority shall be under the supervision and control of a board (the "Board") consisting of (a) the Supervisor or his or her designee and (b) eight members appointed by the Supervisor and approved by the Township Board (the "Appointed Members"). Appointed members shall be named later; and
5. That upon adoption of this resolution, the Township Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in The Lansing State Journal, a newspaper of general circulation in the Township; and
6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

AGENDA APPROVAL I hereby certify that the foregoing is a true transcript of the action of the Township Board, Delta Charter Township, Michigan, in public session held June 7, 2021.



Mary R. Clark, Clerk

TRUSTEE CASCARILLA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA,
TRUSTEE MOJICA, AND TRUSTEE CASCARILLA

NAYS: TRUSTEE BOWEN & TRUSTEE BREWER

ABSENT: NONE

THE MOTION PASSED 5-2.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager

AFFIDAVIT OF PUBLICATION
LSJ MEDIA
300 S. Washington Square, Suite 300, Lansing, MI 48933

State of Michigan, County of Macomb } ss

IN THE MATTER OF: AMENDED RESOLUTION-LSJ4796067

DELTA CHARTER TOWNSHIP
7710 W. SAGINAW HWY.
LANSING, MI 48917

Being duly sworn, says that he/she is authorized by the publisher of Lansing State Journal, to swear that a certain notice, a copy of which is annexed here to, was published in the following publication:

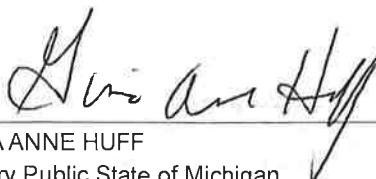
1. Published in the English language for the dissemination of general and/or legal news, and
2. Has a bonfide list of paying customers or has been published at least once a week in the same community without interruption for at least 2 years, and
3. Has been established, published and circulated at least once a week without interruption for at least one (1) year in the community where the publication is to occur.

Lansing State Journal, 06/25/21



Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June, 2021



GINA ANNE HUFF
Notary Public State of Michigan
County of Livingston
My commission expires March 9, 2023

Acting in the County of Macomb

0004796067, LSJ-L03676

LSJ-LSJ-Lansing State Journal

DELTA CHARTER TOWNSHIP
7710 W. Saginaw Highway
Lansing, Michigan 48917
517-323-8500

**CHARTER TOWNSHIP OF DELTA
RESOLUTION ESTABLISHING THE WEST SAGINAW
CORRIDOR IMPROVEMENT AUTHORITY**

WHEREAS, the Township Board by resolution adopted February 15, 2021 decli
provement authority and to designate the boundaries of an authority corridor in
ment Area"), finding certain required criteria had been met with respect to th
the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michi
seq., (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on March 15, 2021 or
ment authority and the defined development area boundaries, notice of which
twice in the Lansing State Journal, a newspaper of general circulation in the
than 40 days before the hearing; a notice of public hearing was sent by first-cl
cord in the proposed Development Area, the governing body of each taxing juris
Development Area and the Michigan State Tax Commission not less than 20 d
public hearing was posted in of least 20 conspicuous and public places in the prc
before the hearing.

WHEREAS, all interested persons were given the opportunity to be heard at the

WHEREAS, the Township Board has determined to proceed with the establishm
the establishment of the boundaries of an authority corridor improvement devel

RESOLVED:

1. That the Township Board hereby creates the "Delta Township West Saginaw
"Authority") pursuant to the Act; and
2. That the Authority shall be a public body corporate which shall possess all th
poses of its creation. The enumeration of a power in this resolution or in the
upon the general powers of the Authority; and
3. That the Township Board hereby establishes the "West Saginaw Highway Co
(the "Development Area") where the Authority shall exercise its powers as pr
erty located within the Township and includes all property within the boundarie
"Development Area"); and
4. That the Authority shall be under the supervision and control of a board (the
or his or her designee and (b) eight members appointed by the Supervisor or
"Appointed Members"). Appointed members shall be named later; and
5. That upon adoption of this resolution, the Township Clerk is directed to file a
ry of State and publish a copy in The Lansing State Journal, a newspaper of gen
6. That all resolutions or parts of resolutions in conflict herewith shall be and the

AGENDA APPROVAL I hereby certify that the foregoing is a true transcript o
Charter Township, Michigan; in public session held June 7, 2021.

Mary R. Clark, Clerk

CLERK CLARK MOVED THAT THE AMENDED RESOLUTION BE ADI
TRUSTEE CASCARILLA SUPPORTED THE MOTION.

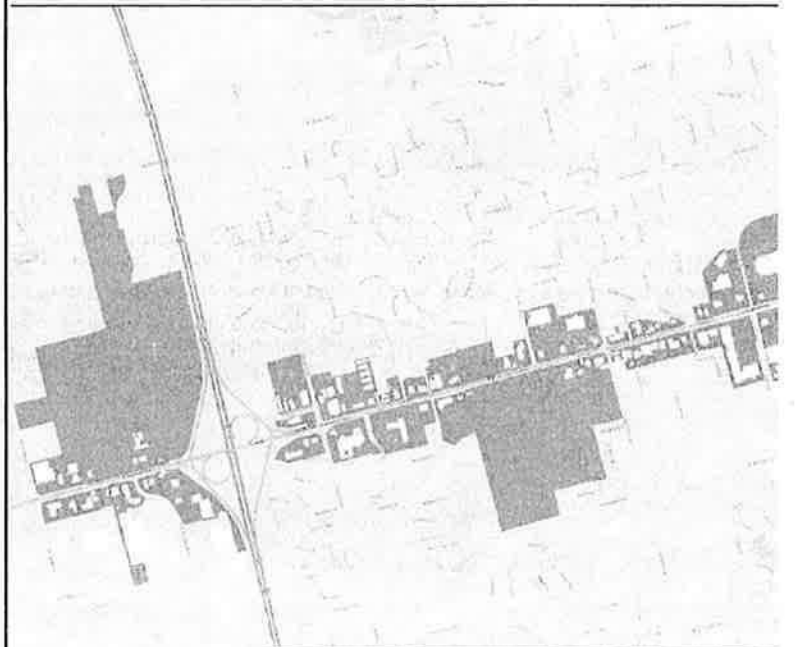
ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER I
TRUSTEE CASCARILLA

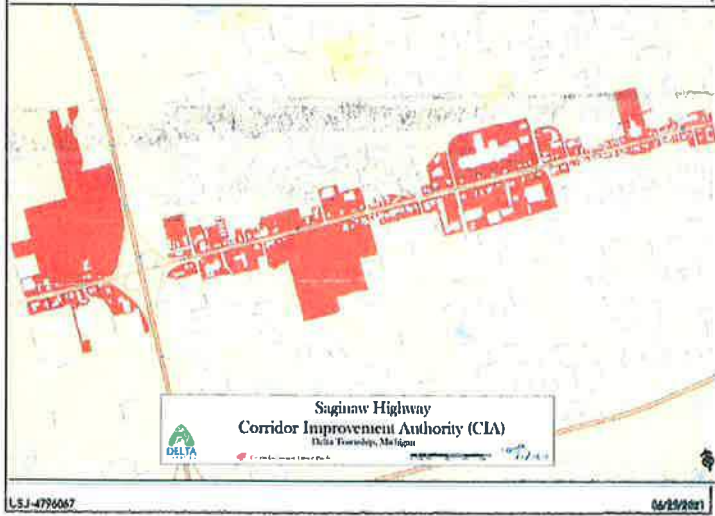
NAYS: TRUSTEE BOWEN & TRUSTEE BREWER

ABSENT: NONE

THE MOTION PASSED 5-2.



Saginaw Highway
Corridor Improvement Authority (



Map published in color



Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear Diana Bosworth,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear John Fuentes,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager





Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear Tim Vandermark,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager



Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager



Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

Dear Bob Robinson,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager





Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager



Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

We will set up a meeting with all taxing jurisdictions in the near future to discuss the Corridor Improvement Authority and Tax Increment Financing Plan. Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager



Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager



Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager

Supervisor Kenneth R. Fletcher
Clerk Mary R. Clark
Treasurer Dennis R. Fedewa
Manager Brian T. Reed



Trustee Elizabeth S. Bowen
Trustee Fonda J. Brewer
Trustee Andrea M. Cascarilla
Trustee Karen J. Mojica

Manager's Office

(517) 323-8590

May 20, 2021

RE: Delta Township Corridor Improvement Authority Development Area
Saginaw Highway (Broadbent Rd to Waverly Rd)

To whom it may concern,

I am writing to you with regard to the current status of the Delta Township West Saginaw Highway Corridor Improvement Authority (CIA). The Delta Township Board passed a resolution establishing the West Saginaw Highway Corridor Improvement Authority and designated its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on May 17, 2021. The generalized boundaries of the development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the development area is attached as well as on our website at www.deltami.gov/CIA.

The intent of the Corridor Improvement Authority is to strategically promote economic development and redevelop the commercial corridor of Delta Township by establishing the Corridor Improvement Authority. Additional work will be undertaken over the course of the next several months to engage taxing jurisdictions in the creation of a Development Plan and a Tax Increment Plan (TIF).

Our goal is to work collaboratively to keep the Corridor vibrant and build the tax base for all taxing jurisdictions and support the activities, services, and facilities that our community needs.

Please contact me if you have any questions pertaining to the West Saginaw Highway Corridor Improvement Authority, or visit www.deltami.gov/cia for additional information.

Respectfully yours,

Brian Reed
Township Manager

Appendix E. Resolution to Appoint CIA Board

PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on June 21, 2021:

4. CIA Board Appointments

SUPERVISOR FLETCHER MOVED THAT TOWNSHIP BOARD APPROVE THE TOWNSHIP SUPERVISOR'S SLATE OF APPOINTEES INDICATED BELOW TO THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY AT THE REGULAR MEETING HELD ON JUNE 21, 2021.

IT WAS FURTHER MOVED THAT APPOINTEES HAVE BEEN ASSIGNED FOR 1 YEAR, 2 YEARS, 3 YEARS, AND 4 YEAR TERMS IN ORDER TO STAGGER MEMBERSHIP AND ENSURE CONTINUITY IN LEADERSHIP OVER TIME. ULTIMATELY, ALL TERMS WILL BE 4-YEAR TERMS.

	Role	Name	Term
1.	Township Chief Executive	Supervisor Ken Fletcher	4
2.	Business/Property Owner	Percy Bean	4
3.	Business/Property Owner	Kris Krstovski	3
4.	Business/Property Owner	Laura Miller	3
5.	Business/Property Owner	Scott Berman	2
6.	Business/Property Owner	Tony Migaldi	1
7.	Resident	Peggy Vaughn Payne	1
8.	At-Large	Rachel Elsinga	4
9.	At-Large	John Daher	2

ROLL CALL VOTE:

AYES: SUPERVISOR KENNETH FLETCHER, CLERK MARY CLARK, TRUSTEE ANDREA CASCARILLA AND TRUSTEE KAREN MOJICA

NAYS: TREASURER DENNIS FEDEWA, TRUSTEE BETH BOWEN AND TRUSTEE FONDA BREWER.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 4-3.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager
Planning

Appendix F. Resolution to Adopt CIA Bylaws

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on August 16, 2021:

11. Delta Township Saginaw Highway CIA Bylaws

SUPERVISOR FLETCHER MOVED THAT THE TOWNSHIP BOARD IS ASKED TO APPROVE THE BYLAWS AS WRITTEN FOR THE DELTA TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY. APPROVAL OF THE BYLAWS WILL ALLOW THE AUTHORITY BOARD TO ELECT OFFICERS AND TO TAKE OFFICIAL ACTION ON MATTERS BEFORE THEM.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

CHARTER TOWNSHIP OF DELTA

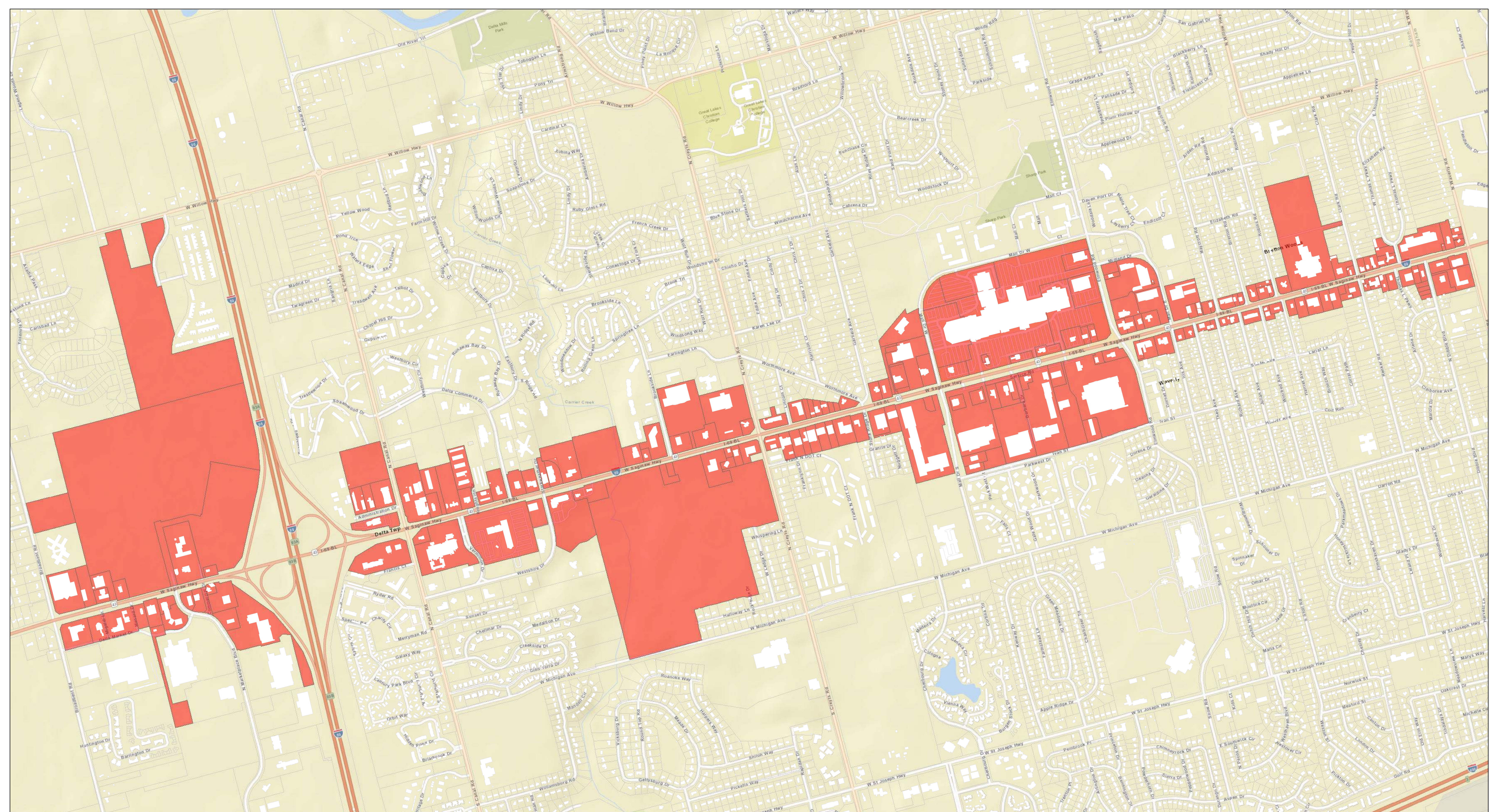


MARY R. CLARK, TOWNSHIP CLERK

cc: Manager

Appendix G. Delta Township Zoning Map - Corridor Focus

Appendix H. Map of Development Area



Saginaw Highway
Proposed Corridor Improvement Authority (CIA)
 Delta Township, Michigan

DELTA
TOWNSHIP

Corridor Improvement Authority Parcels

0 0.05 0.1 0.2 0.3 0.4 Miles

Appendix I. Legal Description of Parcels in Development Area

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-009-100-047-00	UNIFIED GROUP LLC	412,400	132,017	602	23060	W WILLOW HWY
040-009-300-010-00	BROADSTONE AVF MICHIGAN LLC	2,199,000	2,199,000	201	23060	8748 W SAGINAW HWY
040-009-300-023-00	NATIONAL RETAIL PROPERTIES L	696,400	671,622	201	23060	8624 W SAGINAW HWY
040-009-300-025-00	DELTA HAVEN FREE METHODIST	94,200	82,075	202	23060	BROADBENT RD
040-009-300-033-01	UNIFIED GROUP LLC	7,048,900	284,288	202	23060	W SAGINAW HWY
040-009-300-070-01	FIVE M COMPANY, THE	373,900	310,446	201	23060	8512 W SAGINAW HWY
040-009-300-070-02	JF65, LLC	968,000	968,000	201	23060	8520 W SAGINAW HWY
040-009-300-078-00	BGJC WEST PROPERTIES LLC	578,200	578,200	201	23060	8488 W SAGINAW HWY
040-009-300-080-00	CRIPPEN PROPERTIES LLC	2,343,100	2,040,159	201	23060	8300 W SAGINAW HWY
040-009-300-090-01	WEST LANSING RETAIL DEVELOP	2,580,900	2,580,900	201	23060	8132 W SAGINAW HWY
040-009-300-095-00	HIS ACRES LLC	192,200	112,170	201	23060	8212 W SAGINAW HWY
040-009-400-050-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	7708 ADMINISTRATION DR
040-009-400-061-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	N CANAL RD
040-009-400-071-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	811 N CANAL RD
040-009-400-086-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	7720 ADMINISTRATION DR
040-009-400-100-00	DELTA CHARTER TOWNSHIP	0	0	201	23060	7710 W SAGINAW HWY
040-010-300-050-00	HORROCKS FARM MARKET INC	2,137,200	2,137,200	201	23060	7420 W SAGINAW HWY
040-010-300-100-00	H & H RESTAURANTS INC	544,200	480,654	201	23060	7416 W SAGINAW HWY
040-010-300-106-00	DGK LODGING INC	983,500	784,313	201	23060	7412 W SAGINAW HWY
040-010-300-122-00	BLARNEY CASTLE OIL CO	461,200	461,200	201	23060	7404 W SAGINAW HWY
040-010-300-125-00	DENSING LLC	413,600	413,600	201	23060	7330 W SAGINAW HWY
040-010-300-129-00	LANSING HOSPITALITY GROUP, L	1,231,200	1,231,200	201	23060	7326 W SAGINAW HWY
040-010-300-135-00	MERCURY PETROLEUM LLC	453,900	359,574	201	23060	7310 W SAGINAW HWY
040-010-300-154-00	MCDONALDS CORPORATION	706,200	679,774	201	23060	7240 W SAGINAW HWY
040-010-300-171-00	JK LANSING REAL ESTATE, LLC	738,800	738,800	201	23060	718 DELTA COMMERCE DR
040-010-300-191-00	7216 W SAGINAW LLC	537,300	537,300	201	23060	7216 W SAGINAW HWY
040-010-300-200-00	7200 W SAGINAW, LLC	290,200	290,200	201	23060	7200 W SAGINAW HWY
040-010-300-217-00	GOOD SHEPHERD LUTHERAN CH	0	0	201	23060	7000 W SAGINAW HWY
040-010-300-230-00	BERGMANN ASSOCIATES REALTY	647,400	647,400	201	23060	7050 W SAGINAW HWY
040-010-400-032-00	KOHL'S DEPARTMENT STORES, IP	1,898,200	1,898,200	201	23060	6528 W SAGINAW HWY
040-010-400-033-00	SC DEVELOPMENT I LLC	644,800	644,800	201	23060	6540 W SAGINAW HWY
040-010-400-050-00	HOUSING DEVELOPERS OF MI	196,000	180,326	202	23060	6998 W SAGINAW HWY
040-010-400-056-00	MICROMONT HOLDINGS 3, LLC	804,100	804,100	201	23060	6524 W SAGINAW HWY
040-010-400-076-00	MDC COAST 16, LLC	858,800	858,800	201	23060	6824 W SAGINAW HWY
040-010-400-085-01	DRAPER, WILLIAM & SHRINER, TA	248,800	240,125	201	23060	6604 W SAGINAW HWY
040-010-400-092-01	BROOKSIDE WEST, LLC	900,000	900,000	201	23060	707 BROOKSIDE DR

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-010-400-111-00	TOPVALCO, INC	1,707,700	1,678,170	201	23060	6430 W SAGINAW HWY
040-010-400-190-00	PNC BANK NA	332,600	264,789	201	23060	6400 W SAGINAW HWY
040-011-300-080-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	5900 W SAGINAW HWY
040-011-300-080-01	VOLUNTEERS OF AMERICA MICH	0	0	201	33215	5900 W SAGINAW HWY
040-011-300-091-00	JOHNATHAN CYPRIEN INVESTME	703,000	703,000	201	33215	5800 W SAGINAW HWY
040-011-300-100-00	GOODRICH QUALITY THEATERS I	381,800	381,800	201	33215	921 MALL DRIVE WEST
040-011-300-110-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	MALL DRIVE WEST
040-011-300-132-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	W SAGINAW HWY
040-011-300-140-00	LANSING SQUARE, LLC	815,100	815,100	201	33215	5924 W SAGINAW HWY
040-011-300-150-00	GFS MERGER I LLC	588,000	584,704	201	33215	5912 W SAGINAW HWY
040-011-300-200-00	VOLUNTEERS OF AMERICA MICH	0	0	001	33215	W SAGINAW HWY
040-011-400-055-00	LANSING ANCHOR ACQUISTION L	850,000	850,000	201	33215	5700 W SAGINAW HWY
040-011-400-061-00	FLAGSTAR BANK FSB	352,300	324,562	201	33215	5610 W SAGINAW HWY
040-011-400-076-00	LANSING MALL LLC	1,847,500	1,847,500	201	33215	5780 W SAGINAW HWY
040-011-400-084-01	FCPT HOLDINGS, LLC	1,073,400	1,073,400	201	33215	5796 W SAGINAW HWY
040-011-400-086-01	LANSING MALL LLC	4,967,500	4,967,500	201	33215	5330 W SAGINAW HWY
040-011-400-100-00	COMERICA BANK, A TEXAS BANKI	364,900	297,569	201	33215	5510 W SAGINAW HWY
040-011-400-110-02	FCT HOLDINGS, LLC	616,000	616,000	201	33215	5400 W SAGINAW HWY
040-011-400-115-00	WEST SAGINAW ASSOCIATES	702,100	667,530	201	33215	5200 W SAGINAW HWY
040-011-400-121-02	LANSING MALL LLC	950,000	950,000	201	33215	5220 W SAGINAW HWY
040-011-400-122-00	LANSING MALL LLC	1,396,800	1,396,800	201	33215	5216 W SAGINAW HWY
040-011-400-123-00	FCPT HOLDINGS, LLC	746,200	746,200	201	33215	5212 W SAGINAW HWY
040-011-400-151-00	DEVELOPMENTS OF LANSING, LL	360,300	360,300	201	33215	5202 W SAGINAW HWY
040-011-400-152-00	MICHAEL DEVELOPMENTS, LLC	375,800	354,257	201	33215	5204 W SAGINAW HWY
040-012-300-151-00	BFS RETAIL & COMMERCIAL OPEI	251,500	219,636	201	33215	5110 W SAGINAW HWY
040-012-300-155-00	HBW PROPERTIES LLC	296,200	254,951	201	33215	5030 W SAGINAW HWY
040-012-300-160-00	LANSING MALL LLC	250,100	247,570	201	33215	5020 W SAGINAW HWY
040-012-300-165-00	LOS TRES AMIGOS WEST SAGINA	405,700	405,700	201	33215	5010 W SAGINAW HWY
040-012-300-170-00	5002 W SAGINAW HWY, LLC	924,100	924,100	201	33215	5002 W SAGINAW HWY
040-012-300-211-01	THE OASIS AT DELTA LLC	961,800	960,765	201	33215	852 ELMWOOD RD
040-012-300-213-00	REALTY INCOME CORPORATION	862,100	862,100	201	33215	730 ELMWOOD RD
040-012-300-214-00	MHR LANSING LLC	119,900	42,673	202	33215	ELMWOOD RD
040-012-300-270-00	APO PROPERTIES LLC	110,900	110,900	201	33215	914 ELMWOOD RD
040-012-300-300-00	EATON NURSERY SALES LLC	756,800	691,822	201	33215	4832 W SAGINAW HWY
040-012-300-325-00	HANDZON INVEST SAGINAW HWY	221,100	203,888	201	33215	4830 W SAGINAW HWY
040-012-300-330-00	PATRICKS NAILS AND SUPPLIES I	154,200	154,200	201	33215	4820 W SAGINAW HWY

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-012-400-060-00	LPC PARTNERS, L.C	876,800	876,800	201	33215	4300 W SAGINAW HWY
040-013-200-002-00	HURAND-ROSENBAUM PARTNER:	298,500	270,297	201	33215	4421 W SAGINAW HWY
040-013-200-005-00	PAPA ART & GRANDMA BESS REA	537,200	497,984	201	33215	4359 W SAGINAW HWY
040-013-200-014-00	ARVANITES INVESTMENT GROUP	361,800	303,347	201	33215	4347 W SAGINAW HWY
040-013-200-021-00	O'REILLY AUTO ENTERPRISES LL	375,000	364,495	201	33215	4337 W SAGINAW HWY
040-013-200-035-00	BLAND CONSULTING LLC	174,800	174,800	201	33215	4025 W SAGINAW HWY
040-013-200-040-00	4021 WEST SAGINAW LLC	148,600	116,405	201	33215	4021 W SAGINAW HWY
040-014-100-100-01	BRIXMOR GA DELTA CENTER (MI)	5,913,000	5,913,000	201	33215	5843 W SAGINAW HWY
040-014-100-100-02	BRIXMOR GA DELTA CENTER (MI)	551,300	551,300	201	33215	5805 W SAGINAW HWY
040-014-100-222-00	40TH STREET PROPERTIES, LLC	611,600	509,592	201	23060	6209 W SAGINAW HWY
040-014-100-224-00	OPW I LLC	383,500	380,241	201	23060	6201 W SAGINAW HWY
040-014-100-226-00	PCM DEVELOPMENT LLC	380,800	379,414	201	23060	6145 W SAGINAW HWY
040-014-100-241-00	VENDRELL PROPERTIES, LLC	940,700	940,700	201	23060	6135 W SAGINAW HWY
040-014-200-005-00	CHEDDARS CASUAL CAFE	701,100	701,100	201	33215	5719 W SAGINAW HWY
040-014-200-015-01	API WEST SAGINAW LLC	3,233,000	3,033,899	201	33215	5625 W SAGINAW HWY
040-014-200-016-01	LEVINE INVESTMENTS LIMITED	613,300	613,300	201	33215	5617 W SAGINAW HWY
040-014-200-030-00	3HM LANSING LLC	236,100	236,100	201	33215	416 MALL DRIVE SOUTH
040-014-200-031-00	PCM DELTA PROPERTIES LLC	281,200	281,200	201	33215	5710 IVAN DR
040-014-200-032-00	PCM DELTA PROPERTIES LLC	84,900	84,900	202	33215	MALL DRIVE WEST
040-014-200-154-00	LANSING TOWNE CENTER PARTN	3,351,400	3,351,400	201	33215	5503 W SAGINAW HWY
040-014-200-190-00	HUMMEL, NICHOLAS	0	0	202	33215	W SAGINAW HWY
040-014-200-200-00	RECHOVOT, LLC	353,300	353,300	201	33215	5507 W SAGINAW HWY
040-014-200-205-00	TARGET CORPORATION	0	0	202	33215	W SAGINAW HWY
040-014-200-211-00	SFR PROPERTIES LLC	605,800	592,021	201	33215	5401 W SAGINAW HWY
040-014-200-230-00	IVANS CROSSING LLC	410,400	410,400	201	33215	5310 IVAN DR
040-014-200-231-00	GOODWILL INDUSTRIES OF CENT	0	0	201	33215	5353 W SAGINAW HWY
040-014-200-234-00	FIFTH THIRD BANK	543,600	485,834	201	33215	5117 W SAGINAW HWY
040-014-200-235-00	MEIJER INC	4,302,700	4,302,700	201	33215	5125 W SAGINAW HWY
040-014-200-236-00	ABRO, GHANIM & BATOUL	461,000	461,000	201	33215	5139 W SAGINAW HWY
040-015-100-001-00	DFCU FINANCIAL	344,900	344,900	201	23060	7525 W SAGINAW HWY
040-015-100-007-00	VIDHI 7 LLC	0	0	001	23060	7501 W SAGINAW HWY
040-015-100-012-00	FARM BUREAU LIFE INSURANCE (5,792,600	5,792,600	201	23060	7373 W SAGINAW HWY
040-015-200-102-00	BROOKSIDE CROSSING LLC	0	0	001	23060	W SAGINAW HWY
040-015-200-102-01	BROOKSIDE CROSSING LLC	8,427,900	864,550	202	23060	W SAGINAW HWY
040-015-200-150-00	BROOKSIDE CROSSING LLC	13,100	9,987	402	23060	6801 W SAGINAW HWY
040-015-200-155-00	HENDERSON GLASS INC	127,400	40,671	402	23060	6721 W SAGINAW HWY

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-015-200-161-00	LANSING LAND LLC	0	0	001	23060	6525 W SAGINAW HWY
040-015-200-161-01	LANSING LAND LLC	1,856,700	1,760,784	201	23060	6525 W SAGINAW HWY
040-015-200-166-00	ALE 3, LLC	205,000	176,343	201	23060	6515 W SAGINAW HWY
040-015-200-171-00	LANSING LAND, LLC	0	0	001	23060	6439 W SAGINAW HWY
040-015-200-176-00	LANSING LAND LLC	238,900	225,955	202	23060	6433 W SAGINAW HWY
040-015-200-215-00	CONSUMERS ENERGY COMPANY	60,300	50,297	301	23060	N CREYTS RD
040-015-200-220-00	WINDHAM MANAGEMENT LLC	976,100	976,100	201	23060	6421 W SAGINAW HWY
040-016-100-008-00	S & T MIGALDI LLC	947,200	947,200	201	23060	8741 W SAGINAW HWY
040-016-100-009-00	MICHIGAN STATE UNIVERSITY FC	968,700	963,890	201	23060	653 MIGALDI LN
040-016-100-013-00	WHME LLC	1,031,600	995,356	201	23060	644 MIGALDI LN
040-016-100-021-00	CEW LAND MANAGEMENT LLC	455,600	444,829	201	23060	8445 W SAGINAW HWY
040-016-100-025-00	LVV LANSING LLC	801,600	801,600	201	23060	8439 W SAGINAW HWY
040-016-100-040-00	MAIZE AND GREEN, INC	354,800	354,800	201	23060	8205 W SAGINAW HWY
040-016-100-045-00	CRACKER BARREL OLD COUNTY	981,400	785,189	201	23060	608 COMMERCIAL DR
040-016-100-046-00	DELTA 17 A LLC	2,900	2,900	202	23060	COMMERCIAL DRIVE
040-016-100-285-00	DELTA 17 A, LLC	2,895,500	2,895,500	201	23060	416 N MARKETPLACE BLVD
040-016-100-290-00	STEAK N SHAKE OPERATIONS INC	462,700	462,700	201	23060	522 N MARKETPLACE BLVD
040-016-100-296-00	NATIONAL RETAIL PROPERTIES L	514,800	514,800	201	23060	625 COMMERCIAL DR
040-016-100-297-00	HALLE PROPERTIES LLC	492,300	436,000	201	23060	650 N MARKETPLACE BLVD
040-016-100-298-00	BR OF WISCONSIN 5 LLC	561,400	530,612	201	23060	647 N MARKETPLACE BLVD
040-016-100-299-00	DELTA 17 A, LLC	1,279,900	1,279,900	201	23060	501 N MARKETPLACE BLVD
040-016-100-320-00	DELTA CHARTER TOWNSHIP	0	0	202	23060	8432 DELTA MARKET DR
040-016-200-044-00	SAGINAW ROAD INVESTMENT LLC	5,720,100	5,720,100	201	23060	633 N CANAL RD
040-042-500-011-00	TCC PROPERTY MANAGEMENT LI	280,100	280,100	201	33215	4440 W SAGINAW HWY
040-042-500-881-00	NBD BANK N A	260,700	254,992	201	33215	4530 W SAGINAW HWY
040-042-500-920-00	JONES DEVELOPMENT	118,600	107,665	201	33215	4510 W SAGINAW HWY
040-042-500-930-00	R & S DEVELOPMENT CO	153,900	135,125	201	33215	4500 W SAGINAW HWY
040-042-500-940-00	MARTIN TRUST, STANLEY L.	51,000	51,000	201	33215	715 ROBINS RD
040-042-501-270-00	JALEN ENTERPRISES LLC	248,500	248,500	201	33215	4710 W SAGINAW HWY
040-042-501-300-00	4608 WEST LLC	148,300	133,511	201	33215	4608 W SAGINAW HWY
040-042-501-310-00	PRICCO4600 LLC	90,400	90,400	201	33215	4600 W SAGINAW HWY
040-042-501-760-00	WHIDDON TRUST, TERRANCE & C	92,600	84,624	201	33215	4810 W SAGINAW HWY
040-042-501-780-00	TLP INVESTMENT PROPERTIES LI	164,200	164,200	201	33215	4800 W SAGINAW HWY
040-043-900-001-00	LANSING FARM PRODUCTS	284,400	271,580	201	33215	4209 W SAGINAW HWY
040-043-900-002-00	4037 W SAGINAW, LLC	611,100	487,600	201	33215	4037 W SAGINAW HWY
040-043-900-010-00	4021 WEST SAGINAW LLC	11,400	11,262	202	33215	N DIBBLE BLVD

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-043-900-020-00	4021 WEST SAGINAW LLC	9,300	9,195	202	33215	N DIBBLE BLVD
040-043-900-030-00	4021 WEST SAGINAW LLC	8,900	8,782	202	33215	521 N DIBBLE BLVD
040-043-900-040-00	J E J HOLDINGS LLC	10,400	10,400	402	33215	N DIBBLE BLVD
040-045-900-070-00	ALEA PROPERTIES LLC	370,000	370,000	201	23060	7201 W SAGINAW HWY STE 325
040-045-900-096-00	STATE EMPLOYEES CREDIT UNIC	519,500	483,818	201	23060	7007 W SAGINAW HWY
040-045-900-099-00	SAGINAW PLAZA, LTD	2,906,400	2,733,188	201	23060	7109 W SAGINAW HWY
040-046-050-001-00	VIDHI 7 LLC	385,400	385,400	201	23060	7501 W SAGINAW HWY
040-046-050-002-00	VIDHI 7 LLC	1,351,900	659,789	201	23060	7501 W SAGINAW HWY
040-046-050-003-00	VIDHI 7 LLC	742,200	577,315	201	23060	7501 W SAGINAW HWY
040-047-300-020-00	SPAGNUOLO PLAZA, LLC	539,900	539,900	201	33215	5025 W SAGINAW HWY
040-047-300-040-00	SPAGNUOLO PLAZA, LLC	247,500	228,646	201	33215	5107 W SAGINAW HWY
040-047-400-015-00	ASTERA CREDIT UNION	822,600	778,629	201	33215	5615 W SAGINAW HWY
040-047-400-025-00	CASE CREDIT UNION	977,500	927,751	201	33215	5611 W SAGINAW HWY
040-047-400-030-00	MALY, RAYMOND J & CAROLYN E	310,600	305,235	201	33215	5601 W SAGINAW HWY
040-047-400-042-00	TARGET CORPORATION	2,068,500	2,068,500	201	33215	5609 W SAGINAW HWY
040-048-700-010-00	LETAVIS ENTERPRISES INC	478,100	319,565	201	23060	6219 W SAGINAW HWY
040-048-700-040-00	FRANGIE CREYTS PLAZA LLC	460,300	407,877	201	23060	6235 W SAGINAW HWY
040-048-700-060-00	FRANGIE CREYTS PLAZA LLC	593,800	522,502	201	23060	6323 W SAGINAW HWY
040-048-700-090-00	SPEEDWAY SUPERAMERICA LLC	459,600	423,763	201	23060	6329 W SAGINAW HWY
040-053-600-021-00	JAT BROTHERS LLC	208,200	202,622	201	33215	4819 W SAGINAW HWY
040-053-600-950-00	PHILLIPS-JOHNSON PROPERTIES	120,100	120,100	201	33215	4901 W SAGINAW HWY
040-053-600-990-00	FOUR M'S LLC	167,800	160,156	201	33215	4919 W SAGINAW HWY
040-053-601-030-00	FOUR M'S LLC	10,000	10,000	402	33215	IRIS AVE
040-053-601-960-00	JJ, LLC	632,400	632,400	201	33215	5001 W SAGINAW HWY
040-058-000-011-00	WEST SAGINAW INC	1,603,400	1,552,493	201	33215	4002 W SAGINAW HWY
040-058-000-050-00	CONSUMERS ENERGY COMPANY	41,200	39,246	201	33215	3922 W SAGINAW HWY
040-058-000-062-00	REALTY INCOME PROPERTIES 28	441,800	401,216	201	33215	3920 W SAGINAW HWY
040-058-000-081-00	MAGHSOODI, MASOOD & BEIGI, A	83,700	62,455	201	33215	713 N WAVERLY RD
040-058-000-090-00	ADAMS, KENNETH G	135,300	120,234	201	33215	3908 W SAGINAW HWY
040-058-000-100-00	DOBLE HOLDING LLC	150,700	136,622	201	33215	721 N WAVERLY RD
040-060-500-872-00	4220 SAGINAW LLC	77,900	77,900	201	33215	809 THOMAS L PKWY WEST
040-060-500-874-00	4220 SAGINAW LLC	46,000	46,000	201	33215	801 THOMAS L PKWY WEST
040-060-500-876-00	4220 SAGINAW LLC	156,700	150,649	201	33215	4220 W SAGINAW HWY
040-060-500-880-00	4200 W SAGINAW, LLC	242,500	242,500	201	33215	4200 W SAGINAW HWY
040-065-800-010-00	TRAN, LYNNE & NGUYEN, JOHNA	172,600	172,600	201	33215	4221 W SAGINAW HWY
040-065-800-020-00	YOUNGS BEAUTY INC	0	0	001	33215	4233 W SAGINAW HWY

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-065-800-020-01	YOUNGS BEAUTY INC	117,000	117,000	201	33215	4239 W SAGINAW HWY
040-065-800-030-00	YOUNGS BEAUTY INC	0	0	001	33215	4239 W SAGINAW HWY
040-065-800-050-00	ALEXANDER TRUST, HELEN J	22,200	17,215	201	33215	4243 W SAGINAW HWY
040-065-800-060-00	ALEXANDER TRUST, HELEN J	40,000	36,619	201	33215	4251 W SAGINAW HWY
040-065-800-065-00	ALEXANDER TRUST, HELEN J	43,200	37,560	201	33215	640 RENKER RD
040-065-800-071-00	ADVALCO-SIMON, LLC	209,700	209,700	201	33215	4301 W SAGINAW HWY
040-065-800-092-00	LANSING BOARD OF WATER & LIC	0	0	202	33215	4323 W SAGINAW HWY
040-065-800-100-00	DEEHAN & BURCH LLC	113,500	106,853	201	33215	4309 W SAGINAW HWY
040-068-000-031-00	CENTRAL PHARMACY-WESTSIDE	89,700	89,700	201	33215	4801 W SAGINAW HWY
040-068-000-042-00	CENTRAL PHARMACY-WESTSIDE	7,600	7,020	402	33215	W SAGINAW HWY
040-068-001-035-00	PRM REAL ESTATE INVESTMENT	294,600	286,214	201	33215	4721 W SAGINAW HWY
040-068-001-070-00	OPE PROPERTIES LLC	121,600	111,051	201	33215	4607 W SAGINAW HWY
040-068-002-000-00	DELTA VENTURES LLC	428,500	428,500	201	33215	4601 W SAGINAW HWY
040-068-003-021-00	A & R ASSOCIATES	164,700	164,700	201	33215	4517 W SAGINAW HWY
040-068-003-050-00	WMCR HOLDING COMPANY LLC	264,400	251,186	201	33215	4509 W SAGINAW HWY
040-068-004-002-00	CFT NV DEVELOPMENTS LLC	376,800	370,218	201	33215	4433 W SAGINAW HWY
040-069-000-021-00	KARSH TRUST, MARSHALL	408,600	408,600	201	33215	4015 W SAGINAW HWY
040-069-000-030-00	SLEEPY HOLLOW VINEYARDS, LP	776,000	776,000	201	33215	3915 W SAGINAW HWY
040-069-000-062-00	WAVERLY ROAD PARTNERS, LLC	534,100	446,984	201	33215	603 N WAVERLY RD
040-069-000-067-00	CVSP EATON LLC	246,900	243,562	201	33215	632 N DIBBLE BLVD
040-074-500-010-00	F & J ASSOCIATES	454,100	420,125	201	33215	6101 W SAGINAW HWY
040-074-500-020-00	THE LANSING SAGINAW LLC	1,150,800	1,150,800	201	33215	6025 W SAGINAW HWY
040-074-500-030-00	BWAY, LLC	683,600	683,600	201	33215	6001 W SAGINAW HWY
040-076-600-010-00	RKG INC	190,100	174,164	201	33215	4230 W SAGINAW HWY
040-076-600-020-00	SAGINAW & CLARK, LLC	127,500	127,500	201	33215	4238 W SAGINAW HWY
040-076-600-030-00	SAGINAW HOME MANAGEMENT, I	94,500	94,500	201	33215	4244 W SAGINAW HWY
040-076-600-040-00	ADMIRAL REAL ESTATE I, LLC	116,600	99,245	201	33215	4306 W SAGINAW HWY
040-076-600-061-00	NORMAN HOLDINGS, LLC	599,700	591,770	201	33215	4324 W SAGINAW HWY
040-088-001-010-00	ABRAHAM WORTHMORE LLC	207,500	207,500	201	23060	6130 W SAGINAW HWY
040-088-001-020-00	JAYE SECOND FAMILY LTD PTNSI	29,200	29,200	202	23060	6142 W SAGINAW HWY
040-088-001-025-00	JAYE SECOND FAMILY LTD PTNSI	35,800	35,800	202	23060	W SAGINAW HWY
040-088-001-039-00	ORLER PROPERTIES, LLC	104,200	104,200	201	23060	6158 W SAGINAW HWY
040-088-001-041-00	G&G DEVELOPMENT GROUP LLC	175,000	175,000	201	23060	6206 W SAGINAW HWY
040-088-001-050-00	K & K MANAGEMENT OF DELTA TI	99,200	97,966	201	23060	6214 W SAGINAW HWY
040-088-001-060-00	GUPTA, JIYA LAL	24,800	12,081	202	23060	W SAGINAW HWY
040-088-001-070-00	GOLDEN PARTNERSHIP	750,300	708,445	201	23060	6240 W SAGINAW HWY

Parcel Number	Owner's Name	2021 March BOR		Class	School Dist	Property Address
		S.E.V	Taxable			
040-088-002-013-00	BARYAMES DEVELOPMENT LLC	638,700	571,161	201	23060	6334 W SAGINAW HWY
040-088-005-010-00	BROADSTONE CWP MICHIGAN, LL	496,900	496,900	201	23060	6008 W SAGINAW HWY
040-088-005-030-00	SANNS DELTA LLC	274,500	257,792	201	23060	6020 W SAGINAW HWY

Total Parcel Count: 219

Appendix J. Tables

Table 1A - TIF Capture Property

DELTA CROSSINGS

Summary of Capture Property Parcel Data Within the Delta Township
Saginaw Highway Corridor Improvement Authority (CIA)

Real Property Parcel Data Values for: 2021 (as of 12/31/2020)

Excludes any Personal Property

Name of Property Owner	Address of Property (if available/ existing)	Summary of Building Uses	Parcel Identification Number (PIN)/ Tax Identification Number	Total Assessed Value (SEV) of Land & Building	Total Taxable Value of Land & Building	Taxable Value as % of Assessed Value (SEV)	Total Existing Land Area ¹		Land Value of All Existing Property			Land Improvements Value of Entire Parcel/ Property ²		
							Acres (Available on Web site) ¹	Square Feet	True Cash Value	Assessed Value	Taxable Value	True Cash Value ²	Assessed Value	Taxable Value
Unified Group LLC	8132 W Saginaw Hwy	Commercial - Improved	040-009-300-090-01	\$ 2,580,900	\$ 2,580,900	100.00%	27.570	1,200,949.20	\$ 4,503,600	\$ 2,251,800	\$ 2,251,800	\$ 658,200	\$ 329,100	\$ 329,100
Unified Group LLC	No Address; West Willow Hwy	Developmental - Vacant	040-009-100-047-00	\$ 412,400	\$ 132,017	32.01%	56.110	2,444,151.60	\$ 824,800	\$ 412,400	\$ 132,017	\$ -	\$ -	\$ -
Unified Group LLC	No Address; West Saginaw Hwy	Commercial Vacant - 100% Qualified Agricultural	040-009-300-033-01	\$ 7,048,900	\$ 284,288	4.03%	115.922	5,049,562.32	\$ 14,097,800	\$ 7,048,900	\$ 284,288	\$ -	\$ -	\$ -
-	-	-	TOTALS	\$ 10,042,200	\$ 2,997,205	-	199.6020	8,694,663	\$ 19,426,200	\$ 9,713,100	\$ 2,668,105	\$ 658,200	\$ 329,100	\$ 329,100

Notes:

1. For Parcel ID of 040-009-300-090-01, the "Total Net Acres" is 27.570 acres; the "Legal Description" specifies 28.14 acres [Gross land area].

2. For Parcel ID of 040-009-300-090-01, the True Cash Value (TCV) of the "Land Improvements Value" provided on the BS&A website was \$658,323 for each parcel, but \$123 was subtracted, resulting in a TCV of \$658,200, so that the Assessed and Taxable Value of Land and Land Improvements would equal the Total Assessed and Total Taxable Values.

Data Source: BS&A Web site

Prepared by: Advanced Redevelopment Solutions

Last Revised: 4/30/2021

Table 1B - TIF Capture Property

BROOKSIDE CROSSINGS

Summary of Capture Property Parcel Data Within the Delta Township
Saginaw Highway Corridor Improvement Authority (CIA)

Real Property Parcel Data Values for: 2021 (as of 12/31/2020)

Excludes any Personal Property

Name of Property Owner	Address of Property (if available/ existing)	Summary of Building Uses	Parcel Identification Number (PIN)/ Tax Identification Number	Total Assessed Value (SEV) of Land & Building	Total Taxable Value of Land & Building	Taxable Value as % of Assessed Value (SEV)	Total Existing Land Area		Land Value of All Existing Property			Land Improvements Value of Entire Parcel/ Property		
							Acres (Available on Web site)	Square Feet	True Cash Value	Assessed Value	Taxable Value	True Cash Value	Assessed Value	Taxable Value
Brookside Crossing LLC	6801 W Saginaw	Vacant	040-015-200-150-00	\$ 13,100	\$ 9,987	76.24%	1.000	43,560.00	\$ 26,200	\$ 13,100	\$ 9,987	\$ -	\$ -	\$ -
Brookside Crossing LLC	Vacant - Saginaw: No Address	Vacant	040-015-200-102-01	\$ 8,427,900	\$ 864,550	10.26%	112.770	4,912,261.20	\$ 16,855,800	\$ 8,427,900	\$ 864,550	\$ -	\$ -	\$ -
-	-	-	TOTALS	\$ 8,441,000	\$ 874,537	-	113.7700	4,955,821	\$ 16,882,000	\$ 8,441,000	\$ 874,537	\$ -	\$ -	\$ -

Data Source: Township Assessor

Prepared by: Advanced Redevelopment Solutions

Last Revised: 8/17/2021

Table 2 - Projects List
ALLOWABLE PROJECTS AND ESTIMATED COSTS
Delta Charter Township, Michigan

Infrastructure located within Public Right-of-Ways and Easements	Delta Crossings Allowable Projects Estimates ¹ 2020-2025	Lansing Mall Allowable Projects Estimates ¹ 2022-2041	Township Allowable Projects Estimates ¹ 2020-2041	Estimated Total ¹
Site Preparation	\$ 2,063,220	\$ -	\$ 20,000	\$ 2,083,220
Grading & Land Balancing (includes clearing & grubbing, cut and fill operations, etc.)				
Utility Relocation				
Easement Acquisition				
Utilities and Communications	\$ 5,593,888	\$ 2,750,000	\$ 302,400	\$ 8,646,288
Water (includes leads and taps)				
Sanitary (includes leads and taps)				
Storm (includes retention and detention systems)				
Electric				
Natural Gas				
Fiber/Broadband, Internet Connectivity, Telecommunications				
Streets and Streetscapes	\$ 5,343,949	\$ 250,000	\$ 1,832,700	\$ 7,426,649
Curb/Gutter				
Road Improvements (reconstruction and new construction)				
Street Signage and Wayfinding				
Traffic Signalization				
Sidewalk				
Street Lighting				
Public Art				
Comfort Items (seating, drinking fountain, etc)				
Landscaping & Irrigation				
Mobility	\$ 790,405	\$ -	\$ 802,300	\$ 1,592,705
Non-Motorized Connections (bike paths, walking trails, boardwalks, etc.)				
Public Transportation Facilities (transit stations, busing stops, etc.)				
Pedestrian Crossing & Safety Improvements (nonmotorized crossings, bridges, etc.)				
Long-Term Maintenance Reserve	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Infrastructure located within Public Right-of-Ways and Easements				
Public Amenities	\$ -	\$ -	\$ -	\$ -
Enhanced Public Services				
Development of Public Spaces (includes recreational areas, parks, etc.)				
Public Parking				
Gateway Improvements				
Beautification Activities				
Infrastructure located within Public Right-of-Ways and Easements Subtotals	\$ 13,791,462	\$ 3,000,000	\$ 3,957,400	\$ 20,748,862

Soft Costs	Delta Crossings Allowable Projects Estimates ¹ 2020-2025	Lansing Mall Allowable Projects Estimates ¹ 2022-2041	Township Allowable Projects Estimates ¹ 2020-2041	Estimated Total ¹
CIA Implementation	\$ 151,000	\$ -	\$ 80,000	\$ 231,000
CIA and District Establishment				
Zoning Amendments				
Update Building Maintenance Code				
Promotions/Marketing Strategy				
Professional Services	\$ 295,231	\$ -	\$ 273,300	\$ 568,531
Environmental Engineering & Consulting				
Architectural				
Engineering & Professional Fees				
Project/Construction Management				
Project Management				
Studies and Plans	\$ 62,308	\$ -	\$ 660,000	\$ 722,308
Corridor Plan				
Market Studies				
Traffic Studies				
Non-motorized Feasibility Studies				
Business Attraction and Retention Strategy				
Wayfinding Plan				
Access Management and Streetscape Plan				
Design Guidelines				
Economic Impact Studies				
Administration (2% to Township for CIA)	\$ -	\$ -	\$ 876,760	\$ 876,760
Legal				
Accounting				
Communications				
Project Management				
Fees	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -
Soft Costs Subtotals	\$ 508,539	\$ -	\$ 1,890,060	\$ 2,398,599
Other	Delta Crossings Allowable Projects Estimates ¹ 2020-2025	Lansing Mall Allowable Projects Estimates ¹ 2022-2041	Township Allowable Projects Estimates ¹ 2020-2041	Estimated Total ¹
Contingency (10%) ²	\$ -	\$ 300,000	\$ 497,070	\$ 797,070
Cost of Financing (4% Simple Interest) ³		\$10,879,568		\$ 10,879,568
Other Subtotals		\$11,676,638		\$ 11,676,638
GRAND TOTAL (all Categories)		\$34,824,099		\$ 34,824,099

Notes:

1. A summary of the Projects and their estimated costs within each line item Category intended to be paid for with tax increment revenues from the TIF Capture Property are shown in this table. The costs projected in this table and the Plan may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of Project costs stay within the Grand Total of all Categories. Estimated years shown for completion of Projects are years of completion by December 31 of that year.

2. Delta Crossings has already been designed and therefore no contingency has been allocated. Township contingency excluded from Administration.

3. Cost of Financing derived from all Projects in the list and calculated at 4% Simple Interest over a 20-Year term.

Last revised: 8/17/2021

Table 3A - Base Year/ Initial Taxable Value (ITV) Information

DELTA CROSSINGS
Delta Charter Township, Michigan

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the CIA by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
1	8132 W Saginaw Hwy	040-009-300-090-01	\$ 2,251,800	\$ 329,100	\$ -	\$ 2,580,900	\$ -	\$ 2,580,900	\$ 139,263	\$ -	Actual Values for 2021 (as of 12/31/2020)
Personal Property	8132 W Saginaw Hwy	040-090-009-084-00	\$ -	\$ -	\$ -	\$ -	\$ 64,400	\$ 64,400	\$ -	\$ 2,702	Bulldozer on site as of 12/31/2020
2	No Address; West Willow Hwy	040-009-100-047-00	\$ 132,017	\$ -	\$ -	\$ 132,017	\$ -	\$ 132,017	\$ 7,124	\$ -	"
3	No Address; West Saginaw Hwy	040-009-300-033-01	\$ 284,288	\$ -	\$ -	\$ 284,288	\$ -	\$ 284,288	\$ 15,340	\$ -	"
Totals			\$ 2,668,105	\$ 329,100	\$ -	\$ 2,997,205	\$ 64,400	\$ 3,061,605	\$ 161,727	\$ 2,702	-
									Real & Personal Combined =	\$ 164,429	

Last revised: 4/30/2021

Table 3B - Base Year/ Initial Taxable Value (ITV) Information

BROOKSIDE CROSSINGS

Delta Charter Township, Michigan

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the CIA by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
1	6801 W Saginaw	040-015-200-150-00	\$ 9,987	\$ -	\$ -	\$ 9,987	\$ -	\$ 9,987	\$ 539	\$ -	Actual Values for 2021 (as of 12/31/2020)
2	Vacant - Saginaw: No Address	040-015-200-102-01	\$ 864,550	\$ -	\$ -	\$ 864,550	\$ -	\$ 864,550	\$ 46,650	\$ -	"
Totals			\$ 874,537	\$ -	\$ -	\$ 874,537	\$ -	\$ 874,537	\$ 47,189	\$ -	-
									Real & Personal Combined =	\$ 47,189	

Last revised: 8/17/2021

**Table 4A - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)
DELTA CROSSINGS
Delta Charter Township, Michigan**

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property ¹	Millage Rate Paid on Commercial Personal Property ¹	Base Year	2021
				CIA Plan Year Number	0
-	DELTA TOWNSHIP	-	-	-	-
-	Operating	4.9287	4.9287		\$ 15,090
-	Paramedic	0.9896	0.9896		\$ 3,030
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>5.9183</i>	<i>5.9183</i>		<i>\$ 18,119</i>
-	EATON COUNTY	-	-	-	-
-	County Operating	5.2096	5.2096		\$ 15,950
-	County 911	0.9490	0.9490		\$ 2,905
-	County EATRAN	0.2497	0.2497		\$ 764
-	County Jail	0.6993	0.6993		\$ 2,141
-	County Juvenile	0.3496	0.3496		\$ 1,070
-	County Med Care	0.1248	0.1248		\$ 382
-	County Road	1.4985	1.4985		\$ 4,588
-	LIBRARY	-	-	-	-
-	Delta District Library	1.0000	1.0000		\$ 3,062
-	INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-
-	Eaton RESA School Operating	0.1786	0.1786		\$ 547
-	Eaton RESA Special Education	2.6850	2.6850		\$ 8,220
-	Eaton RESA Vocational Education	0.8947	0.8947		\$ 2,739
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College	3.7777	3.7777		\$ 11,566
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Grand Ledge School District - Debt	5.6300	5.6300		\$ 17,237
-	Grand Ledge School District - Building & Site (Sinking Fund)	0.7944	0.7944		\$ 2,432
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>24.0409</i>	<i>24.0409</i>		<i>\$ 73,604</i>
-	Total Local: Annual	29.9592	29.9592		\$ 91,723
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 18,370
-	Grand Ledge Local School Operating - LSO	18.0000	6.0000		\$ 54,336
-	Total State & Local School: Annual	<i>24.0000</i>	<i>12.0000</i>		\$ 72,706
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	53.9592	41.9592		\$ 164,429

Notes:

1 The most current available millage rates are utilized (Summer & Winter - 2020).

Last revised: 8/17/2021

Table 4B - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value

BROOKSIDE CROSSINGS

Delta Charter Township, Michigan

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property ¹	Millage Rate Paid on Commercial Personal Property ¹	Base Year	2021
				CIA Plan Year Number	0
-	DELTA TOWNSHIP	-	-	-	-
-	Operating	4.9287	4.9287		\$ 4,310
-	Paramedic	0.9896	0.9896		\$ 865
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>5.9183</i>	<i>5.9183</i>		<i>\$ 5,176</i>
-	EATON COUNTY	-	-	-	-
-	County Operating	5.2096	5.2096		\$ 4,556
-	County 911	0.9490	0.9490		\$ 830
-	County EATRAN	0.2497	0.2497		\$ 218
-	County Jail	0.6993	0.6993		\$ 612
-	County Juvenile	0.3496	0.3496		\$ 306
-	County Med Care	0.1248	0.1248		\$ 109
-	County Road	1.4985	1.4985		\$ 1,310
-	LIBRARY	-	-	-	-
-	Delta District Library	1.0000	1.0000		\$ 875
-	INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-
-	Eaton RESA School Operating	0.1786	0.1786		\$ 156
-	Eaton RESA Special Education	2.6850	2.6850		\$ 2,348
-	Eaton RESA Vocational Education	0.8947	0.8947		\$ 782
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College	3.7777	3.7777		\$ 3,304
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Grand Ledge School District - Debt	5.6300	5.6300		\$ 4,924
-	Grand Ledge School District - Building & Site (Sinking Fund)	0.7944	0.7944		\$ 695
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>24.0409</i>	<i>24.0409</i>		<i>\$ 21,025</i>
	Total Local: Annual	29.9592	29.9592		\$ 26,200
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 5,247
-	Grand Ledge Local School Operating - LSO	18.0000	6.0000		\$ 15,742
-	Total State & Local School: Annual	24.0000	12.0000		\$ 20,989
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	53.9592	41.9592		\$ 47,189

Notes:

1 The most current available millage rates are utilized (Summer & Winter - 2020).

Last revised: 8/17/2021

Table 5A - Estimated Projected Future Taxable Value (FTV) Information

DELTA CROSSINGS
Delta Charter Township, Michigan

BASE YEAR OF CIA PLAN	FIRST YEAR OF TAX CAPTURE
2021	2022

Phase No.	Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements, & Land Upon 100% completion of construction on each Phase	FTV	TCV	Notes	Tax Year																				
					2021	2022	2023	2024	2025	2026	2027	2028	2029	2030											
					% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22	% Completed by 12/31/23	% Completed by 12/31/24	% Completed by 12/31/25	% Completed by 12/31/26	% Completed by 12/31/27	% Completed by 12/31/28	% Completed by 12/31/29											
Estimated Percentage (%) Change In Future Taxable Values (FTV) of Building(s) & Land Improvements (excludes any Personal Property): In Year after 100% of construction is completed on each Phase (as shown below)					0.00%	0.00%	0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%		
Estimated Percentage (%) Change In Future Taxable Values (FTV) of Land shown below: In Year after "Land" is transferred/ sold and Assessed at full Assessed Value (as shown below)					0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	
Phase 1 Subtotal					329,100	9,591,614	11,334,141	11,531,356	11,732,001	11,936,138	12,143,827	12,355,129	12,570,109	12,788,828	13,011,354	13,237,752	13,468,089	13,702,433	13,940,856	14,183,426	14,430,218	14,681,304	14,936,759	15,196,658	15,461,000
Phase 2 Subtotal					1,961,069	3,922,138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3a Subtotal					16,603,465	33,206,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3b Subtotal					1,692,391	3,384,783	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4 Subtotal					6,677,032	13,354,064	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5 Subtotal					10,603,997	21,207,995	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6a Subtotal					22,180,963	44,361,926	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6b Subtotal					9,434,196	18,868,392	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total: All Phases					93,240,108	186,480,216																			
Future Taxable Value (FTV) of Pre-Existing Personal Property in Base Year/ITV					64,400																				
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, Land and any Pre-Existing Personal Property					393,500	20,547,609	40,004,688	58,353,995	71,719,485	88,337,366	97,101,132	98,790,692	100,509,650	102,258,518	104,037,816	105,848,074	107,689,830	109,563,633	111,470,041	113,409,619	115,382,947	117,390,610	119,433,207	121,511,344	123,625,642
Existing Taxable Value (ETV) of Land																									
Address																									
8132 W Saginaw Hwy					\$ 2,251,800																				
No Address; West Willow Hwy					\$ 132,017																				
No Address; West Saginaw Hwy					\$ 284,288																				
Existing Taxable Value (ETV) of Land					2,668,105																				
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)					3,061,605	20,547,609	40,004,688	58,353,995	71,719,485	88,337,366	97,101,132	98,790,692	100,509,650	102,258,518	104,037,816	105,848,074	107,689,830	109,563,633	111,470,041	113,409,619	115,382,947	117,390,610	119,433,207	121,511,344	123,625,642
Base Year/ Initial Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)					3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605	3,061,605
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ ITV)					\$	\$ 17,486,004	\$ 36,943,083	\$ 55,292,390	\$ 68,657,880	\$ 85,275,761	\$ 94,039,527	\$ 95,729,087	\$ 97,448,045	\$ 99,196,913	\$ 100,976,211	\$ 102,786,469	\$ 104,628,225	\$ 106,502,028	\$ 108,408,436	\$ 110,348,014	\$ 112,321,342	\$ 114,329,005	\$ 116,371,602	\$ 118,449,739	\$ 120,564,037

Notes:

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

The CIA Plan will also capture all Personal Property taxes allowed for tax capture. No estimates of the Future Assessed Value (FAV) of Personal Property are provided because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

Last revised: 8/17/2021

**Table 5B - Estimated Projected Future Taxable Value (PFTV) Information
BROOKSIDE CROSSINGS
Delta Charter Township, Michigan**

Tax Year	BASE YEAR OF CIA PLAN		FIRST YEAR OF TAX CAPTURE																				
	Calendar/Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
	FYE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
CIA Plan Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Estimated Percentage (%) Change In Future Taxable Values (FTV) of Building(s) & Land Improvements (excludes any Personal Property): In Year the % of construction is completed on each Phase (as shown below)		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	
Estimated Percentage (%) Change In Future Taxable Values (FTV) of Land shown below		0.00%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements, & Land Upon 100% completion of construction	FTV	TCV	Notes	Tax Year(s)												2041-End							
				2021	2022	2023	2024	2025	2026	2027-2030	2031-2035	2036-2040	2041-End										
				% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22	% Completed by 12/31/23	% Completed by 12/31/24	% Completed by 12/31/25	% Completed by 12/31/26	% Completed in Years 2027-2030	% Completed in Years 2031-2035	% Completed in Years 2036-2040	% Completed in Years 2041-End									
Brookside Crossings	\$ 55,346,672	\$ 110,693,345	Upon 100% completion, the Land Value (see below) will be reduced to \$0 and included into the FTV for the development (per the "Income Approach" to a Project's Assessed/Taxable Value).	0%	0%	0%	0%	0%	10.00%	10.00%	25.00%	60.00%	100.00%	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 55,346,672	\$ 110,693,345		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total: All Phases	\$ 55,346,672	\$ 110,693,345		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Future Taxable Value (FTV) of Pre-Existing Personal Property in Base Year/ITV		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, Land and any Pre-Existing Personal Property		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Existing Taxable Value (ETV) of Land	ETV	Notes		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Address				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6801 W Saginaw	\$ 9,987	Assessed Value (AV) = \$13,100	All FTV for Land is removed upon 100% completion because the FTV is already included in the FTV for the development (see above).	9,987	10,161	10,338	10,517	10,700	10,887	11,076	11,269	11,465	11,664	11,867	12,074	12,284	12,498	12,715	12,936	13,161	13,390	13,623	13,860
Vacant - Saginaw: No Address	\$ 864,550	Assessed Value (AV) = \$8,427,900		864,550	879,593	894,898	910,469	926,311	942,429	958,828	975,511	992,485	1,009,754	1,027,324	1,045,199	1,063,386	1,081,889	1,100,714	1,119,866	1,139,352	1,159,177	1,179,346	1,199,867
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)				874,537	889,754	905,236	920,987	937,012	953,309	969,885	986,716	1,003,801	1,021,145	1,038,844	1,056,897	1,075,304	1,094,065	1,113,180	1,132,649	1,152,474	1,172,655	1,193,192	1,214,085
Base Year/ Initial Taxable Value (ITV) of Building(s) and Land Improvements, Land & Personal Property (if any)				874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537	874,537
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ ITV)				\$ -	\$ 15,217	\$ 30,699	\$ 46,450	\$ 62,475	\$ 78,272	\$ 94,068	\$ 109,865	\$ 125,662	\$ 141,459	\$ 157,256	\$ 173,053	\$ 188,850	\$ 204,647	\$ 220,444	\$ 236,241	\$ 252,038	\$ 267,835	\$ 283,632	\$ 299,429

Notes:

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

The CIA Plan will also capture all Personal Property taxes allowed for tax capture. No estimates of the Future Assessed Value (FAV) of Personal Property are provided because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

Last revised: 8/17/2021

Table 7A - Taxes Returned/Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid

DELTA CROSSINGS
Delta Charter Township, Michigan

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) ¹	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Taxes Returned / Gained During CIA Plan Tax Capture Period
	CIA Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
		Amount Returned to TJ because Tax Capture is Not Allowed ²																					
		Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing ³																					
- DELTA TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Operating		0	17,237	36,416	54,504	67,679	84,060	92,699	94,364	96,058	97,782	99,536	101,321	103,136	104,983	106,863	108,774	110,720	112,699	114,712	116,761	118,845	\$ 1,839,148
- Paramedic		-	3,461	7,312	10,943	13,589	16,878	18,612	18,947	19,287	19,633	19,985	20,343	20,708	21,079	21,456	21,840	22,231	22,628	23,032	23,444	23,862	\$ 369,270
- Subtotal of Local Government Unit (LGU): Annual		0	20,697	43,728	65,447	81,268	100,938	111,311	113,311	115,345	117,415	119,522	121,664	123,844	126,062	128,319	130,615	132,950	135,327	137,744	140,204	142,707	\$ 2,208,418
- Local Government Unit (LGU): Cumulative		0	20,697	64,426	129,873	211,141	312,078	423,389	536,700	652,045	769,460	888,982	1,010,646	1,134,490	1,260,552	1,388,871	1,519,486	1,652,436	1,787,763	1,925,507	2,065,711	2,208,418	-
- EATON COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- County Operating		0	18,219	38,492	57,610	71,536	88,851	97,982	99,742	101,533	103,355	105,209	107,095	109,014	110,967	112,953	114,974	117,030	119,122	121,250	123,415	125,618	\$ 1,943,966
- County 911		(0)	3,319	7,012	10,494	13,031	16,185	17,849	18,169	18,496	18,828	19,165	19,509	19,858	20,214	20,576	20,944	21,319	21,700	22,087	22,482	22,883	\$ 354,120
- County EATRAN		(0)	873	1,845	2,761	3,429	4,259	4,696	4,781	4,867	4,954	5,043	5,133	5,225	5,319	5,414	5,511	5,609	5,710	5,812	5,915	6,021	\$ 93,176
- County Jail		-	2,446	5,167	7,733	9,602	11,927	13,152	13,389	13,629	13,874	14,123	14,376	14,633	14,895	15,162	15,433	15,709	15,990	16,276	16,566	16,862	\$ 260,944
- County Juvenile		0	1,223	2,583	3,866	4,801	5,962	6,575	6,693	6,814	6,936	7,060	7,187	7,316	7,447	7,580	7,716	7,854	7,994	8,137	8,282	8,430	\$ 130,454
- County Med Care		-	436	922	1,380	1,714	2,128	2,347	2,389	2,432	2,476	2,520	2,566	2,612	2,658	2,706	2,754	2,804	2,854	2,905	2,957	3,009	\$ 46,569
- County Road		-	5,241	11,072	16,571	20,577	25,557	28,184	28,690	29,205	29,729	30,263	30,805	31,357	31,919	32,490	33,071	33,663	34,264	34,877	35,499	36,133	\$ 559,166
- LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Delta District Library		-	3,497	7,389	11,058	13,732	17,055	18,808	19,146	19,490	19,839	20,195	20,557	20,926	21,300	21,682	22,070	22,464	22,866	23,274	23,690	24,113	\$ 373,151
- INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Eaton RESA School Operating		(0)	3,123	6,598	9,875	12,262	15,230	16,795	17,097	17,404	17,717	18,034	18,358	18,687	19,021	19,362	19,708	20,061	20,419	20,784	21,155	21,533	\$ 333,224
- Eaton RESA Special Education		-	46,950	99,192	148,460	184,346	228,965	252,496	257,033	261,648	266,344	271,121	275,982	280,927	285,958	291,077	296,284	301,583	306,973	312,458	318,038	323,714	\$ 5,009,549
- Eaton RESA Vocational Education		(0)	15,645	33,053	49,470	61,428	76,296	84,137	85,649	87,187	88,751	90,343	91,963	93,611	95,287	96,993	98,728	100,494	102,290	104,118	105,977	107,869	\$ 1,669,290
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Lansing Community College		-	13,211	27,912	41,776	51,874	64,429	71,051	72,327	73,626	74,947	76,292	77,659	79,051	80,467	81,907	83,372	84,863	86,380	87,923	89,494	91,091	\$ 1,409,652
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Grand Ledge School District - Debt		-	98,446	207,990	311,296	386,544	480,103	529,443	538,955	548,632	558,479	568,496	578,688	589,057	599,606	610,339	621,259	632,369	643,672	655,172	666,872	678,776	\$ 10,504,194
- Grand Ledge School District - Building & Site (Sinking Fund)		0	13,891	29,348	43,924	54,542	67,743	74,705	76,047	77,413	78,802	80,216	81,654	83,117	84,605	86,120	87,660	89,228	90,823	92,446	94,096	95,776	\$ 1,482,155
- Subtotal of Non-LGU Local: Annual		0	226,520	478,573	716,276	889,418	1,104,691	1,218,220	1,240,107	1,262,375	1,285,031	1,308,080	1,331,531	1,355,390	1,379,663	1,404,360	1,429,486	1,455,049	1,481,057	1,507,517	1,534,438	1,561,828	\$ 24,169,609
- Non-LGU Local: Cumulative		0	226,520	705,093	1,421,369	2,310,787	3,415,478	4,633,698	5,873,805	7,136,180	8,421,211	9,729,291	11,060,822	12,416,211	13,795,875	15,200,235	16,629,720	18,084,769	19,565,826	21,073,343	22,607,782	24,169,609	-
- Total Local Tax Capture: Annual		0	247,217	522,301	781,724	970,685	1,205,629	1,329,531	1,353,418	1,377,720	1,402,446	1,427,602	1,453,195	1,479,234	1,505,726	1,532,678	1,560,100	1,587,999	1,616,383	1,645,262	1,674,642	1,704,534	\$ 26,378,027
- Total Local Tax Capture: Cumulative		0	247,217	769,518	1,551,242	2,521,927	3,727,556	5,057,087	6,410,505	7,788,225	9,190,671	10,618,273	12,071,468	13,550,702	15,056,427	16,589,106	18,149,206	19,737,205	21,353,589	22,998,850	24,673,493	26,378,027	-
- STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- State Education Tax - SET		(0)	104,916	221,658	331,754	411,947	511,655	564,237	574,375	584,688	595,181	605,857	616,719	627,769	639,012	650,451	662,088	673,928	685,974	698,230	710,698	723,384	\$ 11,194,523
- Grand Ledge Local School Operating - LSO		-	315,521	665,748	996,036	1,136,800	1,236,293	1,294,227	1,317,692	1,341,565	1,365,854	1,390,565	1,415,707	1,441,285	1,467,309	1,493,786	1,520,723	1,548,129	1,576,012	1,604,380	1,633,242	1,662,605	\$ 26,423,480
- Total State & Local School: Annual		(0)	420,437	887,407	1,327,790	1,548,748	1,747,948	1,858,464	1,892,066	1,926,254	1,961,035	1,996,422	2,032,425	2,069,055	2,106,321	2,144,236	2,182,811	2,222,057	2,261,986	2,302,610	2,343,940	2,385,990	\$ 37,618,002
- Total State & Local School: Cumulative		(0)	420,437	1,307,844	2,635,634	4,184,381	5,932,329	7,790,794	9,682,860	11,609,114	13,570,149	15,566,571	17,598,997	19,668,051	21,774,373	23,918,609	26,101,420	28,323,477	30,585,463	32,888,073	35,232,013	37,618,002	-
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL		\$ 0	\$ 667,654	\$ 1,409,708	\$ 2,109,514	\$ 2,519,433	\$ 2,953,577	\$ 3,187,995	\$ 3,245,484	\$ 3,303,974	\$ 3,363,481	\$ 3,424,024	\$ 3,485,620	\$ 3,548,288	\$ 3,612,047	\$ 3,676,915	\$ 3,742,911	\$ 3,810,056	\$ 3,878,369	\$ 3,947,871	\$ 4,018,582	\$ 4,090,524	\$ 63,996,030
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE		\$ 0	\$ 667,654	\$ 2,077,362	\$ 4,186,876	\$ 6,706,309	\$ 9,659,886	\$ 12,847,880	\$ 16,093,365	\$ 19,397,339	\$ 22,760,820	\$ 26,184,844	\$ 29,670,465	\$ 33,218,753	\$ 36,830,800	\$ 40,507,715	\$ 44,250,626	\$ 48,060,682	\$ 51,939,052	\$ 55,886,923	\$ 59,905,506	\$ 63,996,030	-

Notes:
¹ The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

² Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.

³ Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.

Last revised: 8/17/2021

Table 7B - Taxes Returned/Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid

BROOKSIDE CROSSINGS
Delta Charter Township, Michigan

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) ¹	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Taxes Returned / Gained During CIA Plan Tax Capture Period
	CIA Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
		Amount Returned to TJ because Tax Capture is Not Allowed ²																					
		Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing ³																					
- DELTA TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Operating		-	15	30	46	62	5,533	5,645	5,758	5,873	5,990	14,436	14,702	14,973	15,248	15,528	35,241	35,869	36,508	37,158	37,820	59,479	\$ 345,913
- Paramedic		-	3	6	9	12	1,111	1,133	1,156	1,179	1,203	2,898	2,952	3,006	3,062	3,118	7,076	7,202	7,330	7,461	7,594	11,942	\$ 69,454
- Subtotal of Local Government Unit (LGU): Annual		-	18	36	55	74	6,644	6,778	6,914	7,052	7,193	17,334	17,654	17,979	18,310	18,646	42,317	43,071	43,838	44,619	45,414	71,421	\$ 415,367
- Local Government Unit (LGU): Cumulative		-	18	54	109	183	6,828	13,606	20,520	27,572	34,765	52,099	69,753	87,731	106,041	124,687	167,004	210,075	253,913	298,532	343,946	415,367	-
- EATON COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- County Operating		-	16	32	48	65	5,849	5,966	6,086	6,208	6,332	15,258	15,540	15,826	16,117	16,413	37,249	37,913	38,589	39,276	39,975	62,868	\$ 365,628
- County 911		-	3	6	9	12	1,065	1,087	1,109	1,131	1,153	2,779	2,831	2,883	2,936	2,990	6,785	6,906	7,029	7,155	7,282	11,452	\$ 66,604
- County EATRAN		-	1	2	2	3	280	286	292	298	303	731	745	759	773	787	1,785	1,817	1,850	1,883	1,916	3,013	\$ 17,525
- County Jail		-	2	4	6	9	785	801	817	833	850	2,048	2,086	2,124	2,163	2,203	5,000	5,089	5,180	5,272	5,366	8,439	\$ 49,079
- County Juvenile		-	1	2	3	4	392	400	408	417	425	1,024	1,043	1,062	1,082	1,101	2,500	2,544	2,590	2,636	2,683	4,219	\$ 24,536
- County Med Care		-	0	1	1	2	140	143	146	149	152	366	372	379	386	393	892	908	924	941	958	1,506	\$ 8,759
- County Road		-	5	9	14	19	1,682	1,716	1,751	1,786	1,821	4,389	4,470	4,552	4,636	4,721	10,714	10,905	11,100	11,297	11,499	18,084	\$ 105,170
- LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Delta District Library		-	3	6	9	12	1,123	1,145	1,168	1,192	1,215	2,929	2,983	3,038	3,094	3,151	7,150	7,278	7,407	7,539	7,673	12,068	\$ 70,183
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Eaton RESA School Operating		-	3	5	8	11	1,003	1,023	1,043	1,064	1,085	2,615	2,664	2,713	2,763	2,813	6,385	6,499	6,615	6,733	6,852	10,777	\$ 62,674
- Eaton RESA Special Education		-	41	82	125	168	15,072	15,375	15,684	15,997	16,317	39,320	40,045	40,783	41,533	42,297	95,991	97,702	99,443	101,214	103,016	162,010	\$ 942,213
- Eaton RESA Vocational Education		-	14	27	42	56	5,022	5,123	5,226	5,331	5,437	13,102	13,344	13,590	13,840	14,094	31,986	32,556	33,136	33,727	34,327	53,985	\$ 313,966
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Lansing Community College		-	11	23	35	47	4,241	4,326	4,413	4,502	4,591	11,064	11,268	11,476	11,687	11,902	27,011	27,493	27,982	28,481	28,988	45,588	\$ 265,132
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Grand Ledge School District - Debt		-	86	173	262	352	31,604	32,239	32,886	33,544	34,213	82,448	83,968	85,515	87,088	88,689	201,276	204,864	208,515	212,228	216,007	339,708	\$ 1,975,664
- Grand Ledge School District - Building & Site (Sinking Fund)		-	12	24	37	50	4,459	4,549	4,640	4,733	4,828	11,633	11,848	12,066	12,288	12,514	28,400	28,907	29,422	29,946	30,479	47,933	\$ 278,769
- Subtotal of Non-LGU Local: Annual		-	197	398	602	809	72,718	74,181	75,669	77,183	78,723	189,708	193,206	196,765	200,386	204,069	463,127	471,382	479,781	488,327	497,021	781,651	\$ 4,545,902
- Non-LGU Local: Cumulative		-	197	595	1,197	2,006	74,724	148,905	224,574	301,757	380,479	570,187	763,393	960,158	1,160,543	1,364,613	1,827,739	2,299,122	2,778,903	3,267,230	3,764,250	4,545,902	-
- Total Local Tax Capture: Annual		-	215	434	657	883	79,363	80,959	82,583	84,235	85,916	207,042	210,859	214,743	218,695	222,716	505,443	514,453	523,620	532,946	542,434	853,072	\$ 4,961,268
- Total Local Tax Capture: Cumulative		-	215	649	1,306	2,189	81,552	162,511	245,094	329,329	415,244	622,286	833,145	1,047,889	1,266,584	1,489,300	1,994,743	2,509,196	3,032,816	3,565,762	4,108,196	4,961,268	-
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- State Education Tax - SET		-	91	184	279	375	33,681	34,358	35,047	35,748	36,462	87,866	89,486	91,135	92,812	94,518	214,504	218,328	222,218	226,176	230,203	362,034	\$ 2,105,504
- Grand Ledge Local School Operating - LSO		-	274	553	836	1,125	101,042	103,074	105,141	107,245	109,385	263,598	268,459	273,404	278,435	283,554	643,512	654,983	666,654	678,528	690,608	1,086,101	\$ 6,316,511
- Total State & Local School: Annual		-	365	737	1,115	1,499	134,723	137,432	140,189	142,993	145,846	351,464	357,945	364,538	371,247	378,071	858,017	873,311	888,872	904,704	920,811	1,448,135	\$ 8,422,014
- Total State & Local School: Cumulative		-	365	1,102	2,217	3,716	138,439	275,871	416,060	559,053	704,899	1,056,363	1,414,308	1,778,847	2,150,093	2,528,165	3,386,181	4,259,493	5,148,365	6,053,069	6,973,879	8,422,014	-
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL		-	\$ 580	\$ 1,171	\$ 1,772	\$ 2,383	\$ 214,086	\$ 218,391	\$ 222,771	\$ 227,228	\$ 231,762	\$ 558,506	\$ 568,804	\$ 579,282	\$ 589,942	\$ 600,787	\$ 1,363,460	\$ 1,387,764	\$ 1,412,492	\$ 1,437,650	\$ 1,463,245	\$ 2,301,207	\$ 13,383,283
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE		-	\$ 580	\$ 1,751	\$ 3,523	\$ 5,905	\$ 219,991	\$ 438,382	\$ 661,153	\$ 888,381	\$ 1,120,143	\$ 1,678,649	\$ 2,247,454	\$ 2,826,736	\$ 3,416,677	\$ 4,017,464	\$ 5,380,924	\$ 6,768,689	\$ 8,181,181	\$ 9,618,830	\$ 11,082,075	\$ 13,383,283	-

Notes:
¹ The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

² Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.

³ Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.

Last revised: 8/17/2021

Table 8A - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

DELTA CROSSINGS

Delta Charter Township, Michigan

Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed)	Taxes Paid on Base Year Taxable Value/ Initial Taxable Value	Taxes Passed-through to each Taxing Jurisdiction	Total
Percentage to Taxing Unit	-	100%		20%	
DELTA TOWNSHIP					
Operating	\$ 9,195,741	\$ -	\$ 15,090	\$ 1,839,148	\$ 1,854,238
Paramedic	\$ 1,846,350	\$ -	\$ 3,030	\$ 369,270	\$ 372,300
EATON COUNTY					
County Operating	\$ 9,719,831	\$ -	\$ 15,950	\$ 1,943,966	\$ 1,959,916
County 911	\$ 1,770,600	\$ -	\$ 2,905	\$ 354,120	\$ 357,026
County EATRAN	\$ 465,879	\$ -	\$ 764	\$ 93,176	\$ 93,940
County Jail	\$ 1,304,722	\$ -	\$ 2,141	\$ 260,944	\$ 263,085
County Juvenile	\$ 652,268	\$ -	\$ 1,070	\$ 130,454	\$ 131,524
County Med Care	\$ 232,846	\$ -	\$ 382	\$ 46,569	\$ 46,951
County Road	\$ 2,795,832	\$ -	\$ 4,588	\$ 559,166	\$ 563,754
LIBRARY					
Delta District Library	\$ 1,865,754	\$ -	\$ 3,062	\$ 373,151	\$ 376,212
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)					
Eaton RESA School Operating	\$ 333,224	\$ 333,224	\$ 547	\$ -	\$ 333,770
Eaton RESA Special Education	\$ 5,009,549	\$ 5,009,549	\$ 8,220	\$ -	\$ 5,017,769
Eaton RESA Vocational Education	\$ 1,669,290	\$ 1,669,290	\$ 2,739	\$ -	\$ 1,672,029
COMMUNITY COLLEGE					
Lansing Community College	\$ 7,048,258	\$ -	\$ 11,566	\$ 1,409,652	\$ 1,421,217
LOCAL SCHOOL MILLAGES: excludes State School millages					
Grand Ledge School District - Debt	\$ 10,504,194	\$ 10,504,194	\$ 17,237	\$ -	\$10,521,431
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,482,155	\$ 1,482,155	\$ 2,432	\$ -	\$ 1,484,587
STATE SCHOOL MILLAGES: excludes Local School millages					
State Education Tax - SET	\$ 11,194,523	\$ 11,194,523	\$ 18,370	\$ -	\$11,212,892
Grand Ledge Local School Operating - LSO	\$ 26,423,480	\$ 26,423,480	\$ 54,336	\$ -	\$26,477,816
Totals	\$ 93,514,494	\$ 56,616,414	\$ 164,429	\$ 7,379,616	\$64,160,459

Last revised: 8/17/2021

Table 8B - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

BROOKSIDE CROSSINGS

Delta Charter Township, Michigan

Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed)	Taxes Paid on Base Year Taxable Value/ Initial Taxable Value	Taxes Passed-through to each Taxing Jurisdiction	Total
Percentage to Taxing Unit	-	100%		20%	
DELTA TOWNSHIP					
Operating	\$ 1,729,566	\$ -	\$ 4,310	\$ 345,913	\$ 350,224
Paramedic	\$ 347,268	\$ -	\$ 865	\$ 69,454	\$ 70,319
EATON COUNTY					
County Operating	\$ 1,828,139	\$ -	\$ 4,556	\$ 365,628	\$ 370,184
County 911	\$ 333,020	\$ -	\$ 830	\$ 66,604	\$ 67,434
County EATRAN	\$ 87,624	\$ -	\$ 218	\$ 17,525	\$ 17,743
County Jail	\$ 245,396	\$ -	\$ 612	\$ 49,079	\$ 49,691
County Juvenile	\$ 122,681	\$ -	\$ 306	\$ 24,536	\$ 24,842
County Med Care	\$ 43,794	\$ -	\$ 109	\$ 8,759	\$ 8,868
County Road	\$ 525,850	\$ -	\$ 1,310	\$ 105,170	\$ 106,480
LIBRARY					
Delta District Library	\$ 350,917	\$ -	\$ 875	\$ 70,183	\$ 71,058
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)					
Eaton RESA School Operating	\$ 62,674	\$ 62,674	\$ 156	\$ -	\$ 62,830
Eaton RESA Special Education	\$ 942,213	\$ 942,213	\$ 2,348	\$ -	\$ 944,561
Eaton RESA Vocational Education	\$ 313,966	\$ 313,966	\$ 782	\$ -	\$ 314,748
COMMUNITY COLLEGE					
Lansing Community College	\$ 1,325,660	\$ -	\$ 3,304	\$ 265,132	\$ 268,436
LOCAL SCHOOL MILLAGES: excludes State School millages					
Grand Ledge School District - Debt	\$ 1,975,664	\$ 1,975,664	\$ 4,924	\$ -	\$ 1,980,588
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 278,769	\$ 278,769	\$ 695	\$ -	\$ 279,463
STATE SCHOOL MILLAGES: excludes Local School millages					
State Education Tax - SET	\$ 2,105,504	\$ 2,105,504	\$ 5,247	\$ -	\$ 2,110,751
Grand Ledge Local School Operating - LSO	\$ 6,316,511	\$ 6,316,511	\$ 15,742	\$ -	\$ 6,332,252
Totals	\$ 18,935,215	\$ 11,995,299	\$ 47,189	\$ 1,387,983	\$13,430,472

Last revised: 8/17/2021

Appendix K. Meeting Minutes

CHARTER TOWNSHIP OF DELTA

In compliance with Governor Whitmer’s Michigan Public 254 of 2020, this meeting was conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, FEBRUARY 15, 2021**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Dennis R. Fedewa, Clerk Mary R. Clark, Trustee Fonda J. Brewer, Andrea Cascarilla, Trustee Karen J. Mojica, and Trustee Elizabeth S. Bowen

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Chief Gregg Ginebaugh, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, and Department Assistant-Managers Office Mary Worland

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE CASCARILLA MOVED TO APPROVE THE AGENDA AS PRESENTED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VI. PUBLIC HEARINGS

1. Hearing of Necessity for Otis Street Streetlight District

OTIS STREET RESIDENTS IN FAVOR OF AND OPPOSED TO THE NEW STREET LIGHT SPOKE TO THE BOARD.

JANET SCARBOROUGH - 4202 OTIS
DAREN FERDEN - 4114 OTIS
BRIT SLOCUM - 304 HARVEST
LISA EMERSON – 4241 OTIS

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD DECLARE ITS INTENT TO PROCEED WITH THE INSTALLATION OF STREET LIGHTS IN THE DISTRICT KNOWN AS OTIS STREET.

FURTHER, THE BOARD DECLARES THAT SUFFICIENT PETITIONS WERE SUBMITTED TO PROCEED WITH SAID IMPROVEMENTS.

FURTHER, THAT THE BOARD APPROVE THE PLANS AND ESTIMATE OF COSTS FOR THE PROPOSED PROJECT.

FURTHER, THE BOARD OF TRUSTEES HEREBY APPROVES THE SAID SPECIAL ASSESSMENT DISTRICT AND DETERMINES THAT THE TERM OF ITS EXISTENCE SHALL BE IN PERPUTITY.

FURTHER, THE SUPERVISOR IS DIRECTED TO PREPARE A SPECIAL ASSESSMENT ROLL FOR THE SAID SPECIAL ASSESSMENT DISTRICT WHICH SHALL BE FILED WITH THE TOWNSHIP CLERK.

FURTHER, THAT THE PUBLIC HEARING FOR OBJECTIONS TO THE SPECIAL ASSESSMENT ROLL IS SET FOR MONDAY, MARCH 8, 2021 at 6:00 PM AT THE DELTA TOWNSHIP ADMINISTRATION BUILDING OR THROUGH ZOOM AS DICTATED BY STATE OF MICHIGAN DHHS ORDER.

FURTHER, COSTS MAY BE INCREASED BY THE UTILITY COMPANY OVER TIME TO REFLECT INCREASES IN ELECTRICAL RATES.

FURTHER, THE CLERK IS DIRECTED TO PUBLISH NOTICE OF THE PUBLIC HEARING IN THE NEWSPAPER AND NOTIFY THE AFFECTED PROPERTY OWNERS. THE CLERK SHALL NOTIFY ALL PROPERTY OWNERS THAT THEY MUST APPEAL AT THE PUBLIC HEARING OR FILE A WRITTEN PROTEST OBJECTING TO SAID SPECIAL ASSESSMENT IN ORDER TO FURTHER APPEAL TO THE MICHIGAN TAX TRIBUNAL.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VII. COMMUNICATIONS

2. Appointment by Treasurer Fedewa

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TRUSTEE BREWER REQUESTED AGENDA ITEM NUMBER SEVEN BE MOVED TO ITEMS OF BUSINESS.

TRUSTEE BREWER MOVED TO APPROVE THE AMENDED AGENDA.

TREASURER FEDEWA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

3. Bills and Financial Transactions

Bonds/Debt Payments	\$	
Payroll & Related	\$	359,646.46
Refunds	\$	265.73
Tax Distributions	\$	1,160,121.40
Vendor Claims	\$	749,667.50
Total	\$	2,269,701.09

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

4. Minutes

- a. February 1, 2021 Regular Board Minutes
- b. February 11, 2021 COW Minutes

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

5. Purchase Approval Request for Two Stryker LUCAS Chest Compressions Devices

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD AUTHORIZE TOWNSHIP MANAGER BRIAN REED TO AUTHORIZE THE PURCHASE OF THE TWO STRYKER MEDICAL LUCAS 3 CHEST COMPRESSION SYSTEMS WITH FOUR-YEAR ON-SITE MAINTENANCE IN THE AMOUNT OF \$31,073.34.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

6. MERS Credited Service – Ken Barnes

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE FOLLOWING:

AS PROVIDED BY THE MERS PLAN DOCUMENT, THE TWENTY-FIVE (25) MONTHS ADDITIONAL CREDITED SERVICE IS GRANTED THIS MEMBER BY RESOLUTION ADOPTED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA AT ITS MEETING ON FEBRUARY 15, 2021. IT IS UNDERSTOOD THAT CALCULATION OF THE ACTUARIAL COST IS BASED ON THE ASSUMPTIONS PROVIDED AND APPROVED BY THE MERS RETIREMENT BOARD ON THE DATE THE CALCULATION WAS PREPARED. ACTUAL, FUTURE EVENTS AND EXPERIENCE MAY RESULT IN CHANGES DIFFERENT FROM THOSE ASSUMED, AND LIABILITY DIFFERENT FROM THAT ESTIMATED, AND

FURTHERMORE, THE PURCHASE OF SERVICE CREDIT DOES NOT AFFECT VESTING FOR RETIREE HEALTH INSURANCE, AND

FINALLY, THE EMPLOYEE (KENNETH BARNES) WILL BE RESPONSIBLE AND IS REQUIRED TO PAY THE FULL COST OF THE PURCHASE FOR THE CREDITED SERVICE.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED
7-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

7. Set a public hearing for the creation of a Corridor Improvement Authority

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD
APPROVE THE FOLLOWING:

WHEREAS, THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57
OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602
ET SEQ., (THE “ACT”) AUTHORIZES THE TOWNSHIP TO ESTABLISH A
CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE
BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT
DEVELOPMENT AREA (REFERRED TO HEREAFTER AS “DEVELOPMENT
AREA”), PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAVE
BEEN MET, FOR THE PURPOSE OF CORRECTING AND PREVENTING
DETERIORATION IN BUSINESS DISTRICTS, AND ENCOURAGING AND
PROMOTING ECONOMIC GROWTH; AND

WHEREAS, THE TOWNSHIP HAS IDENTIFIED AN AREA WITHIN THE
TOWNSHIP WHICH IT PROPOSES BE DESIGNATED AN AUTHORITY
CORRIDOR IMPROVEMENT DEVELOPMENT AREA; AND

WHEREAS, IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE
ACT, THE TOWNSHIP BOARD WISHES TO EXPRESS ITS INTENT TO
ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND DESIGNATE
THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT
DEVELOPMENT AREA, TO DETERMINE CERTAIN CRITERIA REQUIRED BY
THE ACT ARE MET WITH RESPECT TO THE PROPOSED AUTHORITY
CORRIDOR IMPROVEMENT DEVELOPMENT AREA AND TO SET A PUBLIC
HEARING REGARDING THE ESTABLISHMENT OF THE AUTHORITY AND
DESIGNATION OF THE DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD INTENDS TO ESTABLISH THE SAGINAW
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY (THE “AUTHORITY”)
PURSUANT TO THE ACT; AND

2. THAT THE TOWNSHIP BOARD FURTHER INTENDS TO ESTABLISH AN
AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA TO
INCLUDE ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE
ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND

3. THAT WITH RESPECT TO THE DEVELOPMENT AREA THE FOLLOWING CRITERIA, AS REQUIRED BY THE ACT, ARE MET:

(A) IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".

(B) CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.

(C) MORE THAN 1/2 OF THE EXISTING GROUND FLOOR SQUARE FOOTAGE IN THE DEVELOPMENT AREA IS CLASSIFIED AS COMMERCIAL REAL PROPERTY UNDER SECTION 34C OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34C.

(D) RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.

(E) IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.

(F) IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.

(G) THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:

(H) TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.

(I) TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.

4. THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 15, 2021, AT 6:00 P.M. AT THE DELTA TOWNSHIP HALL (ZOOM INFORMATION TO BE PROVIDED), TO CONSIDER THE ESTABLISHMENT OF THE AUTHORITY AND THE DESIGNATION OF THE DEVELOPMENT AREA; AND

5. THAT IN ACCORDANCE WITH THE ACT, NOTICE OF THE PUBLIC HEARING SHALL BE GIVEN BY

(A) PUBLICATION OF A NOTICE OF PUBLIC HEARING TWICE IN LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS, NOR MORE THAN 40 DAYS BEFORE THE HEARING,

(B) MAILING A NOTICE OF PUBLIC HEARING BY FIRST-CLASS MAIL TO

(C) THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA,

(D) THE GOVERNING BODY OF EACH TAXING JURISDICTION
LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA
AND

(E) THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20
DAYS BEFORE THE HEARING AND

(F) POSTING NOTICE OF THE PUBLIC HEARING IN AT LEAST 20
CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED
QUALIFIED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE
HEARING.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

**8. Referral of West Lansing Retail Development III, LLC Rezoning Request
in Case No. 02-21-03**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD REFER
THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO
REZONE 44.49 ACRES IN SECTION 9 OF THE TOWNSHIP FROM C,
COMMERCIAL, AND AG2, AGRICULTURAL/RESIDENTIAL, TO RM,
MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 02-21-03,
TO THE PLANNING COMMISSION FOR THE PURPOSES OF HOLDING A
PUBLIC HEARING ON THE MATTER AND SUBMITTING A
RECOMMENDATION TO THE TOWNSHIP BOARD.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED
7-0.

**9. Local Recommendation for Approval of Off-Premises Tasting Room for
Sanctuary Spirits, LLC in partnership with Board and Brush Creative
Studio**

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD
RECOMMEND THE APPLICATION OF SANCTUARY BREWERY, LLC (DOING
BUSINESS AS SANCTUARY SPIRITS, LLC) FOR THE PURPOSE OF AN OFF-
PREMISES TASTING ROOM LOCATED AT 723 BROOKSIDE DRIVE,
LANSING, MI 48917 IN PARTNERSHIP WITH CRAFTED LIFE CREATIONS,
LLC (DOING BUSINESS AS BOARD AND BRUSH CREATIVE STUDIO) FOR
APPROVAL BY THE MICHIGAN LIQUOR CONTROL COMMISSION.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XV. MANAGER’S REPORT – Brian Reed, Township Manager

- Manager Reed thanked Department Assistant Mary Worland for her help with the liquor license research.
- Auditors began the Townships audit today. They should be finished with the onsite work by the end of the week.
- Property taxes are due tomorrow.
- Several businesses in Delta were awarded Michigan’s Going PRO Talent Fund grant. The grants go to employers to assist in training, developing, and retaining current and newly hired employees. Companies in Delta who were awarded the grant were Air Lift Company, Bridgewater Interiors, Liquid Web, Magna Dexsys, and Trouble Shooters for a combined total amount of \$277,000 in funding.
- Thursday, Manager Reed will be attending the Zoom hearing to close out the Board of Water and Light franchise fee discussion.

XVI. COMMITTEE OF THE WHOLE

10. Strategic Planning Update

Manager Reed presented additional proposed dates for strategic planning to the Board. Consensus of the Board was to schedule strategic planning on May 14 and 15 of 2021.

XVII. PUBLIC COMMENTS

XVIII. CLOSED SESSION

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 7:00 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

CHARTER TOWNSHIP OF DELTA

In compliance with Governor Whitmer’s Michigan Public 254 of 2020, this meeting was conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, MARCH 15, 2021**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Delta Twp), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Lansing, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Chief Gregg Ginebaugh, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, IT Director Dave Marquette, Library Director Mary Rzepczynski, and Department Assistant-Managers Office Mary Worland

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE BOWEN REQUESTED THE COMMITTEE OF THE WHOLE ITEMS BE REMOVED FROM THE AGENDA AND PRESENTED AT A LATER DATE.

TRUSTEE BOWEN MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VI. PUBLIC HEARINGS

1. Saginaw Highway Corridor Improvement Authority Public Hearing

Suzanne Schultz from progressive AE presented information on the Saginaw Highway Corridor Improvement Authority prior to the opening of the public hearing.

RESIDENTS IN FAVOR OF AND OPPOSED TO THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY SPOKE TO THE BOARD.

DAN STOCKWELL
JAKE WINDER
RHONDA OSTRANDER
GREG FLORIAN
SCOTT MCCLURE
NATHAN
KANRE & ROB
MARK BENTON
KRISTEN HEINE
SEAN REED
TRACEY & BILL RAU
JON & SUSAN ROGOZINSKI
RON CLARK
ARNOLD WEINFELD
MATT PONTIFEX
STEVE CLAYWELL
DOUG KOSINSKI

VII. COMMUNICATIONS

2. WWTP Update

3. Thank You from Ingham County Sheriff Re: Leslie Brush Fire Response

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

Scott McClure, Said the board needs to understand that there was not ample opportunity for residents to be heard at the planning commission. Believes residents should be given more than three minutes to be heard.

Mike Killingsworth, Said it's difficult to obtain information from the township to the point foia requests are being made and it taking weeks to receive the information. Also wondered about Sharp Park and what the Townships plan was for the potholes near the entrance.

IX. INTRODUCTION OF ORDINANCES

4. Introduction of Proposed Zoning Ordinance Amendments Pertaining to Maximum Permitted Parking, Section 11.01 C. 7., in Case No. 02-21-04.

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS PREPARED BY STAFF PERTAINING AND RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION, TO THE MAXIMUM PERMITTED PARKING LANGUAGE IN SECTION 11.01 C. &., AS DESCRIBED IN CASE NO. 2-21-04.

IT WAS FURTHER MOVED THAT THE AMENDMENTS BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE APRIL 19, 2021 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

5. Bills and Financial Transactions

Bonds/Debt Payments	\$	281,700.00
Payroll & Related	\$	362,362.86
Refunds	\$	1,037.93

Tax Distributions	\$	1,421,937.44
Vendor Claims	\$	1,206,533.64
Total	\$	3,273,571.87

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

6. Minutes

- a. March 1, 2021 Regular Board Minutes**
- b. March 8, 2021 Committee of the Whole Minutes**

TRUSTEE BREWER MOVED TO APPROVE THE MINUTES AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

7. Approve an Interlocal Agreement with The City of East Lansing For As-Needed On-Call Building and Trades Inspection Services

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SHARED SERVICES AGREEMENT FOR THE CITY OF EAST LANSING FOR THE PURPOSE OF AS-NEEDED, ON-CALL BUILDING AND TRADES INSPECTION SERVICES.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD AUTHORIZE THE TOWNSHIP MANAGER TO SIGN THE SHARED SERVICES AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

8. DNR Grant Project Agreements – Trust Fund Grants

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR TRUST FUND GRANT 19-0068 (HUNTER'S ORCHARD PARK PATHWAY) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$225,000 AND THE TOWNSHIP WOULD HAVE TO PROVIDE A MATCH OF \$225,000.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR TRUST FUND GRANT 17-0069

(DELTA MILLS PLAYGROUND RESTROOM RENOVATIONS) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$50,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$85,000.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

9. Introduction of West Lansing Retail Development III, LLC Rezoning Request in Case No. 02-21-03

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO REZONE 44.49 ACRES IN SECTION 9 OF THE TOWNSHIP FROM C, COMMERCIAL, AND AG2, AGRICULTURAL/RESIDENTIAL, TO RM, MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 02-21-03.

IT WAS FURTHER MOVED THAT THE AMENDMENTS BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE APRIL 19, 2021 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

10. Local State of Emergency Declaration

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE RESOLUTION TO DECLARE A STATE OF EMERGENCY WITH AN ABUNDANCE OF CAUTION IN REGARD TO PUBLIC HEALTH CONCERNS WITH THE COVID-19 PANDEMIC, THUS PROVIDING THE CONTINUED OPTION TO HOLD PUBLIC MEETINGS VIRTUALLY UNDER THE MICHIGAN OPEN MEETINGS ACT.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XV. MANAGER'S REPORT – Brian Reed, Township Manager

- Some township employees over the age of 50 have been vaccinated against COVID-19 as well as several employees who have volunteered at

Eaton County vaccination clinics. Beginning April 5, anyone 16 and older will be eligible to get vaccinated against COVID-19.

- Restaurant week started today and has received positive feedback in the community. The event has also picked up quite a bit of media attention. Manager Reed thanked Mr. Collin Mays for his work in putting together the event.
- The American Rescue Plan Act was signed last week. The act will direct funds to local government. The last estimate for Delta Township was in excess of \$3 million, though this number is subject to change. There are various ways local government may spend the funds such as investing in water and sewer infrastructure.
- Some long-term employees are departing with Delta. Heather Bouck has been with the township for over 17 years. Heather is leaving for Mount Pleasant, MI as their new Deputy Clerk. Also, the Assistant Fire Chief Mike Roman is retiring at the end of April.
- The Fire Department has been involved in a weeklong Emergency Exercise called Rising Waters. Fire Chief Gregg Ginebaugh provided an update on the exercise.

XVI. COMMITTEE OF THE WHOLE

XVII. PUBLIC COMMENTS

Kris Krstovski, It is not the developers intention to destroy the woods or ponds. What they are proposing does not eliminate the ponds as those are governed and controlled by the county and are there for a reason. They plan to create a community style type of multi-family development to include single ranches and townhomes, single levels, more appealing than the current redwood development. A neighborhood design with pedestrian walkways that travel from Saginaw Hwy up to Willow Hwy. Mr. Krstovski also mentioned a few businesses the development is bringing in such as Bob's Discount Furniture, BJ's Wholesale, Sierra Trading Post, Hobby Lobby, TJMaxx, Texas Roadhouse, and many more.

Ravinder, Inquired about pathway connections to downtown Grand Ledge and downtown Lansing.

Mark Benton, Wanted to let Treasurer Fedewa know that it wasn't Kohls that is going out of business but Klingmans.

XVIII. CLOSED SESSION

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 7:24 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

CHARTER TOWNSHIP OF DELTA

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263
this meeting is being conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, MAY 17, 2021**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Delta Twp), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, Building Director Matt Leach, Planner Matt McKernan, Assistant Planning Director David Waligora, and Department Assistant-Managers Office Mary Worland

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VI. PUBLIC HEARINGS

VII. COMMUNICATIONS

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

Ron Clark, With Nixon Road Holding Company stated he was available to answer any questions regarding Wind Trace Subdivision plat issues.

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TRUSTEE BOWEN REQUESTED AGENDA ITEM NUMBER FOUR BE MOVED TO ITEMS OF BUSINESS.

CLERK CLARK MOVED TO APPROVE THE AMENDED AGENDA.

TRUSTEE MOJICA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

1. Bills and Financial Transactions

Bonds/Debt Payments	\$	
Payroll & Related	\$	411,005.42
Refunds	\$	2,076.87
Tax Distributions	\$	
Vendor Claims	\$	544,331.11
Total	\$	957,413.40

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

2. DNR Grant Project Agreements – Trust Fund Land Acquisition Grants

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR THE AGREEMENT FOR TRUST FUND GRANT 20-0105 (ELMWOOD ROAD LAND ACQUISITION) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$30,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$10,000.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR THE TRUST FUND GRANT 20-0108 (NORTH CANAL ROAD LAND ACQUISITION) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$75,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$25,000.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

3. Extension of Tentative Preliminary Plat Approval for the Wind Trace Subdivision

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD GRANT A TWO-YEAR EXTENSION, VALID UNTIL JUNE 7, 2023, OF THE TENTATIVE APPROVAL OF THE PRELIMINARY PLAT FOR LOTS 1 - 153 IN THE WIND TRACE DEVELOPMENT; AS ILLUSTRATED ON A DRAWING DATED 5/19/16, REVISION DATE 04/04/21 PREPARED BY KEBS, INC.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

4. Introduction of Rezoning of 120+ acres at the Northwest Corner of Creyts/Mt Hope

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE STERLING DEVELOPMENT COMPANY'S REQUEST TO REZONE THE PROPERTIES DESCRIBED IN CASE NO. 04-21-05 FROM C-COMMERCIAL, TO I-INDUSTRIAL. I FURTHER MOVE THAT THE REZONING REQUEST BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE JUNE 7 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

5. 2021 Fire Station #1 Re-Roof Bid Results and Recommendation for Award

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPT THE BID FROM ROOFING INNOVATION FOR THE 2021 FIRE STATION #1 RE-ROOF PROJECT IN THE AMOUNT OF \$154,780.00. I FURTHER MOVE THAT THE TOWNSHIP MANAGER BE AUTHORIZED AND DIRECTED TO EXECUTE THE NECESSARY DOCUMENTS RELATED TO THE AFOREMENTIONED PROJECT.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

6. Final Consideration of the Delta Crossings Phase 1, Texas Roadhouse Drive-Up/ Drive-Through Special Land Use Request

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A DRIVE-UP/DRIVE THROUGH, AS DESCRIBED IN CASE NO. 01-21-01, WHICH WILL BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-090-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.
2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.
3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.
4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

7. Echo Valley East Subdivision Tentative Preliminary Plat Review

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE TENTATIVE REVIEW OF THE PRELIMINARY PLAT FOR THE ECHO VALLEY EAST SUBDIVISION AS ILLUSTRATED ON A DRAWING PREPARED BY ROWE PROFESSIONAL SERVICES, DATED 3/24/21, SUBJECT TO THE FOLLOWING:

1. FINAL APPROVAL OF THE STORM DRAINAGE SYSTEM SHALL BE OBTAINED FROM THE EATON COUNTY DRAIN COMMISSIONER.
2. FINAL APPROVAL FOR THE PROPOSED LOCAL STREET ARRANGEMENTS SHALL BE OBTAINED FROM THE EATON COUNTY ROAD COMMISSION.
3. FINAL APPROVAL OF THE PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE OBTAINED FROM THE TOWNSHIP ENGINEERING AND UTILITIES DEPARTMENTS.
4. APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF TOWNSHIP FIRE DEPARTMENT.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

8. CIA Final Consideration

TRUSTEE CASCARILLA MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA (“DEVELOPMENT AREA”), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED QUALIFIED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ.,(THE “ACT”); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA

BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT QUALIFIED DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND
4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP

BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

6. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

7. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

XV. MANAGER’S REPORT – Brian Reed, Township Manager

- Tomorrow evening is the Townships first Music in the Park at Sharp Park at 7pm.
- In June is the Daddy-Daughter Dance and the Mother-Son Dance at Mt Hope Park this year.
- Waiting for responses from the Board for the Lansing Regional Chamber event on June 10th.
- Governor Whitmer declared this week EMS Week. Appreciate the work done by our Paramedics and Firefighters during this past year.
- Received final federal guidance on ARP funds. Will bring ideas to the board.

XV. COMMITTEE OF THE WHOLE

XVII. PUBLIC COMMENTS

XVIII. CLOSED SESSION

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD CONVENE IN CLOSED SESSION AT THE REQUEST OF THE TOWNSHIP MANAGER UNDER THE OPEN MEETINGS ACT (ACT 267 OF 1976), SECTION 15.268 (A) TO CONSIDER A PERIODIC PERSONNEL EVALUATION OF BRIAN T. REED, TOWNSHIP MANAGER AT 7:12 PM

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

TRUSTEE BREWER MOVED TO COME OUT OF CLOSED SESSION AT 7:57 PM.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. MOTION PASSED 7-0.

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 7:58 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

CHARTER TOWNSHIP OF DELTA

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263
this meeting is being conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, JUNE 7, 2021**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Mount Pleasant, MI), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Utilities Director Rick Kane, Building Director Matt Leach, IT Director Dave Marquette, Fire Chief Gregg Ginebaugh, and Department Assistant-Managers Office Mary Worland

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VI. PUBLIC HEARINGS

VII. COMMUNICATIONS

1. Eaton County Dispatch Annual Report
2. WWTP Update
3. New Comcast Government Affairs Liaison for Comcast Xfinity is Ben Miller.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

4. Bills and Financial Transactions

Bonds/Debt Payments	\$	
Payroll & Related	\$	761,394.38
Refunds	\$	2,383.63
Tax Distributions	\$	
Vendor Claims	\$	1,166,823.04
Total	\$	1,930,601.05

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

5. Minutes

- a. **May 03, 2021 Regular Meeting**
- b. **May 10, 2021 Committee of the Whole Meeting**
- c. **May 14, 2021 Special Board Meeting – Strategic Planning**
- d. **May 15, 2021 Special Board Meeting – Strategic Planning**
- e. **May 17, 2021 Regular Board Meeting**

6. Redwood Living Multiple Family Residential Development West Willow Highway, East of I69/96 Utility Agreement

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY REDWOOD LIVING FOR THE EXTENSION OF THE PUBLIC WATER AND SANITARY SEWER MAINS TO SERVE THE PROPOSED REDWOOD LIVING MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT. IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

7. Adopt Revised Resolution to Establish the West Saginaw Corridor Improvement Authority (CIA) Development Area along West Saginaw Highway from Broadbent to Waverly Road

CLERK CLARK MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA

(“DEVELOPMENT AREA”), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE

ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND

4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

5. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

6. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

8. Case No. 05-09-06: Final Consideration of the Delta Crossings Phase 2, Consumers Credit Union (Bank) Drive-Up/ Drive-Through, Special Land Use Request

TRUSTEE BOWEN MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A BANK DRIVE-UP/ DRIVE-THROUGH, AS DESCRIBED IN CASE NO. 05-09-06, WHICH IS TO BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-033-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

AND SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE PROPERTY OWNER CREATES A NEW PARCEL MATCHING THE LEGAL DESCRIPTION PROVIDED ON THE SITE PLAN.

2. THE APPLICANT MEETS ALL REQUIREMENTS FOR SITE PLAN APPROVAL STATED IN THE 2017 ZONING ORDINANCE.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

9. Final Consideration of Sterling Group Rezoning Request in Case No. 04-21-05

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REZONING REQUEST FOR THE PROPERTY DESCRIBED IN CASE NO.04-21-05 (PARCEL NOS. 040-022-400-043-00, 040-022-400-045-00), LOCATED IN SECTION 22, FROM C-COMMERCIAL TO I-INDUSTRIAL FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR AMENDMENTS TO THE OFFICIAL ZONING MAP FOUND IN SECTION 16.04(B) OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE USE IS GENERALLY CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

3. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

10. Mt. Hope Highway Resurfacing with Bike Lanes Road Improvement Agreement

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MT. HOPE HIGHWAY BETWEEN NIXON ROAD AND I-96/I-69 OVERPASS ROAD IMPROVEMENT AGREEMENT WITH EATON COUNTY ROAD COMMISSION FOR THE ESTIMATED AMOUNT OF \$316,200 AND IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO EXECUTE THE AGREEMENT.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

11. Annual Evaluation of Manager Brian Reed

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SATISFACTORY ANNUAL EVALUATION OF MANAGER BRIAN T. REED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XV. MANAGER’S REPORT – Brian Reed, Township Manager

- June 15 at 10:30AM is the Ribbon Cutting ceremony for the Waverly Pathway project.
- The Waverly Pathway Project is in the running for the Michigan Municipal League Community Excellence Award. Manager Reed reminded everyone to vote.
- Finished interviews on qualifications-based proposals that were received for the Sheriff Substation. Will bring to the Board for a recommendation at a later date.
- Received 30% design for the wastewater treatment plant project.
- Tonight is the Mother-Son Dance at Mt. Hope Park
- Reminder of the Annual Chamber Dinner on Thursday.
- Matt Hannahs gave an update on Eaton County Road Commission projects.

XV. COMMITTEE OF THE WHOLE

12. Request to Donate Land to The Township

Manager Reed gave the Board a brief background on the request to donate land. Consensus of the Board was to move forward with accepting the land donation offer located on N Waverly Rd (parcel 23-040-001-200-066-00) and owned by Robert & Shirley Worgul.

XVI. PUBLIC COMMENTS

Dan Stockwell, thanked the board for the dedication ceremony for the Waverly Pathway project and informed the Board that many local trail users will be in attendance of the event. Mr. Stockwell also mentioned the Tri-County Bicycle Association is sponsoring a memorial ride that will begin at Mt. Hope Park on June 13.

XVIII. CLOSED SESSION

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 6:44 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

Appendix L. Saginaw Corridor Improvement Authority FAQs



**CHARTER TOWNSHIP OF DELTA
CORRIDOR IMPROVEMENT AUTHORITY (CIA) ALONG SAGINAW HIGHWAY
FREQUENTLY ASK QUESTIONS (FAQ) - CIA INTRODUCTION**

Delta Charter Township is setting the stage for improvements in the coming years. At its February 1, 2021 meeting, the Township Board approved a motion to establish the Saginaw Highway Corridor Improvement Authority (CIA) from Broadbent to Waverly Road and to direct staff to prepare the necessary documentation and resolutions for the boards consideration and adoption to formally begin the CIA process and to set the required public hearing. At the Township's Board meeting on February 15, 2021, the public hearing was set for March 15, 2021 at 6:00pm.

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Frequently Asked Questions (FAQ)

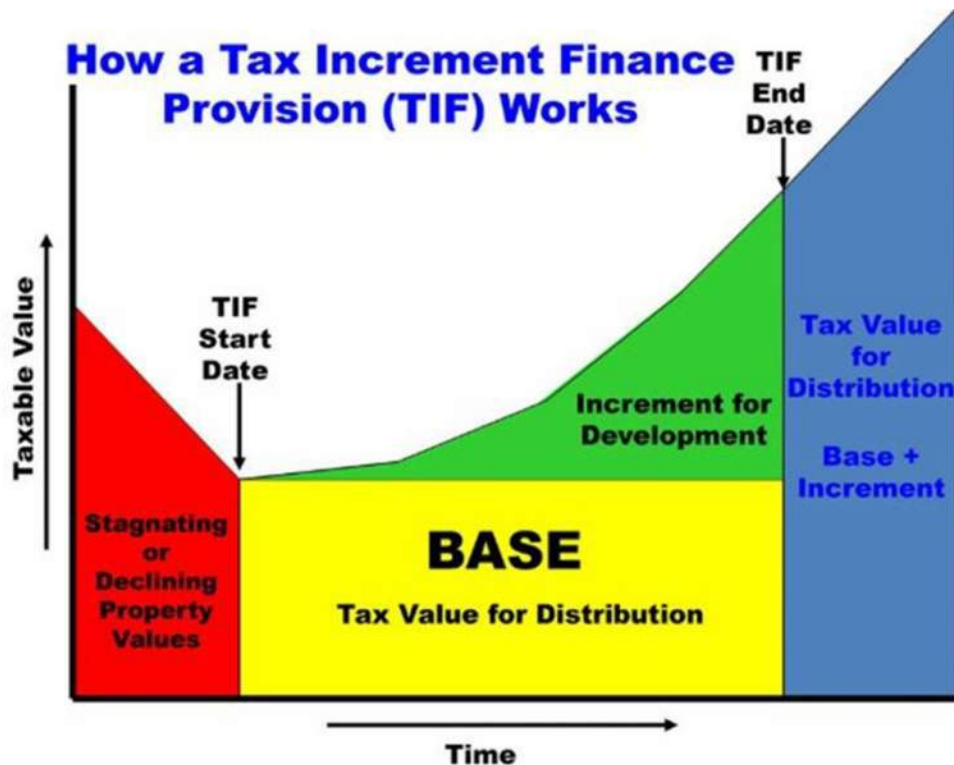
What is a Corridor Improvement Authority (CIA)?

The purpose of the Corridor Improvement Authority Act (Part 6 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act {formerly known as Act 280 of the Michigan Public Acts of 2005}) is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development by correcting and preventing deterioration in business districts and encouraging and promoting economic growth. The act in which this is created is similar to Downtown Development Authorities.

What is a Development and Tax Increment Financing Plan?

A Development and Tax Increment Financing Plan describes the types of activities the CIA can participate in as well as how those activities are financed. The plan covers a defined period of time (usually between 20-30 years) and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that *TIF is not a new tax nor does it raise any property owners' taxes*. Rather, it establishes a base year for taxable values (i.e., 2021), and conditions if values increase above the 2021 values within the District as time progresses, the CIA can capture those value increases to fund public improvements within the District that would otherwise be apportioned to taxing jurisdictions over the defined period of time (again, usually between 20-30 years).





What are the benefits?

- **Provides development incentives requiring no tax increases:** Properties are assessed and taxed the same, as such TIF is not a new tax nor does it raise any property owners' taxes. Taxpayers will not see any changes to their tax bill unless your parcel increases in value, as can happen normally year to year. Where and to whom you pay your taxes remains the same. The annual incremental increases in tax revenue (shown in **Green** above) of properties in the development area are captured by the CIA to finance projects in the development area.
- **Locally controlled:** The CIA Board, which is made up of property owners and residents in the CIA development area, determine the best utilization of the TIF funds.
- **Encourages private investment and development:** The CIA can utilize TIF funds to offset infrastructure improvements in the district to facilitate redevelopment.
- **New incremental revenue is reinvested into the District:** TIF funds are only utilized within the CIA development area as a means to correct and prevent deterioration of the business district, encourage the redevelopment of the area and promote economic growth.

What types of improvements could be included in the development area?

The types of improvements could include sidewalks/pathways, streetlights, streetscape improvements, façade improvements, parking, landscaping, infrastructure (i.e., roads, water, sewer, storm, gas, electric), planning/zoning related studies, design and engineering, enhanced public services, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this CIA development area.

Where could the improvements be made?

Improvements conducted under the Saginaw Highway CIA can occur within the projected development boundaries. For a map of the proposed development area, visit the Delta Township website at www.deltami.gov/CIA.

What is the process for this Corridor Improvement Authority (CIA / Authority)?

The CIA process can be best described in two Parts.

- **Part I: Establishing a CIA and Its Boundaries**
 - ✓ Declare intent to establish a Corridor Improvement Authority (CIA / Authority), describe its proposed development area boundaries, and set a public hearing.
 - ✓ Publish, post, and mail notices of public hearing.
 - ✓ Hold public hearing.
 - ✓ Adopt a resolution to establish Authority.
 - ✓ File and publish adopted resolution.
 - ✓ Appoint members to the Authority.

- **Part II: : Establishing a Tax Increment Financing (TIF) and Development Plan**
 - ✓ Determine if a Tax Increment Financing (TIF) Plan is necessary and if so, create one.
 - ✓ Prepare a Development Plan.
 - ✓ Publish, post and mail notices of public hearing.
 - ✓ Meet with taxing jurisdictions.
 - ✓ Hold public hearing.
 - ✓ Opt-out period for governing bodies of the taxing jurisdiction.
 - ✓ Adoption of TIF and Development Plan by resolution.

Who decides how the monies are spent?

An appointed board oversees the administration of funds. The Board consists of the chief executive officer of the municipality and not less than 5, or more than 9 members as determined by the Township Board. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the CIA development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area. Applicants will be screened by Township administration before an appointment by the Township Board. An online application will be made available through the Township website and posted at www.deltami.gov/CIA. A budget for the CIA will be prepared annually and approved by the Township Board.