



**PONTIAC CITY COUNCIL
FORMAL MEETING
November 13, 2018
6:00 P.M.
56th Session of the 10th Council**

It is this Council's mission "To serve the citizens of Pontiac by committing to help provide an enhanced quality of life for its residents, fostering the vision of a family-friendly community that is a great place to live, work and play."

Call to order

Invocation

Pledge of Allegiance

Roll Call

Authorization to Excuse Councilmembers

Amendments to and Approval of the Agenda

Approval of the Minutes

1. Meeting of November 8, 2018.

Subcommittee Reports (as needed)

2. Law/50th District Sub-Committee

Special Presentation

3. Oakland University

Recognition of Elected Officials

Agenda Address

Agenda Items for City Council Consideration

4. Request to schedule a public hearing for Community Development Block Grant Program Year 2019 for December 4, 2018
5. Request to schedule a public hearing for December 18, 2018 to amend the Tax Increment Finance Authority (TIFA) district boundaries by removing parcel 14-34-201-012 from the district
6. Resolution for Shiloh Baptist Church 42nd Anniversary Celebration

Public Comment

Deputy Mayor Report or Departmental Head Report

Mayor, Clerk and Council Closing Comments

Adjournment

November 8, 2018

**Official Proceedings
Pontiac City Council
54th Session of the Tenth Council**

A Study Session of the City Council of Pontiac, Michigan was called to order in City Hall, Thursday November 8, 2018 at 11:58 a.m. by Council President Kermit Williams.

Call to Order at 11:58a.m.

Roll Call

Members Present: Pietila, Taylor-Burks, Williams and Woodward.

Members Absent: Carter, Miller and Waterman.

Mayor Waterman was present.

Clerk announced a quorum.

18-415 **Excuse Councilman Carter, Councilwoman Gloria Miller and Councilwoman Patrice Waterman for personal reasons.** Moved by Councilperson Woodward and second by Councilperson Taylor-Burks.

Ayes: Pietila, Taylor-Burks, Williams and Woodward

No: None

Motion Carried.

Councilwoman Gloria Miller arrived at Noon.

Councilwoman Patrice Waterman arrived at 12:01 p.m.

18-416 **Motion to add Item #7 (resolution approving Extinguishment of Conditional Right of Reverter for parcel # #14-33-233-005), move public comment after the approval of the minutes, move item #5 (marijuana zoning ordinance) after public comment then have Deputy Mayor Report or Departmental Head Reports and approve amendment to the agenda.** Moved by Councilperson Woodward and second by Councilperson Taylor-Burks.

Ayes: Pietila, Taylor-Burks, Waterman, Williams, Woodward and Miller

No: None

Motion Carried.

18-417 **Minutes of October 30, 2018.** Moved by Councilperson Woodward and second by Councilperson Taylor-Burks.

Ayes: Taylor-Burks, Waterman, Williams, Woodward, Miller and Pietila

No: None

Motion Carried.

18-418 **Minutes of November 1, 2018. (Special Meeting)** Moved by Councilperson Taylor-Burks and second by Councilperson Woodward.

Ayes: Waterman, Williams, Woodward, Miller, Pietila and Taylor-Burks

November 8, 2018

No: None
Motion Carried.

Thirteen (13) individuals addressed the body during public comment.

Councilwoman Miller made a motion and Councilwoman Taylor-Burks seconded the motion to amend the City of Pontiac's Zoning Ordinance Amendment introduced by Mayor Waterman on October 29, 2018 and to send it back to the Planning Commission for their recommendation and a public hearing.

I move that we amend the subject-zoning ordinance as follows:

1. Amend the table 2 under Article 2, Chapter 2, Section 2.203 as follows:
 - a. Change all Medical Marihuana growers to be principally permitted only in industrial Districts M-1, M-2 and IP-1.
 - b. Change all Medical Marihuana Processors to be principally permitted only in Industrial Districts M-1, M-2 and IP-1.
 - c. Change all Medical Marihuana Provisioning Centers to be principally permitted only in Commercial District C-2 and Industrial Districts M-1, M-2 and IP-1.
 - d. Change all Medical marihuana Safety Compliance Facility to b principally permitted only in Commercial District C-2 and Industrial Districts M-1, M—2 and IP-1.
2. Amend Article 3, Chapter 11, Section 3.1102 of the same ordinance to be titled as "Medical Marihuana Overlay District Principal Permitted Uses" and include the following as principal permitted uses.
3. Amend Article 3, Chapter 11, Section 3.1104 of the same ordinance to be titled as "Medical Marihuana Overlay District Principal Permitted Uses Requiring Site Plan Review" and include all principal permitted uses of the Medical Marihuana Overlay District to be subject to Site Plan Review set forth in Article 6, Chapter 2, Section 6.202.
4. Amend Article 3, Chapter 11, Section 3.1106 of the same ordinance to include all properties within C-2 Downtown Zoning Districts."

****After discussion on the motion, the motion and second was withdrawn****

18-419 Suspend the Rules to let Attorney Steve Hitchcock speak regarding the Medical Marihuana Zoning Ordinance. Moved by Councilperson Woodward and second by Councilperson Waterman.

Ayes: Williams, Woodward, Miller, Pietila and Taylor-Burks
No: None
Motion Carried.

A Moratorium on acceptance of applications for Medical Marihuana Facilities was presented to City Council by Mayor Waterman and the City Attorneys.

18-420 Resolution regarding Moratorium on acceptance of applications for Medical Marihuana Facilities. Moved by Councilperson Pietila and second by Councilperson Woodward. There was a question on the motion asked by the Interim City Clerk Garland Doyle. Mr. Doyle stated that the ordinance calls for the City Clerk to have an application process in place by Tuesday. Is it legal to have a moratorium? The question was referred to Attorney Hitchcock.

November 8, 2018

AT A REGULAR meeting of the Pontiac City Council of the City of Pontiac, Michigan, held at Pontiac City Hall on November 8, 2018, the following resolution was offered by Pietila and supported by Woodward.

WHEREAS, the City of Pontiac (the "City") desires to maintain its long tradition of protecting the City and the environment within its borders, and promoting compatible land uses; and

WHEREAS, the City as not completed amendments to its zoning ordinances to provide for the location and requirements for medical marihuana facilities; and

WHEREAS, the City has not previously been faced with the prospect of medical marihuana facilities, and the City zoning ordinances does not currently provide for satisfactory control and regulation of such activities; and

WHEREAS, certain aspects of medical marihuana facilities are subject to City regulation under its zoning ordinances; and

WHEREAS, in order to allow the City an opportunity to develop appropriate regulations upon those aspects of medical marihuana facilities operations which the City is authorized to regulate, it is in the public interest to adopt a moratorium on the acceptance of applications by the City for medical marihuana facilities;

NOW THEREFORE, BE IT RESOLVED as follows:

1. That effective upon adoption of this Resolution and continuing for an initial period of three (3) months thereafter, a moratorium is hereby established on the acceptance, review or action by the City Clerk or any other City employee of application for any medical marihuana facilities.
2. The moratorium is not intended to infringe upon the jurisdiction reserved to State or federal agencies which have jurisdiction over such subjects.
3. The City shall proceed promptly to investigate and consider appropriate regulations and amendments to the City zoning ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL, Pontiac, Michigan, this 8th day of November 2018.

Ayes: Woodward, Miller, Pietila, Taylor-Burks, Waterman and Williams

No: None

Resolution Passed.

18-421 **Table indefinitely the Emergency Ordinance to approve a Zoning Text Amendment of the City's Zoning Ordinance to include Medical Marihuana Facilities within the City of Pontiac.**
Moved by Councilperson Waterman and second by Councilperson Miller.

Ayes: Miller, Pietila, Taylor-Burks, Waterman, Williams and Woodward

No: None

Motion Carried.

November 8, 2018

18-422 Suspend the rules to vote on Item #3. (2018 property assessment on the winter taxes). Moved by Councilperson Waterman and second by Councilperson Taylor-Burks.

Ayes: Miller, Pietila, Taylor-Burks, Waterman, Williams and Woodward

No: None

Motion Carried.

18-423 Resolution to direct the City Treasurer to distribute \$16,777.72 of property assessment on the 2018 winter tax rolls by director of the Water Resources Commissioner. Moved by Councilperson Pietila and second by Councilperson Waterman.

Whereas, the Water Resources Commissioner has notified the City of property assessments for nearly 7,080 parcels in the City of Pontiac that specifically benefited the property owner; and,

Whereas, the property assessments to the homeowners in their respective drain districts will have an average assessment between \$0.11 to \$46.01 per parcel, and;

Whereas, the Pontiac City Council believes that it is in the best interest of the City, that property owners who receive a direct benefit from the drain should pay for the benefit;

Now, therefore, be it resolved, that the Pontiac City Council directs that the City Treasurer spread \$16,777.72 of property assessment on the 2018 winter tax rolls by director by the Water Resources Commissioner.

Ayes: Pietila, Taylor-Burks, Waterman, Williams and Woodward

No: Miller

Resolution Passed.

Council President Kermit Williams asked Councilperson Don Woodward to assume the chair after Item #3 on the agenda.

18-424 Resolution for the PA 202 Corrective Action Plan. Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.
Council President Williams returned to the meeting to vote on this item.

Whereas, the State of Michigan Department of Treasury has determined that the GERS retiree health care obligation has an underfunded status; and,

Whereas, the PA 202 of 2017 allows any local government unit that has such status to approve a Waiver application with an action plan to adequately address the underfunded status; and,

Whereas, the City Council approved the Waiver Application and plan as presented to them on April 17, 2018; and,

Whereas, the State of Michigan Department of Treasury denied the Waiver Application and requires the City to submit a Corrective Action Plan as outlined by PA 202 2017; and,

Whereas, the Finance Department has completed the Corrective Action Plan as outlined by PA 202 of 2017; and,

Now Therefore, Be It Resolved, that the City Council approves the Corrective Action Plan as presented to them.

Ayes: Taylor-Burks, Williams, Woodward, and Pietila

November 8, 2018

No: None
Abstain: Waterman and Miller
Resolution Passed.

18-425 **Suspend the rules to vote on Item #7. (Conditional right of reverter #14-33-233-005)**
Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

Ayes: Waterman, Woodward, Miller, Pietila and Taylor-Burks
No: None
Motion Carried.

18-426 **Resolution approving Extinguishment of Conditional Right of Reverter for parcel #14-33-233-005. (Vacant land on S. Marshall Street) (Agenda ad-on)** Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

WHEREAS, W.I.N. Investment Strategies L.L.C., a Michigan limited liability company ("W.I.N.") is the owner of that certain vacant parcel located on S. Marshall Street within the City, which parcel bears tax parcel identification number 14-33-233-005 (the "Parcel").

WHEREAS, W.I.N.'s predecessor in title to the Parcel acquired it from the City in 2002 and at that time the City reserved a conditional right of reverter in the Parcel for a period of two (2) years.

WHEREAS, the conditional right of reverter is now time-barred, however, in order for W.I.N. to obtain title insurance to the Parcel, the W.I.N.'s title insurer has requested that W.I.N. obtain a waiver of the conditional right of reverter to the Parcel from the City.

WHEREAS, the City wants to encourage the development of the Parcel by W.I.N. or its successor in interest and agrees that the conditional right of reverter has expired.

WHEREAS, the City Attorney recommends that the most efficient method to formally extinguish the conditional right of reverter is to execute a quitclaim deed in favor of W.I.N., which deed formally extinguishes the conditional right of reverter.

WHEREAS, the City Attorney has prepared the referenced quit claim deed for Council's consideration.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Pontiac that:

The City Council hereby authorizes the formal extinguishment of the Conditional Right of Reverter and authorizes the Mayor to execute the quitclaim deed, which formally extinguished the conditional right of reverter and deliver same to W.I.N.

Ayes: Woodward, Miller, Pietila, Taylor-Burks and Waterman
No: None
Resolution Passed.

18-427 **Defer for one week the Deputy Mayor Report and Departmental Head Reports.**
Moved by Councilperson Waterman and second by Councilperson Miller.

Ayes: Woodward, Miller, Pietila, Taylor-Burks and Waterman

November 8, 2018

No: None
Motion Carried.

Point of Privilege for Councilwoman Mary Pietila and Patrice Waterman

Councilman Don Woodward adjourned the meeting at 1:55 p.m.

GARLAND S. DOYLE
INTERIM CITY CLERK

LAW/50TH DISTRICT SUB-COMMITTEE NOTES

October 23, 2018

In attendance:

Council members: Chairman Gloria Miller and Patrice Waterman

Chief Judge: Cynthia Walker

Court Administrator: Lynette Ward

Mayor: Deirdre Waterman

Deputy Mayor: Jane Bais-DiSessa

City Attorney: Anthony Chubb

Start time: 4:13p.m.

I. Blight Ordinance

- Blight is under code enforcement.
- The two individuals hired to pick-up trash around the City will work in conjunction with code enforcement.
- The Code Enforcement Officers are developing a plan to divide the areas into districts.
- Enhanced Enforcement involves blight cases that go to court, two cases have gone so far.
- An update will be provided soon.
- An attorney will be needed to oversee both the blight and MIDC.
- The chief Judge provided a list of court appointed attorneys to the Executive; however, if an attorney is selected from the list, the attorney would not be able to handle other cases.
- The City of Ypsilanti and Flint's forms are being reviewed and forms for the City are being drafted. There have also been conversations with their attorneys regarding blight.
- Both Patrick, the manager of Code Enforcement and Vern, the Planning Manager, report to the Mayor and Deputy Mayor.
- Some consideration is being given to hiring an individual to work with the businesses.

II. Streets/Roads

- All city streets are paved except an area on Boyd St., there are four houses on both sides. The DPW Director will confirm if the road is private or public.
- Code Enforcement issued a property owner notice to cease and desist operating an auto related type of business, as multiple cars are located at the property.
- The Secretary of State Building has terrible parking, but someone from the State has to go and talk to the group.
- The Council Chair will meet with the Deputy Mayor and provide pictures and documentation of the issues with the premises so that something can be drafted and sent to the State addressing the concerns.
- The road work on Woodward will be completed on time.
- The road work on Opdyke Road will not be completed on time.

III. MIDC

- In place as of October 1, 2018.
- The State will disburse 50% instead of 20% within 15 days of signing the requisite paperwork and then two additional 25% disbursements will be issued.
- A full-time person will be needed to insure that the paperwork and process are done correctly.

Adjourned: 4:47 p.m.

Agenda Item 4



DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Honorable City Council

FR: Rachel Loughrin, Economic Development Director

THRU: Jane Bais DiSessa
Deputy Mayor

DA: November 8, 2018

RE: Public Hearing for Community Development Block Grant Program Year 2019

The City of Pontiac application for the Community Development Block Grant Program Year 2019 is due to Oakland County on December 14, 2018.

Prior to the City Council voting to approve the application, a public hearing will need to be held. We are required to inform the public at least 10 days prior to the public hearing. In order to meet this notice requirement, we are requesting that your honorable body set the public hearing for December 4, 2018. We will make a presentation about our 2019 plan to your honorable body at an upcoming meeting.

We are requesting that you adopt the following resolution at your November 13, 2018 meeting in order for us to meet the public hearing notice requirement.

Resolved that the Pontiac City Council schedules a public hearing on the Community Development Block Grant Application for Program Year 2019 on December 4, 2018 and instruct the clerk to have the public notice published in the newspaper on or before November 16, 2018.



City of Pontiac
City Council
Notice of Public Hearing
Community Development Block Grant Funds

NOTICE IS HEREBY GIVEN that the City of Pontiac will hold a public hearing on the use of Community Development Block Grant Funds. The hearing will be held on **Tuesday, December 4, 2018 at 6:00 P.M. at the City Council Chambers in City Hall 47450 Woodward Avenue, Pontiac MI 48342** for hearing public comments on the Community Development Block Grant (CDBG) Program Year 2019 application in the approximate amount of \$802,368 to fund eligible projects. **All interested citizens are requested to attend the Hearing. In addition, comments will be received in writing or in person at the Mayor's Office in City Hall until 5:00 PM on Monday, December 3, 2018.** Arrangements to reasonably accommodate special needs, including handicap accessibility or interpreter, will be made upon receiving a 72-hour advanced notice. Please contact Rachel Loughrin at (248) 758-3029 for special services.

Garland Doyle, Interim City Clerk
Published (Oakland Press, _____, 2018)

Agenda Item 5

Memorandum

To: Honorable Mayor, Council President and City Council Members

From: Rachel Loughrin, Economic Development Director

Thru: Jane Bais-DiSessa, Deputy Mayor

Date: November 08, 2018

Re: Schedule a public hearing for the Amendment of Tax Increment Finance Authority (TIFA) district boundaries (legal descriptions) 14-34-201-012

The City of Pontiac has received a request from Peninsula Plastics to establish a brownfield on parcel 14-34-201-012, commonly known as 1200 Auburn Road. The parcels are part of an existing TIFA district and must be removed from the district or the development plan must be amended to allow for the Brownfield TIF tax capture.

Peninsula Plastics is investing 16,000,000 million in the extensive renovation of the former Hebel Distribution building and surrounding property for reuse in its corporate expansion. Because of their expansion, Peninsula Plastics will hire no less than 25 Pontiac residents and projected hiring stands at 40 new full-time positions within the next five years.

The process to remove a parcel from a TIFA district or development plan is the same as creating a TIFA district, and governed by MCL 125.1803. First, the City Council must set a date for a public hearing with notice published twice in the newspaper of general circulation not less than 20 days and not more than 40 days before the date of the hearing. In addition, notice must be mailed to the property taxpayer of record in the affected area, and the notice of the hearing must be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the amendment were approved. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed district. At the hearing, a citizen, taxpayer, or the property owner of the City has the right to be heard about this matter. After the hearing, if the City Council intends to proceed with the amendment, the City Council shall adopt, by majority vote of its members a resolution designation the boundaries as amended. Such resolution is subject to the veto process established by the city charter. Upon final approval, the resolution is to be filed with the secretary of state and published at least once in a publication of general circulation.

I have attached a map of the subject parcel and a copy of the Peninsula Plastics Brownfield Plan.

If Council concurs, please pass the following resolution:

Whereas, the City of Pontiac has received a request to establish a brownfield district within the existing TIFA district; and,

Whereas, in order for the brownfield district to be established, the parcel must either be removed from the TIFA district or the district must be removed from the TIFA development plan: and,

Whereas, because the current parcel's taxable value is significantly below the base value of the parcel, removal from the TIFA district is most desirable; and,

Therefore, be it resolved that the Pontiac City Council shall hold a public hearing during its regular scheduled City Council meeting at 6:00 P.M. on Tuesday, December 18, 2018 in Pontiac City Hall, City Council Chambers, 47450 Woodward Ave., for the purpose of receiving public comment on the proposal to amend the Tax Increment Finance Authority for parcel 14-34-201-012

1200 Auburn Avenue



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 11/1/2016



**OAKLAND COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**PENINSULA PLASTICS – PROJECT GROWTH
LOCATED AT 1200 AUBURN AVENUE
PONTIAC, OAKLAND COUNTY, MICHIGAN**

October 23, 2018

Approved by BRA:

Approved by Board of Commissioners:

Prepared on Behalf of:

Peninsula Holdings II, LLC
2800 Auburn Court
Auburn Hills, Michigan 48326
Contact Person: Mr. Ryan Victory
Telephone: (248) 761-3454

Prepared By:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072
Contact Person: Ginny Dougherty
Telephone: (248) 414-1436



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Appendix B	Property Location Boundary
Appendix C	Preliminary Site Plans
Appendix D	Documentation of Eligibility

TABLES

Table 1: Estimated Costs of Eligible Activities
Table 2: Tax Increment Revenue Capture Estimates
Table 3: Tax Increment Revenue Reimbursement Estimates

PROJECT SUMMARY

Project Name:	Project Growth - Peninsula Plastics
Project Location:	The property is located at 1200 Auburn Avenue in Township three north (T.3N), Range ten east (R.10E), Section 34, Pontiac, Oakland County Michigan 48342, as more specifically described in Appendix A (the "Property").
Type of Eligible Property:	The property is classified as a "site" as defined under Part 213 of P.A. 451, as amended and the rules promulgated thereunder.
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos and Lead Activities, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$349,157 (includes eligible activities and 15% contingency)
LBRF Capture:	\$42,363
Years to Complete Reimbursement :	11 Years from date of Plan approval
Estimated Capital Investment (Real Property):	Approximately \$5 million (including Acquisition, Hard and Soft Costs)

Project Overview: The proposed redevelopment entails the renovation and rehabilitation of the existing warehouse/distribution building to expand the operations of Peninsula Plastics into the City of Pontiac. This includes the removal of the underground storage tanks (USTs) and demolition of the pump island canopy, as well as improvements to the exterior paved surface. In addition, the current warehouse/distribution building will undergo significant renovations including the relocation and upgrade of existing electrical utilities to meet modern demands, removal of obsolete fire suppression equipment and installation of special equipment and piping to meet the demands of the production floor, and upgrades and installation of new lighting, flooring, and other fixtures throughout the remainder of the building. Demolition activities are anticipated to begin in the fall of 2018 with renovations continuing into winter as operations are expanded into the building.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Oakland County ("the County"), the County has established the Oakland County Brownfield Redevelopment Authority (OCBRA) the "Authority" pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in the eligible "Brownfield" Property within the County and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the County will facilitate financing of eligible activities at eligible properties, and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

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

This Brownfield Plan contains information required by Section 13(2) of Act 381, as amended

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Eligible Property consists of one (1) legal parcel totaling approximately 13.31 acres with a street address of 1200 Auburn Avenue in Pontiac, Oakland County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "Property."

Parcel ID Number	Address	City	Approx. Acreage	Eligibility	Current Zoning
64-14-34-201-012*	1200 Auburn Avenue	Pontiac	13.31	"Site"	C-3

*Includes taxes attributable to both Ad Valorem property taxes and a Special Act Tax Parcel.

Peninsula Holdings II, LLC ("Peninsula Holdings") a development entity of Peninsula Plastics Company, Inc., ("Peninsula Plastics") or any affiliate, or such other developer as approved by the Authority, are collectively the project developer ("Developer").

Peninsula Plastics is an Oakland County based custom-engineered industrial thermoforming company that was founded in 1980. They began with the initial goal of becoming a world-class

manufacturer of custom packaging and a dunnage supplier for the automotive industry. Since then, Peninsula Plastic's capabilities have expanded to twin sheet thermoforming, 5-axis CNC & robot trimming, and die cutting with expansion to other industries such as textile, retail, aerospace, military, and more. In addition, Peninsula Plastics is expanding their export sales to other countries including Canada, Mexico, Brazil, and Chile. Peninsula Plastics has become a full service leader with expertise in the designing, development, and tooling of the parts that are made in-house. Peninsula Plastics provides a wide range of jobs, from skilled and semi-skilled positions to advanced manufacturing and engineering. The proposed project outlined within this Plan is part of Peninsula Plastic's continued efforts to invest and further expand within Oakland County and the City of Pontiac.

The parcel is currently zoned C-3: Corridor Commercial. The Property is commercially developed with a 97,116 square foot vacant warehouse and distribution building and a maintenance building in an area characterized by commercial and warehouse uses.

Standard and other historic sources document the Property remained as undeveloped land from 1937 until 1956. By 1967, numerous dirt roads were present over the majority of the Property that extend onto the western adjoining property. From 1972 to 1983, the dirt roads were less prevalent, and the current distribution warehouse structures were constructed in 1980. The southern building appears to have been used as a vehicle maintenance garage. A tractor trailer washing area is located in the northern portion of the building while the remaining southern portion is a high-bay garage area. An active gasoline filling station is present to the east of the southern building with four dispensers connected to four Underground Storage Tanks (USTs) located near the pump island. The Property has been vacant since October 2017.

The Property's legal description is included in Appendix A. A property location map is included in Appendix B.

The proposed redevelopment entails the renovation and rehabilitation of the existing warehouse/distribution building to expand the operations of Peninsula Plastics within the City of Pontiac. The building will be used for engineering and design office space, manufacturing of molded plastic products, tooling, and warehousing. The rehabilitation includes the removal of the USTs and demolition of the pump island canopy, as well as improvements to the exterior paved surface. In addition, the current warehouse/distribution building will undergo significant renovations including the relocation and upgrade of existing electrical utilities to meet modern demands, removal of obsolete fire suppression equipment and installation of special equipment and piping to meet the demands of the production floor, and upgrades and installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

Demolition activities are anticipated to begin in the fall of 2018 with renovations continuing into winter as operations are expanded into the building.

The Developer anticipates making a significant initial investment at the site including, approximately \$6,500,000 in acquisition costs, \$1,500,000 in real property improvements and \$6,450,000 in new equipment. In addition, the company would be relocating approximately \$2,000,000 (*acquisition cost*) of machinery and equipment to the site. Peninsula Plastics has the goal of creating an additional 40 full time jobs over the next five years with average wages around \$45,000. This is in addition to the construction and other ancillary jobs that the project may generate. The City of Pontiac has used an estimate of 80 ancillary jobs being created. As a part of its commitment to the City of Pontiac, the company anticipates hiring 25 Pontiac residents over the next three years. Thereafter it will continue its commitment to hiring and retaining

Pontiac residents pursuant to a development agreement with the City of Pontiac. It also hopes to establish certain internships for the Pontiac residents to develop its workforce.

Preliminary site plans are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) it was previously utilized or is currently utilized for a commercial purpose; and, (b) the parcel comprising the Property classified as a "site" as defined under Part 213 of P.A. 451, as amended and the rules promulgated thereunder.

A total of nine soil borings (GB-1 through GB-9) were advanced at the Property by Atwell on April 10, 1998 to a maximum depth of 21 feet below ground surface (bgs). One soil boring (GB-1) was advanced in the UST basin and the remaining eight soil borings (GB-2 through GB-10) were advanced around the UST basin to define the extent of the contamination. No photoionization detector (PID) readings were observed during the subsurface investigation. Atwell submitted a total of 18 soil and 8 groundwater samples for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), polynuclear aromatic hydrocarbons (PNAs), and lead. Soil analytical results did not identify concentrations of target analytes above the Part 213 RBSLs. Groundwater analytical results identified concentrations of benzene and methyl-tertiary-butyl-ether (MTBE) in samples W-1, W-2, and W-9 above the Part 213 Residential and Nonresidential DW RBSLs. Atwell advanced four additional borings (GB-10 thru GB-13) on May 5, 1998 to define the extent of the groundwater contamination. Atwell submitted three groundwater samples (W-11 thru W-13) for analysis of BTEX and MTBE. Groundwater analytical results did not identify concentrations of BTEX and MTBE above laboratory method detection limits (MDLs). Therefore, based on the analytical results, the 1998 release (C-0217-98) was granted closure from the MDEQ on June 17, 1998.

On May 21, 2018, G2 conducted a Phase II ESA at the Property to assess the Recognized Environmental Conditions (RECs) identified in Testing Engineers and Consultants (TEC's) April 2018 Phase I ESA, which consisted of the advancement of 12 soil borings (G2-1 through G2-12), the installation of two temporary monitoring wells (G2-4W and G2-8W), the installation of two temporary soil gas wells for methane screening, and the collection of 10 soil samples and two groundwater samples for laboratory analysis of volatile organic compounds (VOCs), PNAs, polychlorinated biphenyls (PCBs) and Michigan Ten Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc, or some combination thereof). The review of analytical results indicated that fluoranthene, phenanthrene, and pyrene were detected in soil sample G2-5 (6-7') and fluoranthene and phenanthrene were detected in soil sample G2-7 (6-7'). However, PNA constituent concentrations detected in soil were well below the MDEQ Part 201 Generic Residential Cleanup Criteria. No other PNA constituents were detected above their respective MDLs in any of the remaining soil samples submitted for laboratory analysis.

In terms of metals in soil, the review of analytical results indicated that various metals were detected in each of the soil samples submitted for analysis. However, none of the metals detected were noted to exceed their respective MDEQ Part 201 Generic Residential Cleanup Criterion.

In terms of VOCs in groundwater, the review of analytical results indicated that only 1,1-Dichloroethane was detected in groundwater sample G2-8W. However, the concentration of 1,1-

Dichloroethane detected was well below the MDEQ Part 201 Generic Residential Criterion. No other VOCs were detected above their respective MDLs in any of the groundwater samples submitted for laboratory analysis.

Based on the presence of concentrations of PNAs identified in G2's soil sample analyzed from G2-5 (6.0-7.0 feet bgs) above laboratory MDLs, a confirmed release (C-0095-18) was reported on June 12, 2018.

On June 20, 2018, PM completed a scope of work at the Property that consisted of the advancement of two soil borings (SB-1 and SB-2), the installation of two temporary monitoring wells (TMW-1 and TMW-2), the installation of six temporary soil gas sampling points (SG-1, SG-2, SG-4, SG-5, SG-6, and SG-7), and the collection of two groundwater samples and six soil gas samples for laboratory analysis of methane. No concentrations of methane were detected in the soils gas samples or either of the groundwater samples analyzed from the Property above laboratory MDLs.

No concentrations of target analytes were identified in soil and groundwater samples analyzed from the Property in 2018 above the Part 213 RBSLs; however, the Property is an open leaking underground storage tank (LUST) site based on PNA concentrations above laboratory MDLs. Therefore, the Property is a "site" in accordance with Part 213 of P.A. 451, as amended, and the rules promulgated thereunder.

Additional documentation and description of the property's "Site" status is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of "eligible activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Asbestos Containing Materials (ACM) Survey, Department Specific Activities, Demolition, Asbestos and Lead Activities, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.

A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Pre-Approved Activities include a Phase I Environmental Site Assessment (ESA), Phase II ESAs and Hazardous Materials Survey required as part of the pre-purchase due diligence conducted on the property at a total cost of \$29,625
2. Department Specific Activities include Industrial Cleaning and oversight/sampling/reporting by an environmental professional at a total estimated cost of \$28,000.

3. Demolition Activities includes building demolition activities, disposal of non-reusable and non-recyclable building elements, removal of abandoned utilities, removal of the USTs and canopy, and fill, compaction, and rough grading where improvements were located at an estimated cost of \$194,419.
4. Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting at an estimated cost of \$25,000.
5. Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g. meetings with BRA, review by County Attorney etc.) at a cost of approximately \$35,000.
6. A 15% contingency of \$37,113 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment Activities and preparation of the Brownfield Plan and Act 381 Work Plan.

All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$312,044 with a potential \$37,113 contingency, resulting in a total cost of \$349,157. Therefore the total cost for reimbursement to the applicant is a not-to-exceed amount of \$349,157 (including contingency), unless the Plan is amended and approved by the OCBRA and the Oakland County Board of Commissioners.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is \$1,276,080, related to the Ad Valorem tax parcel ID 64-14-34-201-012, and \$0, related to the Special Act Tax Parcel to be created. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2019 or when full redevelopment is completed whichever occurs first.

The taxable value for the Ad Valorem parcel in 2019 is estimated, based on certain aggressive estimates, to reach up to \$417,444. An annual increase in taxable value of 1% on the Ad Valorem parcel has been used, for modeling purposes only, in the calculation of future tax increments in this Plan.

The estimated 2019 taxable value of the Ad Valorem parcel, at \$417,444 (and subject to an estimated 1% annual increase), is less than the base taxable value of \$1,276,080. Any annual negative increment will be passed over and does not create any benefit or loss to the available Brownfield TIF capture. Rather, the taxable value of the Ad Valorem parcel (\$417,444), in this instance, will preserve tax revenues for the taxing jurisdictions.

The taxable value for the Special Act Tax Parcel in 2019 is estimated, based on certain aggressive estimates, to reach as high as \$914,310. This value will remain constant throughout the duration of the PA 198 Plant Rehabilitation Industrial Facilities Tax Exemption.

Tables 2 uses the estimates stated above to detail the potential capture of tax increment revenues for each year of the Plan from the eligible property.

Prior to reimbursement of tax increment revenue to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first.

The OCBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan for two (2) years following developer reimbursement, currently estimated at \$42,363. Local Brownfield Revolving Fund (LBRF) capture will occur at the end of the Plan as shown in Table 3. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))

Eligible activities will be financed by Peninsula Holdings II, LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by Peninsula Holdings II, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer and Brownfield Redevelopment Authority is \$446,520. This includes developer reimbursement, Brownfield Redevelopment Authority Administrative fees, and LBRF deposits.

No advances will be made by the OCBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Oakland County Board of Commissioners.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Taxes will continue to be generated to taxing jurisdictions on local and school captured millages at the taxable value of the Ad Valorem parcel (\$417,444), subject to an estimated 1% increase annually, throughout the duration of this Plan totaling approximately \$268,830.

Non-capturable millages; including the zoo authority and art institute, will see an immediate increase in new tax revenue following redevelopment and will provide new tax revenue of approximately \$588 throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, which assumes taxes are captured throughout the duration of the Plan as estimated in Table 2.

Capturable Millages	Rate	Amount Captured	Taxes Preserved for Taxing Unit
State Education Tax (SET)	6.0000	\$36,786	\$28,971
School Operating Tax	18.0000	\$110,359	\$86,913
Subtotal	24.0000	\$147,145	\$115,884
County Operating	4.0400	\$40,632	\$19,507
OIS Allocated	0.1950	\$1,961	\$942
OIS Voted	3.0863	\$31,040	\$14,902
OCC Voted	1.5431	\$15,520	\$7,451
City Operating	11.2691	\$113,338	\$54,413
Cap Imp	1.4085	\$14,166	\$6,801
Sanitation	2.8171	\$28,383	\$13,602
Youth Center	1.4994	\$15,080	\$7,240
Library	0.9996	\$10,000	\$4,827
Seniors Services	0.4998	\$5,000	\$2,413
County Pk & Rec	0.2349	\$2,362	\$1,134
HCMA	0.2129	\$2,141	\$1,028
Sinking Fund	2.5700	\$28,865	\$13,858
OCPTA	1.0000	\$10,057	\$4,829
Subtotal	31.6757	\$318,576	\$152,946
Total Capturable Millages	55.6757	\$465,720	\$268,830

For a complete breakdown of the captured millages and developer reimbursement please see Table 2.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location map are included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of residents or families is expected as part of this project.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13(2)(m))

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

DRAFT

Attachment A

DRAFT



Legal Description:

T3N, R10E, SEC 34 ASSESSOR'S PLAT NO 141 PART OF LOT 1 BEG AT PT DIST S 88-03-50 W 365 FT FROM NE LOT COR, TH S 02-18-40 E 589.79 FT, TH S 88-03-50 W 30 FT, TH S 02-18-40 E 160.79 FT, TH N 88-03-50 E 395 FT, TH S 02-18-40 E 144.42 FT, TH S 70-32-35 W 876.52 FT, TH N 01-56-10 W 1158.87 FT, TH N 88-03-50 E 465 FT TO BEG 11-23-06 FR 011

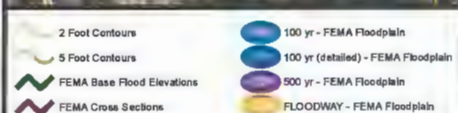
DRAFT

Attachment B

DRAFT



1200 Auburn Pontiac



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 6/1/2018



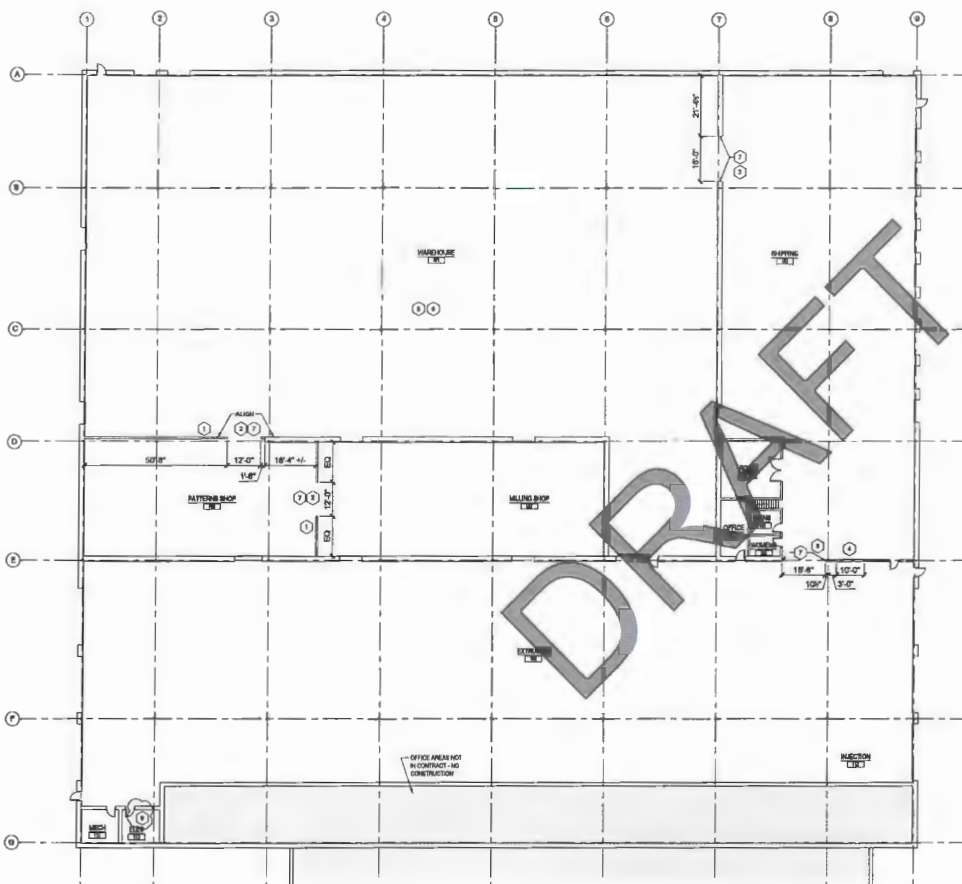
1 inch = 400 feet

Attachment C

DRAFT



PM
ENVIRONMENTAL
Risk Well Managed



 **FIRST FLOOR PLAN - NEW WORK**
SCALE: 1/16" = 1'-0"

FIRST FLOOR
SCALE: 1/8" = 1'-0"

- NEW WORK KEY NOTES:

- 1 PROVIDE NEW 6" C/S MAILBOX TO R-8 P.P.P. WITH
MAILBOX, RTED AND 6" NO. 10 NAIL TO USE OF DECK,
SEE DETAIL 10-11
- 2 PROVIDE 1/2" X 1/2" X 10' HANGERS AS NEW
MAIL, PROVIDE 1/2" NO. 10 HANGERS, COMPARE
EXIST' LOCATION WITH NEW CLIENT
- 3 PROVIDE 1/2" X 1/2" X 48" BEAMS FOR ENLARGED
OPENING, SEE DETAIL 10-21
- 4 INSTALL EXISTING DOOR WITH NEW 1 1/2" C/S MAILBOX
WITH NEW HANGERS AND WALL CONSTRUCTION
- 5 PROVIDE NEW 1/2" X 1/2" X 48" BEAMS FOR ENLARGED
OPENING, PROVIDE 1/2" NO. 10 HANGERS, COMPARE
EXIST' LOCATION WITH NEW CLIENT
- 6 NEW WALLS AND CEILING NEW AND EXISTING
SHALL RECEIVE NEW PAINT - COLORS TBD
- 7 REPAIR SHIMS SOLID AND SMOOTH
SEE DETAIL 10-21
- 8 PROVIDE WYBARK BEAM FOR ENLARGED
OPENING, SEE DETAIL 10-21
- 9 PROVIDE NEW 1/2" X 1/2" X 48" BEAMS FOR ENLARGED
OPENING, PROVIDE 1/2" NO. 10 HANGERS, COMPARE
EXIST' LOCATION WITH NEW CLIENT
- 10 PROVIDE NEW 1/2" X 1/2" X 48" BEAMS FOR ENLARGED
OPENING, PROVIDE 1/2" NO. 10 HANGERS, COMPARE
EXIST' LOCATION WITH NEW CLIENT

NEW WORK LEGEND

EXISTING WALL TO REMAIN.	
NEW WALL, WALL INFILL OR PARTITION.	
NEW DOOR, REFER TO DOOR SCHEDULE.	
EXITING AREA NOT IN CONTRACT.	

[illegible]

FRUMD & ASSOCIATES
307 W. 6TH STREET
SUITE 202
ROYAL OAK, MI 48067

THIS CHEMICAL IS CONSIDERED A HAZARDOUS AND
THE PROHIBITION DURING OF ITS USE MUST BE
A CHEMICAL MATERIAL SPECIFIC APPROPRIATE
FOR THE PROHIBITION OF NEW DISCOVERY

PROJECT

Peninsula P
ADDRESS:
1200 Auburn Ave
Parsippany, NJ

DRAWING TITLE
First Floor Plan
New Work

DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS
ONLY.

DRAWN BY: 254

CHEILD

PLOT DATE & TIME _____

DRAWN DATE:

08.27.2018
PROJECT NUMBER

17 PEN.01

SHEET NUMBER

A - 211

A - 211

A 211

Attachment D

DRAFT





Environmental & Engineering Services Nationwide



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BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

BASELINE ENVIRONMENTAL ASSESSMENT

1200 Auburn Avenue | Pontiac, Michigan
PM Project Number 01-9923-0-0001

Prepared for:

Peninsula Plastics
2800 Auburn Court
Auburn Hills, Michigan 48326

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

Know Your Risk.
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www.pmenv.com



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

July 13, 2018

District Supervisor
Michigan Department of Environmental Quality
Southeastern Michigan District Office
27700 Donald Court
Warren, Michigan 48092

**RE: Baseline Environmental Assessment of the Commercial Property
Located at 1200 Auburn Avenue, Pontiac, Michigan
Parcel ID: (64) 14-34-201-012
PM Environmental, Inc. Project No. 01-9923-0-0001**

Dear District Supervisor:

Enclosed is a copy of the Baseline Environmental Assessment (BEA) prepared for the above referenced subject property in accordance Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding the information in this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Aaron Snow
Staff Scientist

Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

Enclosure



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

July 13, 2018

Mr. Ryan Victory
Peninsula Plastics
2800 Auburn Court
Auburn Hills, Michigan 48326

**RE: Baseline Environmental Assessment of the Commercial Property
Located at 1200 Auburn Avenue, Pontiac, Michigan
Parcel ID: (64) 14-34-201-012
PM Environmental, Inc. Project No. 01-9923-0-0001**


Dear Mr. Victory:

Enclosed is a copy of the Baseline Environmental Assessment (BEA) prepared for the above referenced subject property in accordance Section 21323(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF PENINSULA PLASTICS COMPANY, INC., PENINSULA HOLDINGS II, LLC, COMERICA BANK, THE U.S. SMALL BUSINESS ADMINISTRATION, AND OAKLAND COUNTY, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding the information in this report, please contact our office at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.


Aaron Snow
Staff Scientist


Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

Enclosure

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- Table 1: Summary of Groundwater Analytical Results – Methane
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APPENDICES

- Appendix A: Phase I ESA, April 16, 2018, TEC
Appendix B: Analytical Tables and Figures from LUST Closure Report (May 29, 1998, Atwell)
Appendix C: Phase II ESA, June 5, 2018, G2
Appendix D: Soil Boring/Temporary Monitoring Well/Soil Gas Logs (Atwell, May 1998, G2, May 2018 and PM, June 2018)
Appendix E: Laboratory Analytical Reports (G2, May 2018 and PM, June 2018)
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1.0 INTRODUCTION AND DISCUSSION

PM has completed a Baseline Environmental Assessment (BEA) of the commercial property (Parcel ID: (64) 14-34-201-012) located at 1200 Auburn Avenue, Pontiac, Oakland County, Michigan 48067 (hereafter referred to as the "subject property") in accordance Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

The subject property consists of one parcel totaling approximately 13.31 acres, and is located on the south side of Auburn Avenue, west of South Opdyke Road in Pontiac, Michigan (Figure 1). The subject property is developed with one single-story distribution warehouse structure totaling 97,116 square feet located in the northern portion of the subject property and one single-story vehicle maintenance building totaling 8,100 square feet located in the central-southern portion of the subject property (Figure 2). An active underground storage tank (UST) system and filling station is present east of the vehicle maintenance building and includes four dispensers and four USTs, consisting of one 12,000-gallon gasoline UST, one 12,000-gallon diesel UST, one 6,000-gallon diesel UST, and one 1,000-gallon used oil UST. The developed portion of the subject property is completely fenced in without any access points to the southern and southeastern portions. The remainder of the property primarily consists of concrete and asphalt paved parking areas and driveways.

Review of standard and historical sources documented that the subject property was developed with the current subject buildings in 1980. The subject buildings have been unoccupied since October 2017. Prior to being unoccupied, a previous tenant utilized the subject property as a beer and beverage distribution facility.

The subject property is an open Leaking Underground Storage Tank (LUST) site with one confirmed release that was reported on March 1, 1998 (C-0217-98) that was closed on June 17, 1998, and one open release (C-1095-18) that was reported on June 12, 2018.

1.1 Owner/Operator Information

Peninsula Holdings II, LLC, 2800 Auburn Court, Auburn Hills, Michigan 48326, intends to purchase the subject property on or before July 31, 2018.

1.2 Intended Use of the Subject Property

Peninsula Holdings II, LLC will utilize the subject property for commercial purposes. Chemical use and storage greater than household quantities is not anticipated.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM reviewed a Phase I Environmental Site Assessment (ESA) dated April 16, 2018, which was completed for the subject property by Testing Engineers & Consultants, Inc. (TEC) in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of TEC's June 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A. TEC identified recognized environmental conditions (RECs) associated with the 1) current UST system and closed LUST, 2) service operations since 1980 and associated 1,000-gallon used oil UST and trench drains, and 3) southeastern adjoining property, identified as 141 South Opdyke Road, with contamination associated with former landfilling.

1.3.1 Phase I ESA Exceptions or Deletions

During the completion of the April 2018 Phase I ESA, there were no exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard. To the best of PM's knowledge, no special terms or conditions applied to the preparation of the Phase I ESA.

1.3.2 Phase I ESA Data Gaps

TEC did not identify any significant data gaps during the completion of the April 2018 Phase I ESA.

1.4 Summary of Previous Site Investigations

PM reviewed the following previous environmental reports for the subject property. Relevant analytical tables and figures from the previous site investigations are included within Appendices B and C of this report.

Name of Report	Date of Report	Company that Prepared Report
LUST Closure Report	May 29, 1998	Atwell-Hicks, Inc. (Atwell)
Phase II ESA	June 5, 2018	G2 Consulting Group, LLC (G2)

The subject property is an open LUST site with one confirmed release that was reported on March 11, 1998 (C-0217-98) that was closed on June 17, 1998, and one open release (C-0095-18) that was reported on June 12, 2018. Atwell's 1998 LUST Closure Report documented that the 1998 release (C-0217-98) was likely the result of surface spillage and/or UST overfilling, and not from a leak in the UST system.

A total of nine borings (GB-1 through GB-10) were advanced at the subject property by Atwell on April 10, 1998 to a maximum depth of 21 feet below ground surface (bgs). One soil boring (GB-1) was advanced in the UST basin and the remaining eight soil borings (GB-2 through GB-10) were advanced around the UST basin to define the extent of the contamination. No photoionization detector (PID) readings were observed during the subsurface investigation. Atwell submitted a total of 18 soil and 8 groundwater samples for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), polynuclear aromatic hydrocarbons (PNAs), and lead. Soil analytical results did not identify concentrations of target analytes above the Part 213 RBLs. Groundwater analytical results identified concentrations of benzene and methyl-tertiary-butyl-ether (MTBE) in samples W-1, W-2, and W-9 above the Part 213 Residential and Nonresidential DW RBSLs. Atwell advanced four additional borings (GB-10 thru GB-13) on May 5, 1998 to define the extent of the groundwater contamination. Atwell submitted three groundwater samples (W-11 thru W-13) for analysis of BTEX and MTBE. Groundwater analytical results did not identify concentrations of BTEX and MTBE above laboratory method detection limits (MDLs). Therefore, based on the analytical results, the 1998 release (C-0217-98) was granted closure from the MDEQ on June 17, 1998. Atwell's 1998 sampling locations and analytical results are summarized in Tables 1 through 4 and in Figure 3, which are included within this report in Appendix B.

On May 21, 2018, G2 conducted a Phase II ESA at the subject to assess the RECs identified in TEC's April 2018 Phase I ESA, which consisted of the advancement of 12 soil borings (G2-1 through G2-12), the installation of two temporary monitoring wells (G2-4W and G2-8W), the installation of two temporary soil gas wells for methane screening, and the collection of 10 soil

samples and two groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs) and Michigan Ten Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc, or some combination thereof). G2's sampling locations are depicted on G2's Figure 3 and the soil and groundwater analytical results and methane screening results are summarized on G2's Tables 1, 2, and 3, all of which are included within this report in Appendix C.

Based on the presence of concentrations of PNAs identified in G2's soil sample analyzed from G2-5 (6.0-7.0 feet bgs) above laboratory MDLs, a confirmed release (C-0095-18) was reported on June 12, 2018.

The analytical results from G2's May 2018 Phase II ESA are summarized in Sections 2.1 and 2.2 below.

No mobile or migrating light non-aqueous phase liquid (LNAPL) was identified during any of the sampling events completed at the subject property.

1.5 Summary of Current Site Investigation

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Utilities were marked by the respective utility companies where they entered or were located adjacent to the subject property.

On June 20, 2018, PM completed a scope of work at the subject property that consisted of the advancement of two soil borings (SB-1 and SB-2), the installation of two temporary monitoring wells (TMW-1 and TMW-2), the installation of six temporary soil gas sampling points (SG-1, SG-2, SG-4, SG-5, SG-6, and SG-7), and the collection of two groundwater samples and six soil gas samples for laboratory analysis. The groundwater and soil gas samples were submitted to Brighton Analytical, LLC (Brighton) for laboratory analysis of methane. The soil boring/temporary monitoring well/soil gas locations are depicted on Figures 3 and 4.

The table below summarizes PM's Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification:

Description of Soil Boring/Temporary Monitoring Well/Soil Gas Locations

Location Total Depth (feet bgs)	Sample/Screen Interval Depth [DTW] (feet bgs)	Analysis	Objectives	Sample Selection (justification)
SB/TMW/SG-1 (25.0)	Groundwater: 16.98-21.98 [18.76]	Methane	Replicate previous sample location identified as G2-7 to further assess potential flammability and explosivity concern	Soil: Based on the absence of impact, a soil sample was not collected. Groundwater: Sampled.
	Soil Gas: 3.5			

Location Total Depth (feet bgs)	Sample/Screen Interval Depth [DTW] (feet bgs)	Analysis	Objectives	Sample Selection (justification)
SB/TMW/SG-2 (20.0)	Groundwater: 3.24-8.24 [2.13]	Methane	Replicate previous sample location identified as G2-6 to further assess potential flammability and explosivity concern	Soil: Based on the absence of impact, a soil sample was not collected. Groundwater: Sampled.
	Soil Gas: 1.5			
SG-4 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the northern subject building	Soil Gas: Sampled
SG-5 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the northern subject building	Soil Gas: Sampled
SG-6 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the southern subject building	Soil Gas: Sampled
SG-7 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the southern subject building	Soil Gas: Sampled

bgs – below ground surface

DTW – depth to water

1.5.1 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a hand auger equipped with a stainless steel bucket and/or a Geoprobe® model 6712DT drill rig. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and/or groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a stainless steel bucket in the case of the hand auger or a 5-foot long macro-core sampler in the case of the Geoprobe® drill rig.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alkanox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities. Soil collected from 1-foot sample intervals was screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag.

Temporary monitoring wells were installed at both soil boring locations (TMW-1 and TMW-2) for groundwater sample collection. At each location, a new well assembly, consisting of a 5-foot 0.010-inch slot, schedule 40, poly-vinyl chloride (PVC) screen and PVC casing was lowered into the borehole to intersect the water table. After the screens for the wells were set to the desired

depth, an artificial sand pack or natural sands were allowed to collapse around the well screens. Groundwater samples were also collected from existing monitoring wells outlined above. The groundwater samples were collected with care taken to avoid the potential for cross contamination between the samples and to prevent loss of volatiles to the atmosphere. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the well.

The groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and placed in an ice packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil gas sampling was completed based on the guidelines established by the American Society for Testing and Materials (ASTM) in the Standard Practice for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation E 2600-10 (ASTM Standard Practice E 2600-10) and May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

Prior to the collection each soil gas sample the sampling apparatus was determined to be leak free utilizing an isolation chamber which encompassed tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure no leaks had occurred. Tedlar bags were used to collect soil gas samples for laboratory analysis of methane.

Upon completion of the investigation the soil borings were abandoned by removing the temporary monitoring well/soil gas materials from the borehole, placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.6 Geology and Hydrogeology

Based on review of Atwell's April and May 1998, G2's May 2018, and PM's June 2018 soil boring/temporary monitoring well/soil gas logs, the soil stratigraphy at the subject property generally consists of sand to depths between 1.0 and 6.0 feet bgs, underlain by clay with intermittent sand intervals to a depth of at least 25.0 feet bgs, the maximum depth explored.

Groundwater was encountered in 19 of the 27 soil borings advanced on the subject property at depths ranging between 0.25 and 12.0 feet bgs. Groundwater flow in the area of the subject property is expected to be to the north-northeast, toward the Clinton River.

The soil boring/temporary monitoring well/soil gas logs from Atwell's April and May 1998 site investigation, G2's May 2018 Phase II ESA and PM's June 2018 site investigation are included in Appendix D, which contain site specific geology, PID readings, and sample/well screening intervals.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results for the soil and groundwater samples collected from the subject property during the previous and current site investigations were compared with the MDEQ Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. The soil and groundwater analytical results were also compared to the MDEQ Media Specific Volatilization to Indoor Air Recommended Interim Action Screening Levels (RIASLs, dated August 2017). The soil gas analytical results were compared to the soil gas action levels for methane.

PM's June 2018 groundwater and soil gas analytical results are summarized in Tables 1 and 2, and on Figures 3 and 4. The relevant analytical tables from the previous site investigations are included in Appendices B and C.

Appendix E includes the laboratory analytical reports and associated chain of custody documentation from G2's May 2018 Phase II ESA and PM's May 2018 site investigation. The laboratory analytical reports from Atwell's April and May 1998 site investigations were not provided to PM for review, however, the analytical reports are likely on file with the MDEQ Southeastern District Office in Warren, Michigan within the May 1998 LUST Closure Report.

2.1 May 2018 Soil Analytical Results (G2)

G2's May 2018 soil analytical results are summarized in G2's Tables 1 and 2 included in Appendix C.

No concentrations of VOCs were detected in any of the soil samples analyzed from the subject property above the laboratory MDLs.

Concentrations of various PNAs were detected in the soil samples analyzed from G2-5 (6.0-7.0 feet bgs) and G2-7 (6.0-7.0 feet bgs) above laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs.

No concentrations of PCBs were detected in any of the select soil samples analyzed from the subject property above the laboratory MDLs.

No concentrations of metals were detected in any of the select soil samples analyzed from the subject property above laboratory MDLs, the Statewide Default Background Levels (SDBLs) for soils in Michigan, and/or the most restrictive Part 213 Residential RBSLs.

2.2 May 2018 Groundwater Analytical Results (G2)

G2's May 2018 groundwater analytical results are summarized in G2's Table 3 included in Appendix C.

A concentration of 1,1-dichloroethane was detected in the groundwater sample analyzed from G2-8W above laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs and RIASLs. No concentrations of other VOCs were detected in either of the groundwater samples analyzed from the subject property above laboratory MDLs.

No concentrations of PNAs were detected in either of the groundwater samples analyzed from the subject property above laboratory MDLs.

No concentrations of cadmium, chromium, and lead were detected in the groundwater sample analyzed from G2-8W above laboratory MDLs.

No mobile or migrating LNAPL was identified during PM's May 2018 site investigation activities.

2.3 June 2018 Groundwater Analytical Results (PM)

PM's June 2018 groundwater analytical results are summarized in Table 1 and on Figure 3.

No concentrations of methane were detected in either of the groundwater samples analyzed from the subject property above laboratory MDLs.

No mobile or migrating LNAPL was identified during PM's June 2018 site investigation activities.

2.4 June 2018 Soil Gas Analytical Results (PM)

PM's June 2018 soil gas analytical results are summarized in Table 2 and on Figure 4.

No concentrations of methane were detected in any of the soil gas samples analyzed from the subject property above laboratory MDLs.

2.4 Subject Property "Site" Status

No concentrations of target analytes were identified in soil and groundwater samples analyzed from the subject property in 2018 above the Part 213 RBSLs; however, the subject property is an open LUST site based on PNA concentrations above laboratory MDLs. Therefore, the subject property is a "site" in accordance with Part 213 of P.A. 451, as amended, and the rules promulgated thereunder.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

A copy of assessing information with the legal description for the subject property is included in Appendix F.

3.2 Survey Map of Subject Property

A map of the subject property that depicts the property/parcel boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

Figures 3 and 4 provide scaled maps of the site features and the soil boring/temporary monitoring well/soil gas locations with the June 2018 analytical results. The relevant analytical figures from the previous site investigations are included in Appendices B and C.

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, the subject property (Parcel ID (64) 14-34-201-012) is located at 1200 Auburn Avenue, Pontiac, Oakland County, Michigan 48342 (Figure 1).

3.6 Subject Spatial Data

As depicted in Figure 1, the subject property is located in Township three North (T.3N), Range 10 east (R.10E), Section 34, northeast quarter, northeast quarter-quarter in Pontiac, Oakland County, Michigan.

According to the MDEQ Groundwater Mapping Project Website, the center of the subject property is located at latitude 42.6336 north and a longitude of -83.2521 west.

4.0 "SITE" STATUS OF SUBJECT PROPERTY

As indicated in Section 2.4 based upon the open LUST status, the subject property is classified as a "site" as defined under Part 213 of P.A. 451, as amended and the rules promulgated thereunder.

4.1 Summary Data Tables

The analytical results for the soil and groundwater samples collected from the subject property during the previous and current site investigations were compared with the MDEQ Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. The soil and groundwater, analytical results were also compared to the MDEQ Media Specific Volatilization to Indoor Air Recommended Interim Action Screening Levels (RIASLs, dated August 2017). The soil gas analytical results were compared to the soil gas action levels for methane.

PM's June 2018 groundwater and soil gas analytical results are summarized in Tables 1 and 2. The relevant analytical tables from the previous site investigations are included in Appendices B and C, including Atwell's Tables 1 through 4 and Figures 2 and 3, and G2's Tables 1, 2, and 3, and Figures 2 and 3.

4.2 Laboratory Reports and Chain of Custody Documentation

Appendix E includes the laboratory analytical reports and associated chain of custody documentation from G2's May 2018 Phase II ESA and PM's June 2018 site investigation. The laboratory analytical reports from Atwell's April and May 1998 site investigations were not provided to PM for review, however, the analytical reports are likely on file with the MDEQ Southeastern District Office in Warren, Michigan within the May 1998 LUST Closure Report.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on July 13, 2018, by Mr. Aaron Snow, Staff Scientist, and reviewed by Ms. Jennifer Ritchie, CPG, Regional Manager, PM Environmental, Inc., which is within 45 days of purchase. Qualification statements are provided as Appendix G.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature,

history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Report Prepared By:



Aaron Snow
Staff Scientist

Report Reviewed By:



Jennifer Ritchie, CPG
Regional Manager

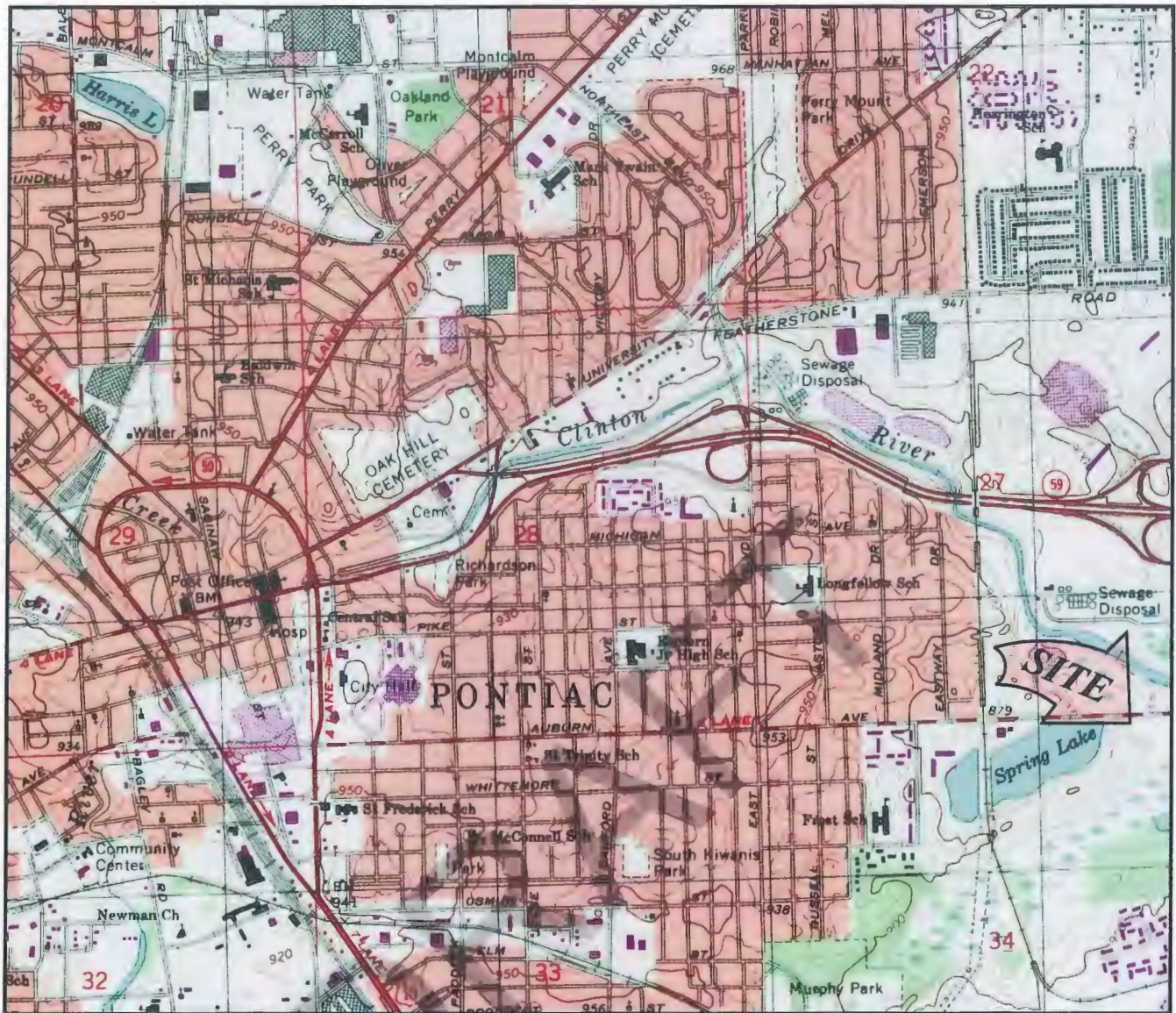
6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM reviewed a Phase I ESA dated April 16, 2018, which was completed for the subject property located at 1200 Auburn Avenue, Pontiac, Oakland County, Michigan 48067 by TEC in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of TEC's April 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-13;
- MDEQ Operational Memorandum No. 1 "Part 201 Cleanup Criteria and Part 213 Risk-based Screening Levels," Revised December 30, 2013;
- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway with the exception of the rescinded tables in June 2017;
- MDEQ-RRD Peer Review Draft Operational Memorandum No. 4, Attachment 5 Methane, February 2005
- MDEQ RIASLs for Vapor Intrusion, August 2017;
- MDEQ Baseline Environmental Assessment Submittal Form EQP 4025 (September 2015);
- LUST Closure Report, May 29, 1998, Atwell;
- Phase I ESA, April 16, 2018, TEC; and
- Phase II ESA, June 5, 2018, G2.

Figures



OAKLAND COUNTY

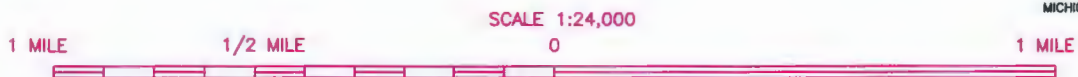
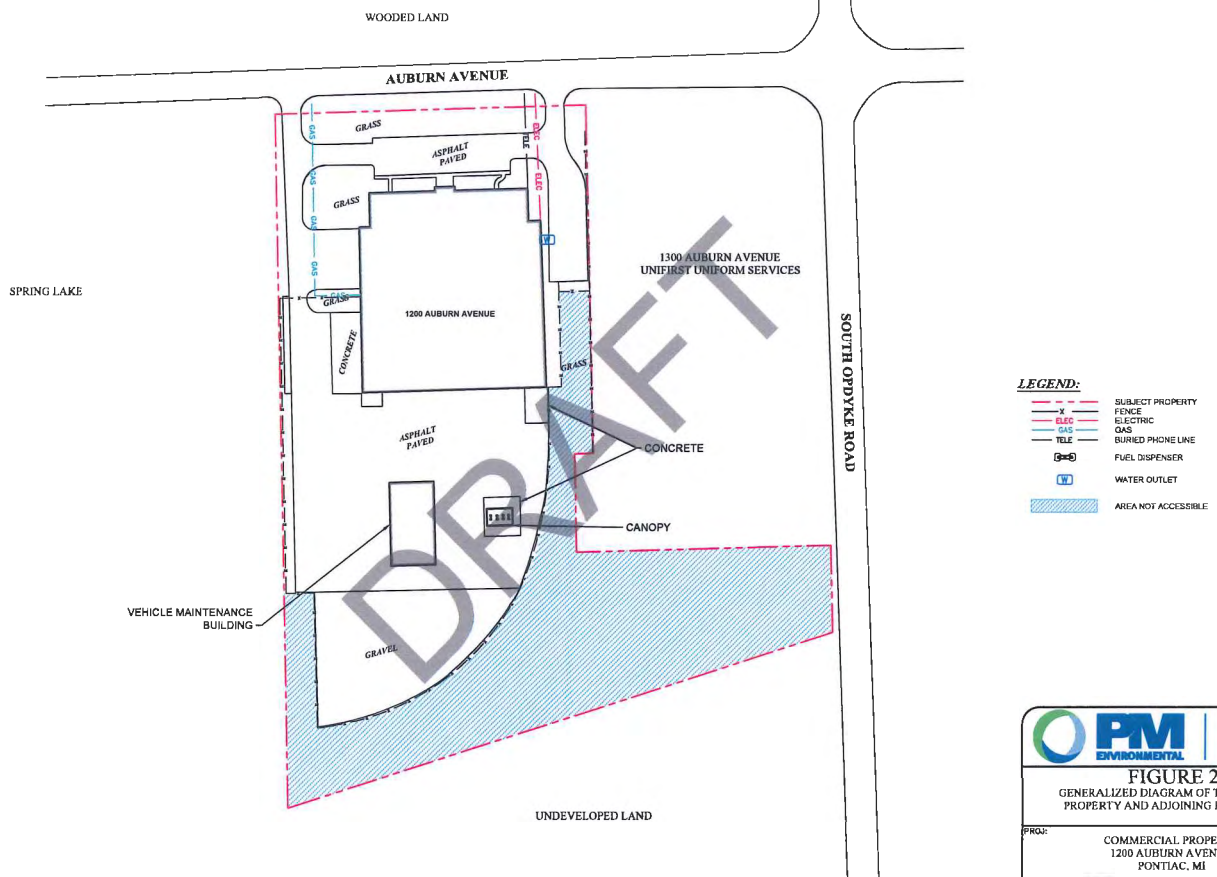


FIGURE 1
PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES
PONTIAC NORTH, MI QUADRANGLE, 1997.





PM Environmental & Engineering Services

FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJ: COMMERCIAL PROPERTY
1200 AUBURN AVENUE
PONTIAC, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: CS	DATE: 7/9/2018
GRAPHIC SCALE 0 100 150	CHD BY: JR/AS	SCALE: 1" = 160'
# NOT 1" ON THIS MAP, AS SHOWN SCALES ACCORDINGLY.	FILE NAME: 01-9923-0-001F00R00	

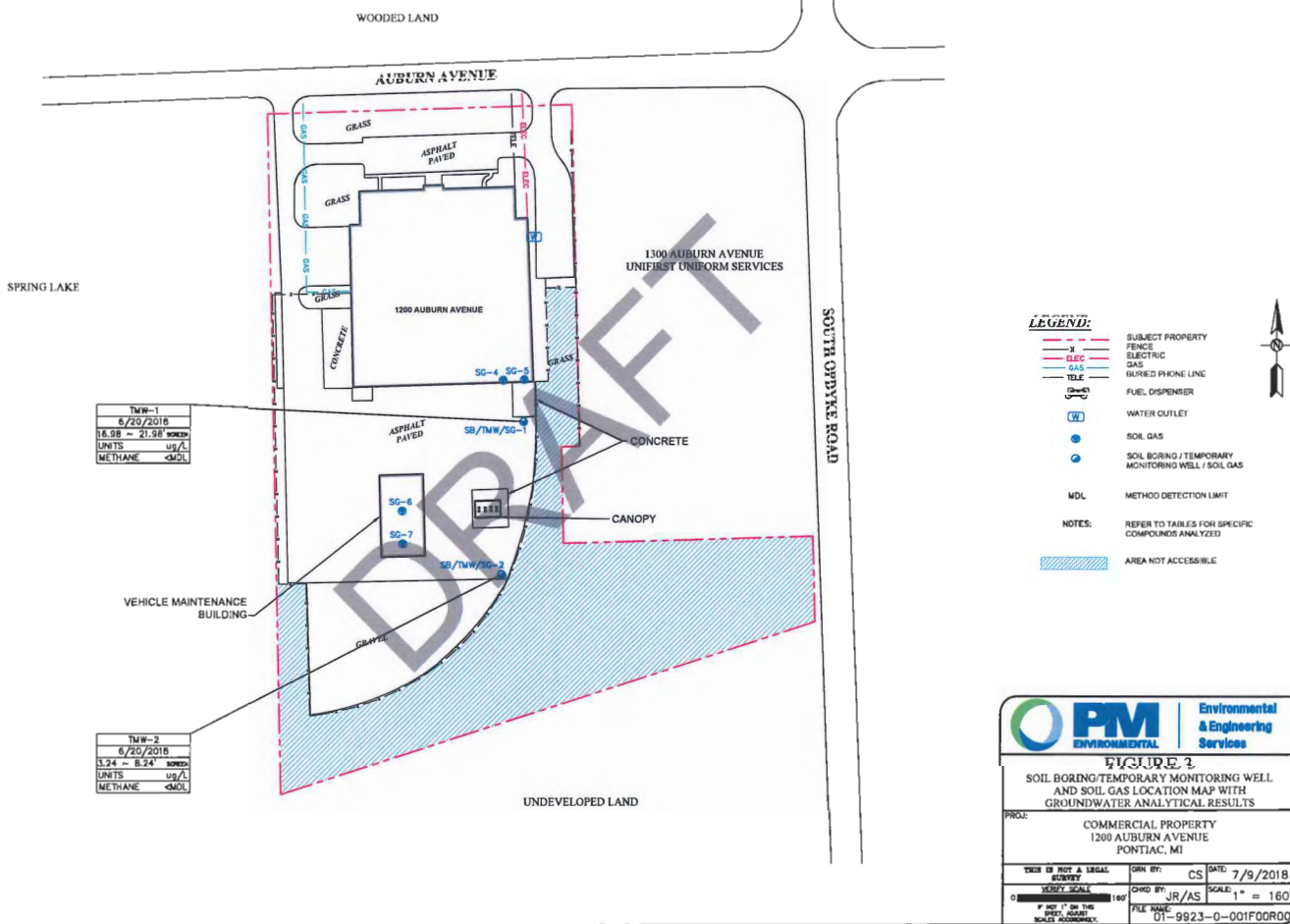


TABLE 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS: METHANE
1200 AUBURN AVENUE, PONTIAC, MICHIGAN
PM PROJECT # 01-9923-0-0001

METHANE (µg/L)				Methane
Chemical Abstract Service Number (CAS#)				Various
Sample ID	Sample Date	Screen Depth (bgs)	Depth to Groundwater (bgs)	Methane
TMW-1	06/20/18	16.98-21.96	16.78	<2
TMW-2	06/20/18	3.24-8.24	2.13	<2
Cleanup Criteria Requirements for Response Activity (R 2003, R 2009) Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 213 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 8, 2013 MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, August 2017 MDHHS Recommended Action and Trigger Levels for Vapor Intrusion Sites, March 9, 2007				
Residential/Nonresidential (µg/L)				
Residential Drinking Water (Res DW)				ID
Residential Health Based Drinking Water Values				NL
Nonresidential Drinking Water (Nonres DW)				ID
Nonresidential Health Based Drinking Water Values				NL
Groundwater Surface Water Interface (GSI)				NL
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ¹				(R)
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ¹				(R)
Volatilization to Indoor Air Screening Levels (µg/L)				
Residential Shallow Groundwater RI/RA _{SL}				NL
Nonresidential Shallow Groundwater RI/RA _{SL}				NL
Residential Groundwater RI/RA _{SL}				NL
Residential Groundwater RI/RA _{SL}				NL
Nonresidential Groundwater RI/RA _{SL}				NL
Nonresidential Groundwater RI/RA _{SL}				NL
Nonresidential Groundwater RI/RA _{SL}				NL
Water Solubility				NL
Flammability and Explosivity Screening Level				10,000 (AA)

[] Applicable Criteria/RSIL Exceeded
 BOLD Value Exceeds Applicable Criteria
 bgs: Below Ground Surface (feet)
 <MDL: Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)
¹ Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth
 NA: Not Applicable
 NL: Not Listed
 NLL: Not Likely to Leach
 NLV: Not Likely to Volatilize
 ID: Insufficient Data
 RI/RA_{SL}: Recommended Interim Action Screening Levels
 TSRI/RA_{SL}: Time Sensitive Recommended Interim Action Screening Levels
 RI/RA_{SL}₁₂: Nonresidential Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours
 TSRI/RA_{SL}₁₂: Time Sensitive Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours for structures not formerly residential homes.

TABLE 2
SUMMARY OF SOIL GAS ANALYTICAL RESULTS: METHANE
1200 AUBURN AVENUE, PONTIAC, MI
PM PROJECT # 01-9923-0-0001

METHANE (PPMV)			Methane
Chemical Abstract Service Number (CAS#)			74828
Sample ID	Sample Date	Sample Depth (feet bgs)	METHANE
SG-1	6/20/2018	3.5	<8
SG-2	6/20/2018	1.5	<8
SG-4	6/20/2018	Sub-Slab	<8
SG-5	6/20/2018	Sub-Slab	<8
SG-6	6/20/2018	Sub-Slab	<8
SG-7	6/20/2018	Sub-Slab	<8
MDEQ-RRD Peer Review Draft Operational Memorandum No. 4, Attachment 5 Methane, February 2005			
Soil Gas Criteria (SGC)			
Soil Gas Action Level - Distinguishable above background			1,000 - 5,000
Soil Gas Action Level - Indicative of significant migration*			5,000-12,500
Soil Gas Action Level - Above MDEQ-RRD recommended limit requiring mitigation*			> 12,500
Lower Explosive Limit (LEL)			50,000
Upper Explosive Limit (UEL)			150,000

- Criteria Exceeded
- BOLD** Value Exceeds Applicable Criteria
- bgs Below Grade Surface (feet)
- ppmv Parts Per Million/Volume
- * Calculation for methane criteria applied to the remaining compounds to develop criteria
Recommended limit = 25% x LEL
Lower bound of migration value = 10% x LEL

Tables

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,200		\$ 2,200
Phase II ESA/BEA/DDCC	\$ 22,050		\$ 22,050
Hazardous Materials Survey	\$ 5,375		\$ 5,375
Pre-Approved Activities Sub-Total	\$ 29,625	\$ -	\$ 29,625
Department Specific Activities			
Oversight, Sampling and Reporting by Environmental Professional	\$ 10,000		\$ 10,000
Industrial cleaning	\$ 18,000		\$ 18,000
Department Specific Activities Sub-Total	\$ 28,000	\$ -	\$ 28,000
Demolition			
Building Demolition Activities	\$ 120,419	\$ 120,419	
Disposal of Non-Reusable/Non-Recyclable Building Elements	\$ 8,000	\$ 8,000	
Removal of Abandoned Utilities	\$ 5,000	\$ 5,000	
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 7,000	\$ 7,000	
Removal of the USTs and Canopy	\$ 54,000	\$ 54,000	
Demolition Sub-Total	\$ 194,419	\$ 194,419	\$ -
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 25,000	\$ 25,000	
Asbestos and Lead Activities Sub-Total	\$ 25,000	\$ 25,000	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Preparation of a Brownfield Plan and Act 381 Work Plan	\$ 30,000	\$ 15,000	\$ 15,000
Implementation of the Brownfield Plan	\$ 5,000	\$ 2,500	\$ 2,500
Brownfield Plan and Act 381 Work plan Sub-Total	\$ 35,000	\$ 17,500	\$ 17,500
Eligible Activities Sub-Total	\$ 312,044	\$ 236,919	\$ 75,125
15% Contingency*	\$ 37,113	\$ 32,913	\$ 4,200
Eligible Reimbursement Total	\$ 349,157	\$ 269,832	\$ 79,325

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Tax Increment Revenue Capture Estimates - Table 2
1200 Auburn, Pontiac,
Oakland County, Michigan
October 23, 2018

Estimated Taxable Value (TV) Increase Rate: 1% per year													TOTAL
Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	
Calendar Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Special Act Tax Parcel Base Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Special Act Tax Parcel Estimated New TV	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	
Incremental Difference (New TV - Base TV)	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	
Ad Valorem Parcel Base Value	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	
Ad Valorem Parcel Estimated New TV	\$ 417,444	\$ 421,618	\$ 425,833	\$ 430,093	\$ 434,394	\$ 438,738	\$ 443,125	\$ 447,556	\$ 452,032	\$ 456,552	\$ 461,118	\$ 465,732	
Incremental Difference (New TV - Base TV)*	\$ (858,636)	\$ (854,462)	\$ (850,245)	\$ (845,977)	\$ (841,686)	\$ (837,342)	\$ (832,944)	\$ (828,524)	\$ (824,048)	\$ (819,528)	\$ (814,962)	\$ (810,350)	
Available Incremental Difference	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	
School Capture***													
Millage Rate													
State Education Tax (SET)	6.0000	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 60,344
School Operating Tax	18.0000	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 181,033
School Total	24.0000	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 241,378
Local Capture***													
Millage Rate													
County Operating	4.0400	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 40,632
OIS Allocated	0.1950	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 1,961
OIS Voted	3.0863	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 31,040
OCC Voted	1.5431	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 15,520
City Operating	11.2691	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 113,338
Cap Imp	1.4085	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 14,166
Sanitation	2.8171	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 28,333
Youth Center	1.4994	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 15,080
Library	0.9996	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 10,053
Seniors Services	0.4998	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 5,027
County Pk & Rec	0.2349	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 2,362
HCMA	0.2129	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 2,141
Sinking Fund	2.8700	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 28,865
OCPTA	1.0000	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 10,057
Local Total	31.6757	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 318,576
Non-Capturable Millages***													
Millage Rate													
Zon Authority (County)	0.0002	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 988
Art Institute (County)	0.1945	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 1,956
MESMA Judgment**	0.4000	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 3,463
Total Non-Capturable Taxes	0.6927	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 633	\$ 4,407
Total Capturable Millages	55.6757												
Total Tax Increment Revenue (TIR) Available for Capture		\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ -

*The negative increment during the first 12 years is "passed-over" and does not create any benefit or loss to the available capture

**MESMA Judgment is anticipated to expire after 2022

***Taxes are representative of what is generated by the Special Act Tax Parcel taxable value only

Tax Incremental Revenue Reimbursement Estimates - Table 3
1200 Auburn, Pontiac,
Oakland County, Michigan
October 23, 2018

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	43.11%	\$ 127,944	\$ -	\$ 127,944
Local	56.89%	\$ 221,213	\$ -	\$ 221,213
TOTAL				
DEQ	22.72%	\$ 79,325	\$ -	\$ 79,325
MSF	77.28%	\$ 269,832	\$ -	\$ 269,832

Estimated Total
Years of Plan: 11

Estimated Capture	
Administrative Fees	\$ 55,000
State Revolving Fund	\$ 19,201
LBRF	\$ 42,363

	1	2	3	4	5	6	7	8	9	10	11	TOTAL
Total State Incremental Revenue	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 241,378
State Brownfield Revolving Fund (50% of SET)	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 19,201
State TIR Available for Reimbursement	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 222,177
Total Local Incremental Revenue	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 318,576
BRA Administrative Fee (\$5,000/year)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 55,000
Local TIR Available for Reimbursement	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 263,576
Total State & Local TIR Available	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 45,905	\$ 45,905	\$ 45,905	\$ 45,905	\$ 536,658
DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 349,157	\$ 305,995	\$ 262,833	\$ 219,671	\$ 176,509	\$ 133,347	\$ 90,185	\$ 53,483	\$ 29,522	\$ 5,560	\$ 0	\$ 0
IFT Abatement												
MSF Non-Environmental Costs	\$ 269,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 14,838	\$ 14,838	\$ 16,251	\$ 19,201	\$ 19,201	\$ 19,201	\$ 12,741					\$ 116,316
Local Tax Reimbursement	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 5,375			\$ 153,516
Total MSF Reimbursement Balance	\$ 236,476	\$ 33,120	\$ 168,305	\$ 130,587	\$ 92,869	\$ 55,151	\$ 23,893	\$ 5,375	\$ -	\$ -	\$ -	\$ -
MDEQ Environmental Costs	\$ 79,325											\$ -
State Tax Reimbursement	\$ 4,362	\$ 4,362	\$ 4,362	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 18,586	\$ 5,560		\$ 11,628
Local Tax Reimbursement	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 18,586	\$ 5,560		\$ 67,897
Total Local Reimbursement Balance	\$ 69,519	\$ 59,713	\$ 51,366	\$ 45,922	\$ 40,478	\$ 35,034	\$ 29,590	\$ 24,147	\$ 5,560	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 36,702	\$ 23,961	\$ 23,961	\$ 5,560	\$ -	\$ 349,157
LOCAL BROWNFIELD REVOLVING FUND												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,401	\$ 23,961	\$ 42,363
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,401	\$ 23,961	\$ 42,363
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,401	\$ 23,961	\$ 42,363

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

**OAKLAND COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**PENINSULA PLASTICS – PROJECT GROWTH
LOCATED AT 1200 AUBURN AVENUE
PONTIAC, OAKLAND COUNTY, MICHIGAN**

October 23, 2018

Approved by BRA:

Approved by Board of Commissioners:

Prepared on Behalf of:

Peninsula Holdings II, LLC
2800 Auburn Court
Auburn Hills, Michigan 48326
Contact Person: Mr. Ryan Victory
Telephone: (248) 761-3454

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APPENDICIES

Appendix A	Legal Description
Appendix B	Property Location Boundary
Appendix C	Preliminary Site Plans
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Table 1: Estimated Costs of Eligible Activities
Table 2: Tax Increment Revenue Capture Estimates
Table 3: Tax Increment Revenue Reimbursement Estimates

PROJECT SUMMARY

Project Name:	Project Growth - Peninsula Plastics
Project Location:	The property is located at 1200 Auburn Avenue in Township three north (T.3N), Range ten east (R.10E), Section 34, Pontiac, Oakland County Michigan 48342, as more specifically described in Appendix A (the "Property").
Type of Eligible Property:	The property is classified as a "site" as defined under Part 213 of P.A. 451, as amended and the rules promulgated thereunder.
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos and Lead Activities, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$349,157 (includes eligible activities and 15% contingency)
LBRF Capture:	\$42,363
Years to Complete Reimbursement :	11 Years from date of Plan approval
Estimated Capital Investment (Real Property):	Approximately \$8 million (including Acquisition, Hard and Soft Costs)

Project Overview: The proposed redevelopment entails the renovation and rehabilitation of the existing warehouse/distribution building to expand the operations of Peninsula Plastics into the City of Pontiac. This includes the removal of the underground storage tanks (USTs) and demolition of the pump island canopy, as well as improvements to the exterior paved surface. In addition, the current warehouse/distribution building will undergo significant renovations including the relocation and upgrade of existing electrical utilities to meet modern demands, removal of obsolete fire suppression equipment and installation of special equipment and piping to meet the demands of the production floor, and upgrades and installation of new lighting, flooring, and other fixtures throughout the remainder of the building. Demolition activities are anticipated to begin in the fall of 2018 with renovations continuing into winter as operations are expanded into the building.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Oakland County ("the County"), the County has established the Oakland County Brownfield Redevelopment Authority (OCBRA) the "Authority" pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in the eligible "Brownfield" Property within the County and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the County will facilitate financing of eligible activities at eligible properties, and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

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

This Brownfield Plan contains information required by Section 13(2) of Act 381, as amended

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Eligible Property consists of one (1) legal parcel totaling approximately 13.31 acres with a street address of 1200 Auburn Avenue in Pontiac, Oakland County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "Property."

Parcel ID Number	Address	City	Approx. Acreage	Eligibility	Current Zoning
64-14-34-201-012*	1200 Auburn Avenue	Pontiac	13.31	"Site"	C-3

*Includes taxes attributable to both Ad Valorem property taxes and a Special Act Tax Parcel.

Peninsula Holdings II, LLC ("Peninsula Holdings") a development entity of Peninsula Plastics Company, Inc., ("Peninsula Plastics") or any affiliate, or such other developer as approved by the Authority, are collectively the project developer ("Developer").

Peninsula Plastics is an Oakland County based custom-engineered industrial thermoforming company that was founded in 1980. They began with the initial goal of becoming a world-class

manufacturer of custom packaging and a dunnage supplier for the automotive industry. Since then, Peninsula Plastic's capabilities have expanded to twin sheet thermoforming, 5-axis CNC & robot trimming, and die cutting with expansion to other industries such as textile, retail, aerospace, military, and more. In addition, Peninsula Plastics is expanding their export sales to other countries including Canada, Mexico, Brazil, and Chile. Peninsula Plastics has become a full service leader with expertise in the designing, development, and tooling of the parts that are made in-house. Peninsula Plastics provides a wide range of jobs, from skilled and semi-skilled positions to advanced manufacturing and engineering. The proposed project outlined within this Plan is part of Peninsula Plastic's continued efforts to invest and further expand within Oakland County and the City of Pontiac.

The parcel is currently zoned C-3: Corridor Commercial. The Property is commercially developed with a 97,116 square foot vacant warehouse and distribution building and a maintenance building in an area characterized by commercial and warehouse uses.

Standard and other historic sources document the Property remained as undeveloped land from 1937 until 1956. By 1967, numerous dirt roads were present over the majority of the Property that extend onto the western adjoining property. From 1972 to 1983, the dirt roads were less prevalent, and the current distribution warehouse structures were constructed in 1980. The southern building appears to have been used as a vehicle maintenance garage. A tractor trailer washing area is located in the northern portion of the building while the remaining southern portion is a high-bay garage area. An active gasoline filling station is present to the east of the southern building with four dispensers connected to four Underground Storage Tanks (USTs) located near the pump island. The Property has been vacant since October 2017.

The Property's legal description is included in Appendix A. A property location map is included in Appendix B.

The proposed redevelopment entails the renovation and rehabilitation of the existing warehouse/distribution building to expand the operations of Peninsula Plastics within the City of Pontiac. The building will be used for engineering and design office space, manufacturing of molded plastic products, tooling, and warehousing. The rehabilitation includes the removal of the USTs and demolition of the pump island canopy, as well as improvements to the exterior paved surface. In addition, the current warehouse/distribution building will undergo significant renovations including the relocation and upgrade of existing electrical utilities to meet modern demands, removal of obsolete fire suppression equipment and installation of special equipment and piping to meet the demands of the production floor, and upgrades and installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

Demolition activities are anticipated to begin in the fall of 2018 with renovations continuing into winter as operations are expanded into the building.

The Developer anticipates making a significant initial investment at the site including, approximately \$6,500,000 in acquisition costs, \$1,500,000 in real property improvements and \$6,450,000 in new equipment. In addition, the company would be relocating approximately \$2,000,000 (*acquisition cost*) of machinery and equipment to the site. Peninsula Plastics has the goal of creating an additional 40 full time jobs over the next five years with average wages around \$45,000. This is in addition to the construction and other ancillary jobs that the project may generate. The City of Pontiac has used an estimate of 80 ancillary jobs being created. As a part of its commitment to the City of Pontiac, the company anticipates hiring 25 Pontiac residents over the next three years. Thereafter it will continue its commitment to hiring and retaining

Pontiac residents pursuant to a development agreement with the City of Pontiac. It also hopes to establish certain internships for the Pontiac residents to develop its workforce.

Preliminary site plans are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) it was previously utilized or is currently utilized for a commercial purpose; and, (b) the parcel comprising the Property classified as a "site" as defined under Part 213 of P.A. 451, as amended and the rules promulgated thereunder.

A total of nine soil borings (GB-1 through GB-9) were advanced at the Property by Atwell on April 10, 1998 to a maximum depth of 21 feet below ground surface (bgs). One soil boring (GB-1) was advanced in the UST basin and the remaining eight soil borings (GB-2 through GB-10) were advanced around the UST basin to define the extent of the contamination. No photoionization detector (PID) readings were observed during the subsurface investigation. Atwell submitted a total of 18 soil and 8 groundwater samples for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), polynuclear aromatic hydrocarbons (PNAs), and lead. Soil analytical results did not identify concentrations of target analytes above the Part 213 RBSLs. Groundwater analytical results identified concentrations of benzene and methyl-tertiary-butyl-ether (MTBE) in samples W-1, W-2, and W-9 above the Part 213 Residential and Nonresidential DW RBSLs. Atwell advanced four additional borings (GB-10 thru GB-13) on May 5, 1998 to define the extent of the groundwater contamination. Atwell submitted three groundwater samples (W-11 thru W-13) for analysis of BTEX and MTBE. Groundwater analytical results did not identify concentrations of BTEX and MTBE above laboratory method detection limits (MDLs). Therefore, based on the analytical results, the 1998 release (C-0217-98) was granted closure from the MDEQ on June 17, 1998.

On May 21, 2018, G2 conducted a Phase II ESA at the Property to assess the Recognized Environmental Conditions (RECs) identified in Testing Engineers and Consultants (TEC's) April 2018 Phase I ESA, which consisted of the advancement of 12 soil borings (G2-1 through G2-12), the installation of two temporary monitoring wells (G2-4W and G2-8W), the installation of two temporary soil gas wells for methane screening, and the collection of 10 soil samples and two groundwater samples for laboratory analysis of volatile organic compounds (VOCs), PNAs, polychlorinated biphenyls (PCBs) and Michigan Ten Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc, or some combination thereof). The review of analytical results indicated that fluoranthene, phenanthrene, and pyrene were detected in soil sample G2-5 (6-7') and fluoranthene and phenanthrene were detected in soil sample G2-7 (6-7'). However, PNA constituent concentrations detected in soil were well below the MDEQ Part 201 Generic Residential Cleanup Criteria. No other PNA constituents were detected above their respective MDLs in any of the remaining soil samples submitted for laboratory analysis.

In terms of metals in soil, the review of analytical results indicated that various metals were detected in each of the soil samples submitted for analysis. However, none of the metals detected were noted to exceed their respective MDEQ Part 201 Generic Residential Cleanup Criterion.

In terms of VOCs in groundwater, the review of analytical results indicated that only 1,1-Dichloroethane was detected in groundwater sample G2-8W. However, the concentration of 1,1-

Dichloroethane detected was well below the MDEQ Part 201 Generic Residential Criterion. No other VOCs were detected above their respective MDLs in any of the groundwater samples submitted for laboratory analysis.

Based on the presence of concentrations of PNAs identified in G2's soil sample analyzed from G2-5 (6.0-7.0 feet bgs) above laboratory MDLs, a confirmed release (C-0095-18) was reported on June 12, 2018.

On June 20, 2018, PM completed a scope of work at the Property that consisted of the advancement of two soil borings (SB-1 and SB-2), the installation of two temporary monitoring wells (TMW-1 and TMW-2), the installation of six temporary soil gas sampling points (SG-1, SG-2, SG-4, SG-5, SG-6, and SG-7), and the collection of two groundwater samples and six soil gas samples for laboratory analysis of methane. No concentrations of methane were detected in the soils gas samples or either of the groundwater samples analyzed from the Property above laboratory MDLs.

No concentrations of target analytes were identified in soil and groundwater samples analyzed from the Property in 2018 above the Part 213 RBSLs; however, the Property is an open leaking underground storage tank (LUST) site based on PNA concentrations above laboratory MDLs. Therefore, the Property is a "site" in accordance with Part 213 of P.A. 451, as amended, and the rules promulgated thereunder.

Additional documentation and description of the property's "Site" status is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of "eligible activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Asbestos Containing Materials (ACM) Survey, Department Specific Activities, Demolition, Asbestos and Lead Activities, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.

A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Pre-Approved Activities include a Phase I Environmental Site Assessment (ESA), Phase II ESAs and Hazardous Materials Survey required as part of the pre-purchase due diligence conducted on the property at a total cost of \$29,625
2. Department Specific Activities include Industrial Cleaning and oversight/sampling/reporting by an environmental professional at a total estimated cost of \$28,000.

3. Demolition Activities includes building demolition activities, disposal of non-reusable and non-recyclable building elements, removal of abandoned utilities, removal of the USTs and canopy, and fill, compaction, and rough grading where improvements were located at an estimated cost of \$194,419.
4. Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting at an estimated cost of \$25,000.
5. Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g. meetings with BRA, review by County Attorney etc.) at a cost of approximately \$35,000.
6. A 15% contingency of \$37,113 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment Activities and preparation of the Brownfield Plan and Act 381 Work Plan.

All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$312,044 with a potential \$37,113 contingency, resulting in a total cost of \$349,157. Therefore the total cost for reimbursement to the applicant is a not-to-exceed amount of \$349,157 (including contingency), unless the Plan is amended and approved by the OCBRA and the Oakland County Board of Commissioners.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is \$1,276,080, related to the Ad Valorem tax parcel ID 64-14-34-201-012, and \$0, related to the Special Act Tax Parcel to be created. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2019 or when full redevelopment is completed whichever occurs first.

The taxable value for the Ad Valorem parcel in 2019 is estimated, based on certain aggressive estimates, to reach up to \$417,444. An annual increase in taxable value of 1% on the Ad Valorem parcel has been used, for modeling purposes only, in the calculation of future tax increments in this Plan.

The estimated 2019 taxable value of the Ad Valorem parcel, at \$417,444 (and subject to an estimated 1% annual increase), is less than the base taxable value of \$1,276,080. Any annual negative increment will be passed over and does not create any benefit or loss to the available Brownfield TIF capture. Rather, the taxable value of the Ad Valorem parcel (\$417,444), in this instance, will preserve tax revenues for the taxing jurisdictions.

The taxable value for the Special Act Tax Parcel in 2019 is estimated, based on certain aggressive estimates, to reach as high as \$914,310. This value will remain constant throughout the duration of the PA 198 Plant Rehabilitation Industrial Facilities Tax Exemption.

Tables 2 uses the estimates stated above to detail the potential capture of tax increment revenues for each year of the Plan from the eligible property.

Prior to reimbursement of tax increment revenue to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first.

The OCBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan for two (2) years following developer reimbursement, currently estimated at \$42,363. Local Brownfield Revolving Fund (LBRF) capture will occur at the end of the Plan as shown in Table 3. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))

Eligible activities will be financed by Peninsula Holdings II, LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by Peninsula Holdings II, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer and Brownfield Redevelopment Authority is \$446,520. This includes developer reimbursement, Brownfield Redevelopment Authority Administrative fees, and LBRF deposits.

No advances will be made by the OCBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Oakland County Board of Commissioners.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Taxes will continue to be generated to taxing jurisdictions on local and school captured millages at the taxable value of the Ad Valorem parcel (\$417,444), subject to an estimated 1% increase annually, throughout the duration of this Plan totaling approximately \$268,830.

Non-capturable millages; including the zoo authority and art institute, will see an immediate increase in new tax revenue following redevelopment and will provide new tax revenue of approximately \$588 throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, which assumes taxes are captured throughout the duration of the Plan as estimated in Table 2.

Capturable Millages	Rate	Amount Captured	Taxes Preserved for Taxing Unit
State Education Tax (SET)	6.0000	\$36,786	\$28,971
School Operating Tax	18.0000	\$110,359	\$86,913
Subtotal	24.0000	\$147,145	\$115,884
County Operating	4.0400	\$40,632	\$19,507
OIS Allocated	0.1950	\$1,961	\$942
OIS Voted	3.0863	\$31,040	\$14,902
OCC Voted	1.5431	\$15,520	\$7,451
City Operating	11.2691	\$113,338	\$54,413
Cap Imp	1.4085	\$14,166	\$6,801
Sanitation	2.8171	\$28,383	\$13,602
Youth Center	1.4994	\$15,080	\$7,240
Library	0.9996	\$10,063	\$4,827
Seniors Services	0.4998	\$5,027	\$2,413
County Pk & Rec	0.2349	\$2,362	\$1,134
HCMA	0.2129	\$2,141	\$1,028
Sinking Fund	2.9700	\$28,865	\$13,858
OCPTA	1.0000	\$10,057	\$4,829
Subtotal	31.6757	\$318,576	\$152,946
Total Capturable Millages	55.6757	\$465,720	\$268,830

For a complete breakdown of the captured millages and developer reimbursement please see Table 2.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location map are included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of residents or families is expected as part of this project.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(m))

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

DRAFT

Attachment A

DRAFT



Legal Description:

T3N, R10E, SEC 34 ASSESSOR'S PLAT NO 141 PART OF LOT 1 BEG AT PT DIST S 88-03-50 W 365 FT FROM NE LOT COR, TH S 02-18-40 E 589.79 FT, TH S 88-03-50 W 30 FT, TH S 02-18-40 E 160.79 FT, TH N 88-03-50 E 395 FT, TH S 02-18-40 E 144.42 FT, TH S 70-32-35 W 876.52 FT, TH N 01-56-10 W 1158.87 FT, TH N 88-03-50 E 465 FT TO BEG 11-23-06 FR 011

DRAFT

Attachment B

DRAFT



1200 Auburn Pontiac



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

L. Brooks Patterson
Oakland County Executive

Date Created: 6/1/2018

NORTH

1 inch = 400 feet

Attachment C

DRAFT



PM
ENVIRONMENTAL
Risk Well Managed

Attachment D

DRAFT



OPM
ENVIRONMENTAL
Risk Well Managed



Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE
ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

BASELINE ENVIRONMENTAL ASSESSMENT

1200 Auburn Avenue | Pontiac, Michigan
PM Project Number 01-9923-0-0001

Prepared for:

Peninsula Plastics
2800 Auburn Court
Auburn Hills, Michigan 48326

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

Know Your Risk.
Take Control.
Work with the Experts

www.pmenv.com

July 13, 2018

District Supervisor
Michigan Department of Environmental Quality
Southeastern Michigan District Office
27700 Donald Court
Warren, Michigan 48092

**RE: Baseline Environmental Assessment of the Commercial Property
Located at 1200 Auburn Avenue, Pontiac, Michigan
Parcel ID: (64) 14-34-201-012
PM Environmental, Inc. Project No. 01-9923-0-0001**

Dear District Supervisor:

Enclosed is a copy of the Baseline Environmental Assessment (BEA) prepared for the above referenced subject property in accordance Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding the information in this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.



Aaron Snow
Staff Scientist



Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

Enclosure



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

July 13, 2018

Mr. Ryan Victory
Peninsula Plastics
2800 Auburn Court
Auburn Hills, Michigan 48326

**RE: Baseline Environmental Assessment of the Commercial Property
Located at 1200 Auburn Avenue, Pontiac, Michigan
Parcel ID: (64) 14-34-201-012
PM Environmental, Inc. Project No. 01-9923-0-0001**

Dear Mr. Victory:

Enclosed is a copy of the Baseline Environmental Assessment (BEA) prepared for the above referenced subject property in accordance Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF PENINSULA PLASTICS COMPANY, INC., PENINSULA HOLDINGS II, LLC, COMERICA BANK, THE U.S. SMALL BUSINESS ADMINISTRATION, AND OAKLAND COUNTY, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding the information in this report, please contact our office at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Aaron Snow
Staff Scientist

Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

Enclosure

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APPENDICES

- Appendix A: Phase I ESA, April 16, 2018, TEC
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Appendix C: Phase II ESA, June 5, 2018, G2
Appendix D: Soil Boring/Temporary Monitoring Well/Soil Gas Logs (Atwell, May 1998, G2, May 2018 and PM, June 2018)
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Appendix F: Assessing Information
Appendix G: Professional Qualification Statements

1.0 INTRODUCTION AND DISCUSSION

PM has completed a Baseline Environmental Assessment (BEA) of the commercial property (Parcel ID: (64) 14-34-201-012) located at 1200 Auburn Avenue, Pontiac, Oakland County, Michigan 48067 (hereafter referred to as the "subject property") in accordance Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

The subject property consists of one parcel totaling approximately 13.31 acres, and is located on the south side of Auburn Avenue, west of South Opdyke Road in Pontiac, Michigan (Figure 1). The subject property is developed with one single-story distribution warehouse structure totaling 97,116 square feet located in the northern portion of the subject property and one single-story vehicle maintenance building totaling 8,100 square feet located in the central-southern portion of the subject property (Figure 2). An active underground storage tank (UST) system and filling station is present east of the vehicle maintenance building and includes four dispensers and four USTs, consisting of one 12,000-gallon gasoline UST, one 12,000-gallon diesel UST, one 6,000-gallon diesel UST, and one 1,000-gallon used oil UST. The developed portion of the subject property is completely fenced in without any access points to the southern and southeastern portions. The remainder of the property primarily consists of concrete and asphalt paved parking areas and driveways.

Review of standard and historical sources documented that the subject property was developed with the current subject buildings in 1980. The subject buildings have been unoccupied since October 2017. Prior to being unoccupied, a previous tenant utilized the subject property as a beer and beverage distribution facility.

The subject property is an open Leaking Underground Storage Tank (LUST) site with one confirmed release that was reported on March 11, 1998 (C-0217-98) that was closed on June 17, 1998, and one open release (C-0095-18) that was reported on June 12, 2018.

1.1 Owner/Operator Information

Peninsula Holdings II, LLC, 2800 Auburn Court, Auburn Hills, Michigan 48326, intends to purchase the subject property on or before July 31, 2018.

1.2 Intended Use of the Subject Property

Peninsula Holdings II, LLC will utilize the subject property for commercial purposes. Chemical use and storage greater than household quantities is not anticipated.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM reviewed a Phase I Environmental Site Assessment (ESA) dated April 16, 2018, which was completed for the subject property by Testing Engineers & Consultants, Inc. (TEC) in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of TEC's June 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A. TEC identified recognized environmental conditions (RECs) associated with the 1) current UST system and closed LUST, 2) service operations since 1980 and associated 1,000-gallon used oil UST and trench drains, and 3) southeastern adjoining property, identified as 141 South Opdyke Road, with contamination associated with former landfilling.

1.3.1 Phase I ESA Exceptions or Deletions

During the completion of the April 2018 Phase I ESA, there were no exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard. To the best of PM's knowledge, no special terms or conditions applied to the preparation of the Phase I ESA.

1.3.2 Phase I ESA Data Gaps

TEC did not identify any significant data gaps during the completion of the April 2018 Phase I ESA.

1.4 Summary of Previous Site Investigations

PM reviewed the following previous environmental reports for the subject property. Relevant analytical tables and figures from the previous site investigations are included within Appendices B and C of this report.

Name of Report	Date of Report	Company that Prepared Report
LUST Closure Report	May 29, 1998	Atwell-Hicks, Inc. (Atwell)
Phase II ESA	June 5, 2018	G2 Consulting Group, LLC (G2)

The subject property is an open LUST site with one confirmed release that was reported on March 11, 1998 (C-0217-98) that was closed on June 17, 1998, and one open release (C-0095-18) that was reported on June 12, 2018. Atwell's 1998 LUST Closure Report documented that the 1998 release (C-0217-98) was likely the result of surface spillage and/or UST overfilling, and not from a leak in the UST system.

A total of nine borings (GB-1 through GB-10) were advanced at the subject property by Atwell on April 10, 1998 to a maximum depth of 21 feet below ground surface (bgs). One soil boring (GB-1) was advanced in the UST basin and the remaining eight soil borings (GB-2 through GB-10) were advanced around the UST basin to define the extent of the contamination. No photoionization detector (PID) readings were observed during the subsurface investigation. Atwell submitted a total of 18 soil and 8 groundwater samples for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), polynuclear aromatic hydrocarbons (PNAs), and lead. Soil analytical results did not identify concentrations of target analytes above the Part 213 RBLs. Groundwater analytical results identified concentrations of benzene and methyl-tertiary-butyl-ether (MTBE) in samples W-1, W-2, and W-9 above the Part 213 Residential and Nonresidential DW RBSLs. Atwell advanced four additional borings (GB-10 thru GB-13) on May 5, 1998 to define the extent of the groundwater contamination. Atwell submitted three groundwater samples (W-11 thru W-13) for analysis of BTEX and MTBE. Groundwater analytical results did not identify concentrations of BTEX and MTBE above laboratory method detection limits (MDLs). Therefore, based on the analytical results, the 1998 release (C-0217-98) was granted closure from the MDEQ on June 17, 1998. Atwell's 1998 sampling locations and analytical results are summarized in Tables 1 through 4 and in Figure 3, which are included within this report in Appendix B.

On May 21, 2018, G2 conducted a Phase II ESA at the subject to assess the RECs identified in TEC's April 2018 Phase I ESA, which consisted of the advancement of 12 soil borings (G2-1 through G2-12), the installation of two temporary monitoring wells (G2-4W and G2-8W), the installation of two temporary soil gas wells for methane screening, and the collection of 10 soil

samples and two groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs) and Michigan Ten Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc, or some combination thereof. G2's sampling locations are depicted on G2's Figure 3 and the soil and groundwater analytical results and methane screening results are summarized on G2's Tables 1, 2, and 3, all of which are included within this report in Appendix C.

Based on the presence of concentrations of PNAs identified in G2's soil sample analyzed from G2-5 (6.0-7.0 feet bgs) above laboratory MDLs, a confirmed release (C-0095-18) was reported on June 12, 2018.

The analytical results from G2's May 2018 Phase II ESA are summarized in Sections 2.1 and 2.2 below.

No mobile or migrating light non-aqueous phase liquid (LNAPL) was identified during any of the sampling events completed at the subject property.

1.5 Summary of Current Site Investigation

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Utilities were marked by the respective utility companies where they entered or were located adjacent to the subject property.

On June 20, 2018, PM completed a scope of work at the subject property that consisted of the advancement of two soil borings (SB-1 and SB-2), the installation of two temporary monitoring wells (TMW-1 and TMW-2), the installation of six temporary soil gas sampling points (SG-1, SG-2, SG-4, SG-5, SG-6, and SG-7), and the collection of two groundwater samples and six soil gas samples for laboratory analysis. The groundwater and soil gas samples were submitted to Brighton Analytical, LLC (Brighton) for laboratory analysis of methane. The soil boring/temporary monitoring well/soil gas locations are depicted on Figures 3 and 4.

The table below summarizes PM's Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification:

Description of Soil Boring/Temporary Monitoring Well/Soil Gas Locations

Location Total Depth (feet bgs)	Sample/Screen Interval Depth [DTW] (feet bgs)	Analysis	Objectives	Sample Selection (justification)
SB/TMW/SG-1 (25.0)	Groundwater: 16.98-21.98 [18.76]	Methane	Replicate previous sample location identified as G2-7 to further assess potential flammability and explosivity concern	Soil: Based on the absence of impact, a soil sample was not collected. Groundwater: Sampled.
	Soil Gas: 3.5			

Location Total Depth (feet bgs)	Sample/Screen Interval Depth [DTW] (feet bgs)	Analysis	Objectives	Sample Selection (justification)
SB/TMW/SG-2 (20.0)	Groundwater: 3.24-8.24 [2.13]	Methane	Replicate previous sample location identified as G2-6 to further assess potential flammability and explosivity concern	Soil: Based on the absence of impact, a soil sample was not collected. Groundwater: Sampled.
	Soil Gas: 1.5			
SG-4 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the northern subject building	Soil Gas: Sampled
SG-5 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the northern subject building	Soil Gas: Sampled
SG-6 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the southern subject building	Soil Gas: Sampled
SG-7 (Sub-Slab)	Soil Gas: Sub-Slab	Methane	Further assess potential flammability and explosivity concerns within the southern subject building	Soil Gas: Sampled

bgs – below ground surface

DTW – depth to water

1.5.1 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a hand auger equipped with a stainless steel bucket and/or a Geoprobe® model 6712DT drill rig. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and/or groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a stainless steel bucket in the case of the hand auger or a 5-foot long macro-core sampler in the case of the Geoprobe® drill rig.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alkanox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities. Soil collected from 1-foot sample intervals was screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag.

Temporary monitoring wells were installed at both soil boring locations (TMW-1 and TMW-2) for groundwater sample collection. At each location, a new well assembly, consisting of a 5-foot 0.010-inch slot, schedule 40, poly-vinyl chloride (PVC) screen and PVC casing was lowered into the borehole to intersect the water table. After the screens for the wells were set to the desired

depth, an artificial sand pack or natural sands were allowed to collapse around the well screens. Groundwater samples were also collected from existing monitoring wells outlined above. The groundwater samples were collected with care taken to avoid the potential for cross contamination between the samples and to prevent loss of volatiles to the atmosphere. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the well.

The groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and placed in an ice packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil gas sampling was completed based on the guidelines established by the American Society for Testing and Materials (ASTM) in the Standard Practice for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation E 2600-10 (ASTM Standard Practice E 2600-10) and May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

Prior to the collection each soil gas sample the sampling apparatus was determined to be leak free utilizing an isolation chamber which encompassed tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure no leaks had occurred. Tedlar bags were used to collect soil gas samples for laboratory analysis of methane.

Upon completion of the investigation the soil borings were abandoned by removing the temporary monitoring well/soil gas materials from the borehole, placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.6 Geology and Hydrogeology

Based on review of Atwell's April and May 1998, G2's May 2018, and PM's June 2018 soil boring/temporary monitoring well/soil gas logs, the soil stratigraphy at the subject property generally consists of sand to depths between 1.0 and 6.0 feet bgs, underlain by clay with intermittent sand intervals to a depth of at least 25.0 feet bgs, the maximum depth explored.

Groundwater was encountered in 19 of the 27 soil borings advanced on the subject property at depths ranging between 0.25 and 12.0 feet bgs. Groundwater flow in the area of the subject property is expected to be to the north-northeast, toward the Clinton River.

The soil boring/temporary monitoring well/soil gas logs from Atwell's April and May 1998 site investigation, G2's May 2018 Phase II ESA and PM's June 2018 site investigation are included in Appendix D, which contain site specific geology, PID readings, and sample/well screening intervals.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results for the soil and groundwater samples collected from the subject property during the previous and current site investigations were compared with the MDEQ Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. The soil and groundwater analytical results were also compared to the MDEQ Media Specific Volatilization to Indoor Air Recommended Interim Action Screening Levels (RIASLs, dated August 2017). The soil gas analytical results were compared to the soil gas action levels for methane.

PM's June 2018 groundwater and soil gas analytical results are summarized in Tables 1 and 2, and on Figures 3 and 4. The relevant analytical tables from the previous site investigations are included in Appendices B and C.

Appendix E includes the laboratory analytical reports and associated chain of custody documentation from G2's May 2018 Phase II ESA and PM's May 2018 site investigation. The laboratory analytical reports from Atwell's April and May 1998 site investigations were not provided to PM for review, however, the analytical reports are likely on file with the MDEQ Southeastern District Office in Warren, Michigan within the May 1998 LUST Closure Report.

2.1 May 2018 Soil Analytical Results (G2)

G2's May 2018 soil analytical results are summarized in G2's Tables 1 and 2 included in Appendix C.

No concentrations of VOCs were detected in any of the soil samples analyzed from the subject property above the laboratory MDLs.

Concentrations of various PNAs were detected in the soil samples analyzed from G2-5 (6.0-7.0 feet bgs) and G2-7 (6.0-7.0 feet bgs) above laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs.

No concentrations of PCBs were detected in any of the select soil samples analyzed from the subject property above the laboratory MDLs.

No concentrations of metals were detected in any of the select soil samples analyzed from the subject property above laboratory MDLs, the Statewide Default Background Levels (SDBLs) for soils in Michigan, and/or the most restrictive Part 213 Residential RBSLs.

2.2 May 2018 Groundwater Analytical Results (G2)

G2's May 2018 groundwater analytical results are summarized in G2's Table 3 included in Appendix C.

A concentration of 1,1-dichloroethane was detected in the groundwater sample analyzed from G2-8W above laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs and RIASLs. No concentrations of other VOCs were detected in either of the groundwater samples analyzed from the subject property above laboratory MDLs.

No concentrations of PNAs were detected in either of the groundwater samples analyzed from the subject property above laboratory MDLs.

No concentrations of cadmium, chromium, and lead were detected in the groundwater sample analyzed from G2-8W above laboratory MDLs.

No mobile or migrating LNAPL was identified during PM's May 2018 site investigation activities.

2.3 June 2018 Groundwater Analytical Results (PM)

PM's June 2018 groundwater analytical results are summarized in Table 1 and on Figure 3.

No concentrations of methane were detected in either of the groundwater samples analyzed from the subject property above laboratory MDLs.

No mobile or migrating LNAPL was identified during PM's June 2018 site investigation activities.

2.4 June 2018 Soil Gas Analytical Results (PM)

PM's June 2018 soil gas analytical results are summarized in Table 2 and on Figure 4.

No concentrations of methane were detected in any of the soil gas samples analyzed from the subject property above laboratory MDLs.

2.4 Subject Property "Site" Status

No concentrations of target analytes were identified in soil and groundwater samples analyzed from the subject property in 2018 above the Part 213 RBSLs; however, the subject property is an open LUST site based on PNA concentrations above laboratory MDLs. Therefore, the subject property is a "site" in accordance with Part 213 of P.A. 451, as amended, and the rules promulgated thereunder.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

A copy of assessing information with the legal description for the subject property is included in Appendix F.

3.2 Survey Map of Subject Property

A map of the subject property that depicts the property/parcel boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

Figures 3 and 4 provide scaled maps of the site features and the soil boring/temporary monitoring well/soil gas locations with the June 2018 analytical results. The relevant analytical figures from the previous site investigations are included in Appendices B and C.

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, the subject property (Parcel ID (64) 14-34-201-012) is located at 1200 Auburn Avenue, Pontiac, Oakland County, Michigan 48342 (Figure 1).

3.6 Subject Spatial Data

As depicted in Figure 1, the subject property is located in Township three North (T.3N), Range 10 east (R.10E), Section 34, northeast quarter, northeast quarter-quarter in Pontiac, Oakland County, Michigan.

According to the MDEQ Groundwater Mapping Project Website, the center of the subject property is located at latitude 42.6336 north and a longitude of -83.2521 west.

4.0 "SITE" STATUS OF SUBJECT PROPERTY

As indicated in Section 2.4 based upon the open LUST status, the subject property is classified as a "site" as defined under Part 213 of P.A. 451, as amended and the rules promulgated thereunder.

4.1 Summary Data Tables

The analytical results for the soil and groundwater samples collected from the subject property during the previous and current site investigations were compared with the MDEQ Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. The soil and groundwater, analytical results were also compared to the MDEQ Media Specific Volatilization to Indoor Air Recommended Interim Action Screening Levels (RIASLs, dated August 2017). The soil gas analytical results were compared to the soil gas action levels for methane.

PM's June 2018 groundwater and soil gas analytical results are summarized in Tables 1 and 2. The relevant analytical tables from the previous site investigations are included in Appendices B and C, including Atwell's Tables 1 through 4 and Figures 2 and 3, and G2's Tables 1, 2, and 3, and Figures 2 and 3.

4.2 Laboratory Reports and Chain of Custody Documentation

Appendix E includes the laboratory analytical reports and associated chain of custody documentation from G2's May 2018 Phase II ESA and PM's June 2018 site investigation. The laboratory analytical reports from Atwell's April and May 1998 site investigations were not provided to PM for review, however, the analytical reports are likely on file with the MDEQ Southeastern District Office in Warren, Michigan within the May 1998 LUST Closure Report.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on July 13, 2018, by Mr. Aaron Snow, Staff Scientist, and reviewed by Ms. Jennifer Ritchie, CPG, Regional Manager, PM Environmental, Inc., which is within 45 days of purchase. Qualification statements are provided as Appendix G.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature,

history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Report Prepared By:



Aaron Snow
Staff Scientist

Report Reviewed By:



Jennifer Ritchie, CPG
Regional Manager

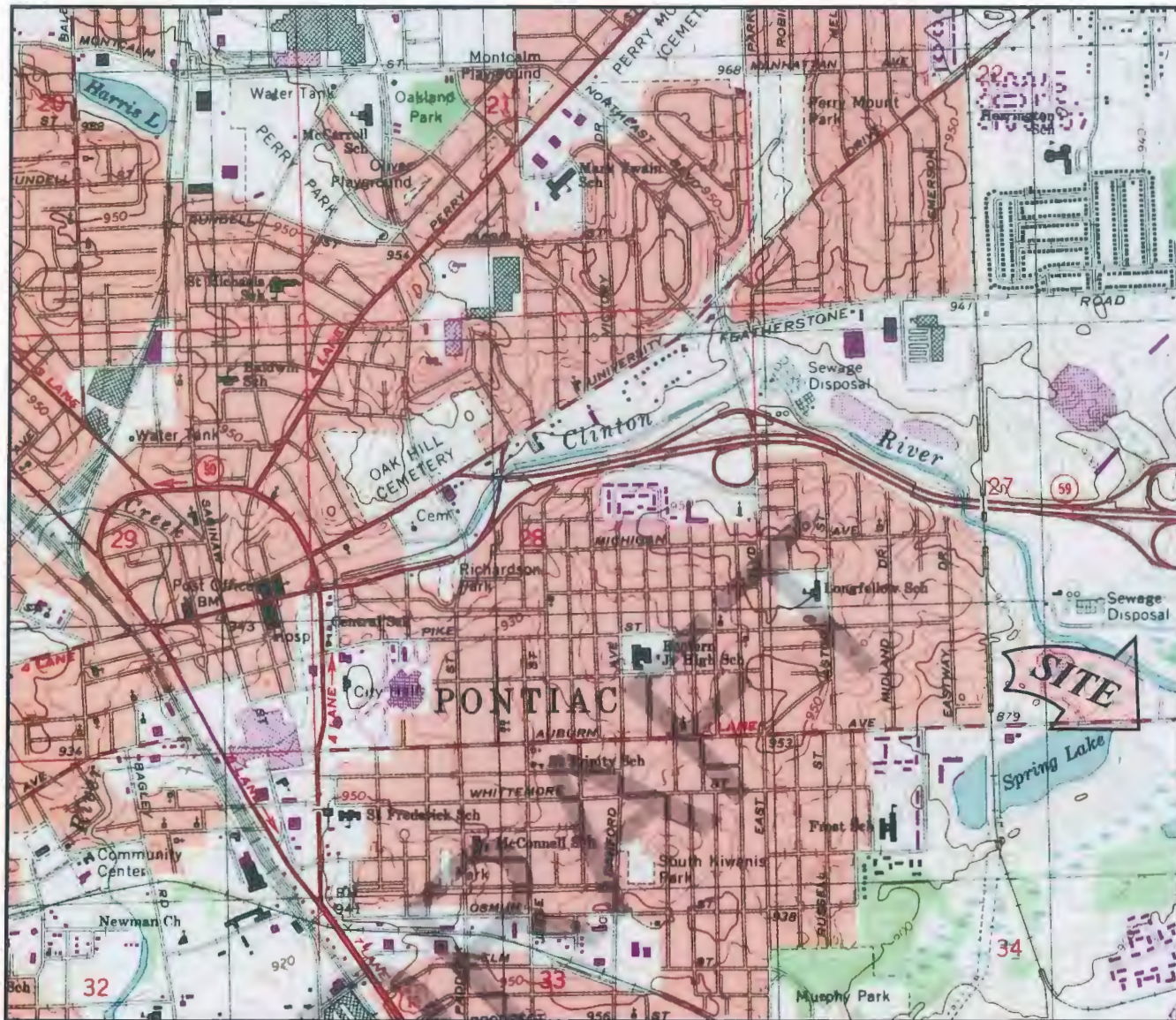
6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM reviewed a Phase I ESA dated April 16, 2018, which was completed for the subject property located at 1200 Auburn Avenue, Pontiac, Oakland County, Michigan 48067 by TEC in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of TEC's April 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-13;
- MDEQ Operational Memorandum No. 1 "Part 201 Cleanup Criteria and Part 213 Risk-based Screening Levels," Revised December 30, 2013;
- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway with the exception of the rescinded tables in June 2017;
- MDEQ-RRD Peer Review Draft Operational Memorandum No. 4, Attachment 5 Methane, February 2005
- MDEQ RIASLs for Vapor Intrusion, August 2017;
- MDEQ Baseline Environmental Assessment Submittal Form EQP 4025 (September 2015);
- LUST Closure Report, May 29, 1998, Atwell;
- Phase I ESA, April 16, 2018, TEC; and
- Phase II ESA, June 5, 2018, G2.

Figures



OAKLAND COUNTY



MICHIGAN QUADRANGLE LOCATION

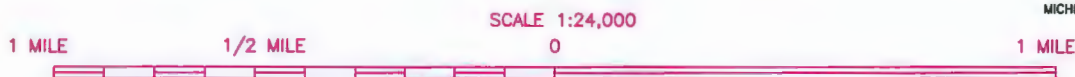
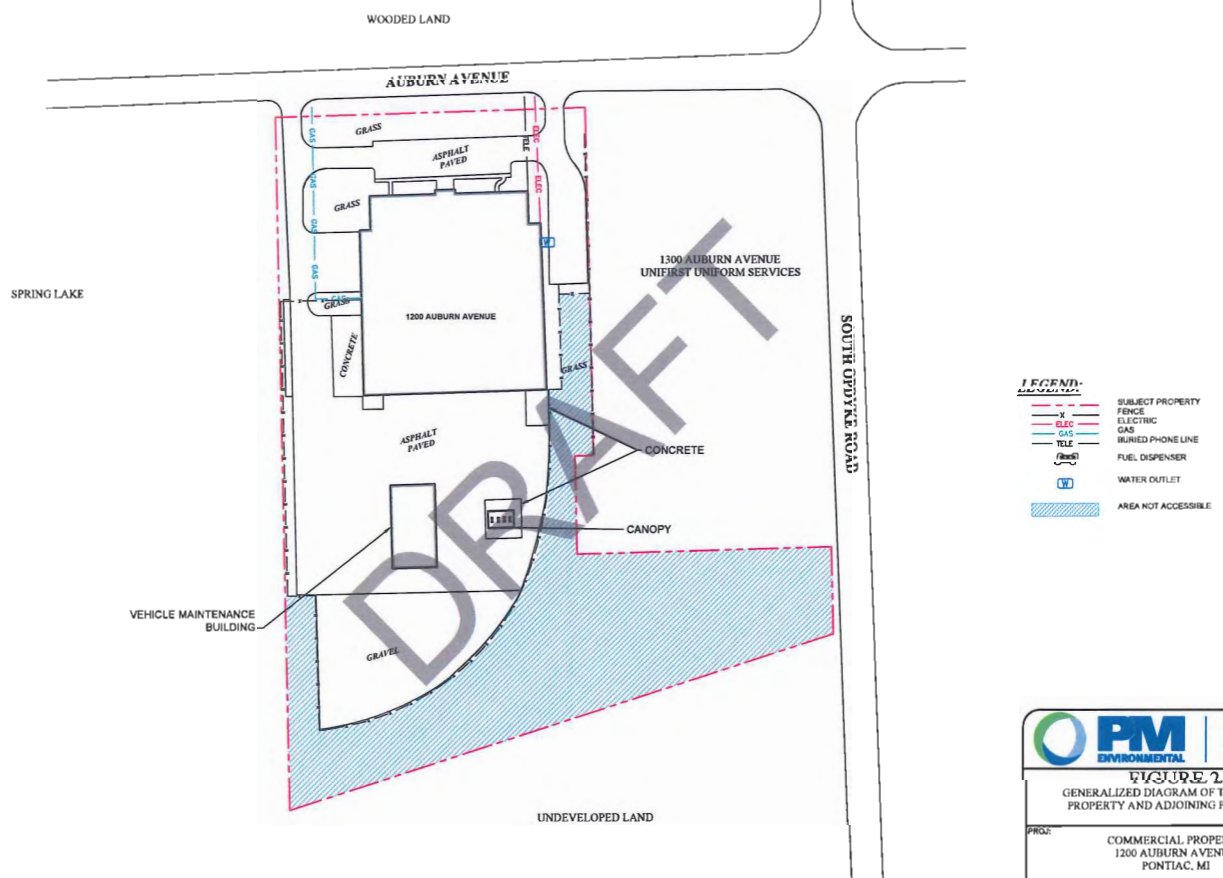


FIGURE 1
PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES
PONTIAC NORTH, MI QUADRANGLE, 1997.



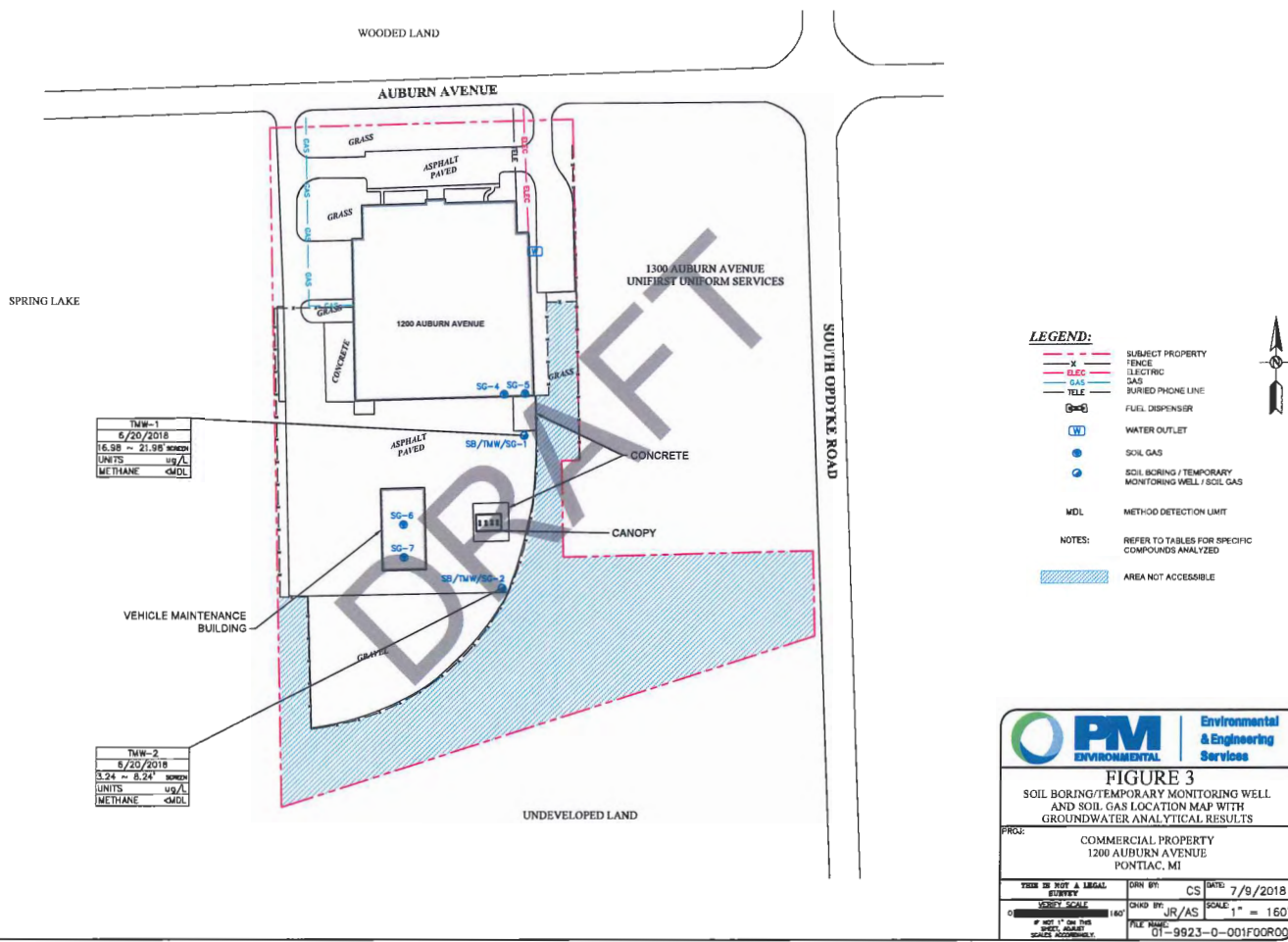


PM Environmental & Engineering Services

FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJECT: COMMERCIAL PROPERTY
1200 AUBURN AVENUE
PONTIAC, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: CS	DATE: 7/9/2018
SCALE: 1" = 160'	CHWD BY: JR/AS	SCALE: 1" = 160'
FILE NAME: 01-9923-0-001FOOR00		



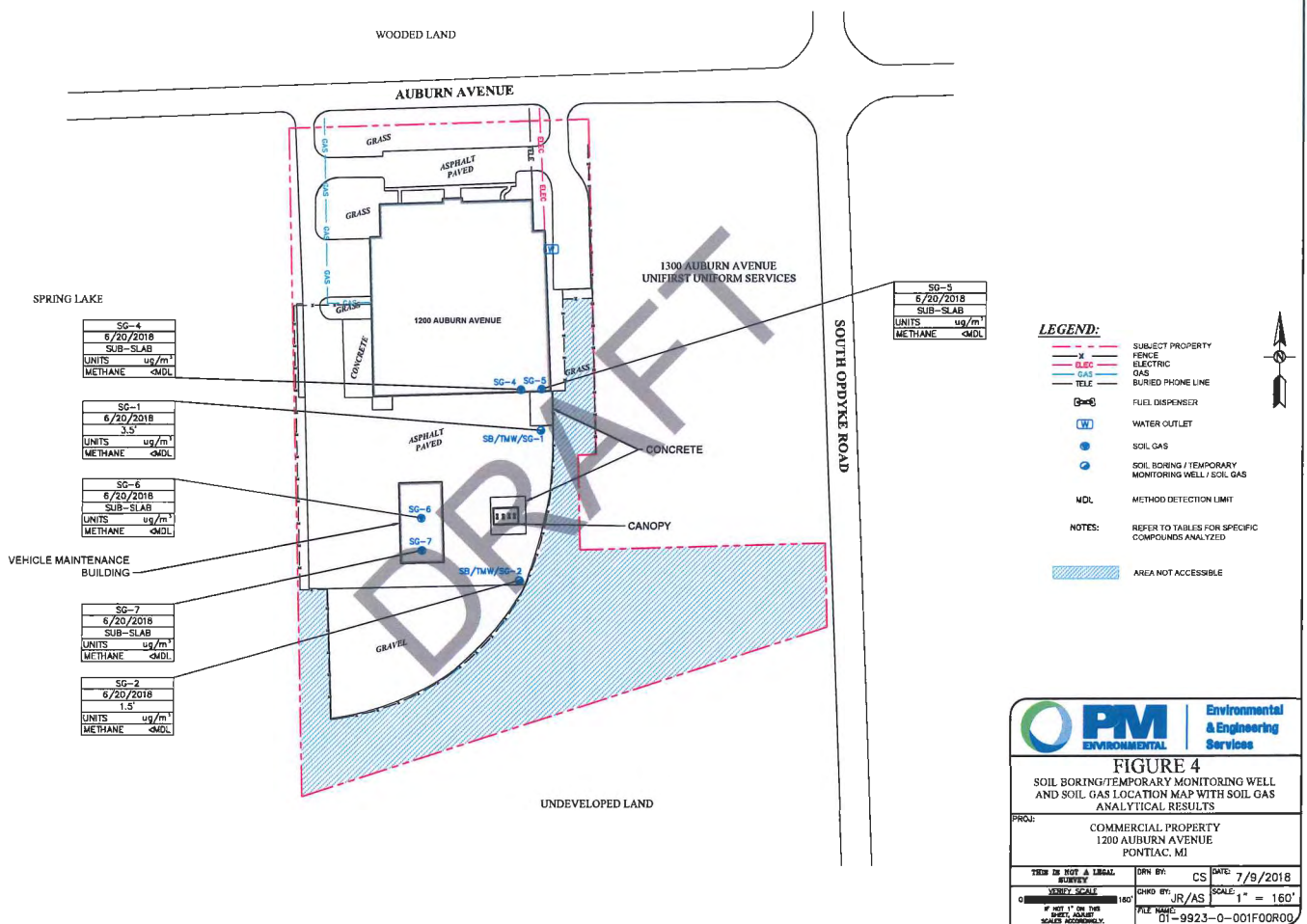




TABLE 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS: METHANE
1200 AUBURN AVENUE, PONTIAC, MICHIGAN
PM PROJECT # 01-0923-0-0001

METHANE (µg/L)				Methane
Chemical Abstract Service Number (CAS#)				Various
Sample ID	Sample Date	Screen Depth (bgs)	Depth to Groundwater (bgs)	Methane
TMW-1	06/20/18	18.98-21.88	18.76	<2
TMW-2	06/20/18	3.24-8.24	2.13	<2
Cleanup Criteria Requirements for Response Activity (R 200.8, PR 200.9) Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201, Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 8, 2013 MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, August 2017 MDHHS Recommended Action and Trigger Levels for Volatilization Sites, March 8, 2007				
Residential/Nonresidential (µg/L)				
Residential Drinking Water (Res DW)				ID
Residential Health Based Drinking Water Values				NL
Nonresidential Drinking Water (Nonres DW)				ID
Nonresidential Health Based Drinking Water Values				NL
Groundwater Surface Water Interface (GSI)				NL
Residential Groundwater Volatilization to Indoor Air Interim Action (Res GVII) ¹				(K)
Nonresidential Groundwater Volatilization to Indoor Air Interim Action (Nonres GVII) ¹				(K)
Volatilization to Indoor Air Screening Levels (µg/L)				
Residential Shallow Groundwater (RIASL)				NL
Nonresidential Shallow Groundwater (RIASL)				NL
Residential Groundwater (RIASL)				NL
Residential Groundwater (TSRIASL)				NL
Nonresidential Groundwater (RIASL)				NL
Nonresidential Groundwater (RIASL ₁₂)				NL
Nonresidential Groundwater (RIASL ₁₂)				NL
Water Solubility				NL
Flammability and Explosivity Screening Level				10,000 (AA)

Applicable Criteria/RSBL Exceeded
BOLD Value Exceeds Applicable Criteria
bgs Below Ground Surface (feet)
<MDL Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)
¹ Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth
NA Not Applicable
NL Not Listed
NLL Not Likely to Leach
NLV Not Likely to Volatilize
ID Insufficient Data
RIASL Recommended Interim Action Screening Levels
TSRIASL Time Sensitive Recommended Interim Action Screening Levels
RIASL₁₂ Nonresidential Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours
TSRIASL₁₂ Time Sensitive Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours for structures not formerly residential homes.

TABLE 2
SUMMARY OF SOIL GAS ANALYTICAL RESULTS: METHANE
1200 AUBURN AVENUE, PONTIAC, MI
PM PROJECT # 01-9923-0-0001

METHANE (PPMV)			Methane
Chemical Abstract Service Number (CAS#)			74828
Sample ID	Sample Date	Sample Depth (feet bgs)	METHANE
SG-1	6/20/2018	3.5	<8
SG-2	6/20/2018	1.5	<8
SG-4	6/20/2018	Sub-Slab	<8
SG-5	6/20/2018	Sub-Slab	<8
SG-6	6/20/2018	Sub-Slab	<8
SG-7	6/20/2018	Sub-Slab	<8
MDEQ-RRD Peer Review Draft Operational Memorandum No. 4, Attachment 5 Methane, February 2005			
Soil Gas Criteria (SGC)			
Soil Gas Action Level - Disturbance above background			1,000 - 5,000
Soil Gas Action Level - Indicative of significant migration*			5,000-12,500
Soil Gas Action Level - Above MDEQ-RRD recommended limit requiring mitigation*			> 12,500
Lower Explosive Limit (LEL)			50,000
Upper Explosive Limit (UEL)			150,000

	Criteria Exceeded
	Value Exceeds Applicable Criteria
bgs	Below Grade Surface (feet)
ppmv	Parts Per Million/Volume
*	Calculation for methane criteria applied to the remaining compounds to develop criteria Recommended limit = 25% x LEL Lower bound of migration value = 10% x LEL

Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,200		\$ 2,200
Phase II ESA/BEA/DDCC	\$ 22,050		\$ 22,050
Hazardous Materials Survey	\$ 5,375		\$ 5,375
Pre-Approved Activities Sub-Total	\$ 29,625	\$ -	\$ 29,625
Department Specific Activities			
Oversight, Sampling and Reporting by Environmental Professional	\$ 10,000		\$ 10,000
Industrial cleaning	\$ 18,000		\$ 18,000
Department Specific Activities Sub-Total	\$ 28,000	\$ -	\$ 28,000
Demolition			
Building Demolition Activities	\$ 120,419	\$ 120,419	
Disposal of Non-Reusable/Non-Recyclable Building Elements	\$ 8,000	\$ 8,000	
Removal of Abandoned Utilities	\$ 5,000	\$ 5,000	
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 7,000	\$ 7,000	
Removal of the USTs and Canopy	\$ 54,000	\$ 54,000	
Demolition Sub-Total	\$ 194,419	\$ 194,419	\$ -
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 25,000	\$ 25,000	
Asbestos and Lead Activities Sub-Total	\$ 25,000	\$ 25,000	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Preparation of a Brownfield Plan and Act 381 Work Plan	\$ 30,000	\$ 15,000	\$ 15,000
Implementation of the Brownfield Plan	\$ 5,000	\$ 2,500	\$ 2,500
Brownfield Plan and Act 381 Work plan Sub-Total	\$ 35,000	\$ 17,500	\$ 17,500
Eligible Activities Sub-Total	\$ 312,044	\$ 236,919	\$ 75,125
15% Contingency*	\$ 37,113	\$ 32,913	\$ 4,200
Eligible Reimbursement Total	\$ 349,157	\$ 269,832	\$ 79,325

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Tax Increment Revenue Capture Estimates - Table 2
1200 Auburn, Pontiac,
Oakland County, Michigan
October 23, 2018

Estimated Taxable Value (TV) Increase Rate: 1% per year														TOTAL
Plan Year	0	1	2	3	4	5	6	7	8	9	10	11		
Calendar Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029		
Special Act Tax Parcel Base Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Special Act Tax Parcel Estimated New TV	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310		
Incremental Difference (New TV - Base TV)	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310		
Ad Valorem Parcel Base Value	1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080	\$ 1,276,080		
Ad Valorem Parcel Estimated New TV	\$ 417,444	\$ 421,618	\$ 425,835	\$ 430,093	\$ 434,394	\$ 438,738	\$ 443,125	\$ 447,556	\$ 452,032	\$ 456,552	\$ 461,118	\$ 465,732		
Incremental Difference (New TV - Base TV)*	\$ (858,636)	\$ (854,462)	\$ (850,245)	\$ (845,887)	\$ (841,646)	\$ (837,342)	\$ (833,055)	\$ (828,524)	\$ (824,048)	\$ (819,528)	\$ (814,963)	\$ (810,352)		
Available Incremental Difference	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310	\$ 914,310		
School Capture***														
Millage Rate	6.0000	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486		
State Education Tax (SET)	6.0000	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 5,486	\$ 60,344	
School Operating Tax	18.0000	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 16,458	\$ 181,033	
School Total	24.0000	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 241,378	
Local Capture***														
Millage Rate	4.0400	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694		
County Operating	4.0400	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 3,694	\$ 40,632	
OIS Allocated	0.1950	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 1,961	
OIS Voted	3.0863	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 31,040	
OCC Voted	1.5431	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 15,520	
City Operating	11.2691	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 113,338	
Cap Imp	1.4085	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 14,166	
Sanitation	2.8171	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 2,576	\$ 28,333	
Youth Center	1.4994	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 1,371	\$ 15,080	
Library	0.9996	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 10,053	
Seniors Services	0.4998	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 5,027	
County Pk & Rec	0.2349	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 2,362	
HCMA	0.2129	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 2,141	
Sinking Fund	2.8700	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 28,865	
OCPTA	1.0000	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 10,057	
Local Total	31.6757	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 318,576	
Non-Capturable Millages***														
Millage Rate	0.0982	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90		
Zoo Authority (County)	0.0982	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 988	
Art Institute (County)	0.1945	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 1,956	
MESSA Judgment**	0.4000	\$ 366	\$ 366	\$ 366	\$ 366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,463	
Total Non-Capturable Taxes	0.6927	\$ 633	\$ 633	\$ 633	\$ 633	\$ 268	\$ 268	\$ 268	\$ 268	\$ 268	\$ 268	\$ 268	\$ 4,407	
Total Capturable Millages	55.6757													
Total Tax Increment Revenue (TIR) Available for Capture		\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ 50,905	\$ -	

*The negative increment during the first 12 years is "passed-over" and does not create any benefit or loss to the available capture

**MESSA Judgment is anticipated to expire after 2022

***Taxes are representative of what is generated by the Special Act Tax Parcel taxable value only

Tax Increment Revenue Reimbursement Estimates - Table 3
1200 Auburn, Pontiac,
Oakland County, Michigan
October 23, 2018

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	43.11%	\$ 127,944	\$ -	\$ 127,944
Local	56.89%	\$ 221,213	\$ -	\$ 221,213
TOTAL				
DEQ	22.72%	\$ 79,325	\$ -	\$ 79,325
MSF	77.28%	\$ 269,832	\$ -	\$ 269,832

**Estimated Total
Years of Plan: 11**

Estimated Capture	
Administrative Fees	\$ 55,000
State Revolving Fund	\$ 19,201
LBRF	\$ 42,363

	1	2	3	4	5	6	7	8	9	10	11	TOTAL
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Total State Incremental Revenue	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 21,943	\$ 241,378
State Brownfield Revolving Fund (50% of SET)	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 19,201
State TIR Available for Reimbursement	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 19,201	\$ 222,177
Total Local Incremental Revenue	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 28,961	\$ 318,576
BRA Administrative Fee (\$5,000/year)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 55,000
Local TIR Available for Reimbursement	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 23,961	\$ 263,576
Total State & Local TIR Available	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 45,905	\$ 45,905	\$ 45,905	\$ 536,658
DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 349,157	\$ 305,995	\$ 262,833	\$ 219,671	\$ 176,509	\$ 133,347	\$ 90,185	\$ 58,483	\$ 29,522	\$ 5,560	\$ 0	\$ 0
IFT Abatement												
MSF Non-Environmental Costs	\$ 269,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 14,838	\$ 14,838	\$ 16,251	\$ 19,201	\$ 19,201	\$ 19,201	\$ 12,741					\$ 116,316
Local Tax Reimbursement	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 18,518	\$ 5,375			\$ 153,516
Total MSF Reimbursement Balance	\$ 236,476	\$ 203,120	\$ 164,805	\$ 130,587	\$ 92,869	\$ 55,151	\$ 23,893	\$ 5,375	\$ -	\$ -	\$ -	\$ -
MDEQ Environmental Costs	\$ 79,325											\$ -
State Tax Reimbursement	\$ 4,362	\$ 4,362	\$ 4,362	\$ 4,362	\$ 4,362	\$ 4,362	\$ 4,362	\$ 4,362	\$ 18,586	\$ 5,560		\$ 11,628
Local Tax Reimbursement	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 5,444	\$ 18,586	\$ 5,560		\$ 67,597
Total Local Reimbursement Balance	\$ 69,519	\$ 59,713	\$ 51,366	\$ 45,922	\$ 40,478	\$ 35,034	\$ 29,590	\$ 24,147	\$ 5,560	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 43,162	\$ 36,702	\$ 23,961	\$ 23,961	\$ 5,560	\$ -	\$ 349,157
TOTAL BROWNFIELD REVOLVING FUND												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,401	\$ 23,961
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,401	\$ 23,961
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,401	\$ 42,363

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

**City of Pontiac Resolution for Shiloh Baptist Church
42nd Anniversary Celebration**

- WHEREAS,** It is warm and sincere gratitude that we graciously recognize Shiloh Baptist Church for 42 years of illustrious spiritual guidance which has been bestowed upon metropolitan Pontiac and beyond; and,
- WHEREAS,** on August 23, 1976, the first organizational meeting was held in Pontiac, Michigan at 32 Miller St., the home of Pastor Edward Williams Sr. and Mrs. Ora Williams, was later formed under the name, Baptist Mission in 1977 and as a consequence of the Southern Baptist convention, was renamed and became known as Shiloh Baptist Church; and,
- WHEREAS,** Shiloh Baptist Church held its initial services from 1976 through 1980 at Debs Hall located at 197 S. Johnson St, during which time Rev. Arthur Jackson united with Shiloh Baptist Church as Assistant Pastor (1978) and from September 1980 through July 1981, services were held at Frost Elementary School; and,
- WHEREAS,** Shiloh Baptist Church purchased the building located at 426 N. Paddock in Pontiac, Michigan in July 1981, acquired the property on University Dr. in 1986, held the ground breaking ceremony for the Educational Building in June of 1989 and celebrated its first Easter Sunrise Service at the Educational Building on April 15, 1990; and,
- WHEREAS,** Shiloh Baptist Church elected Pastor David E Washington Sr. in July 2004 and on May 20, 2007 the ground breaking ceremony was held for the construction of the new sanctuary which was completed March 9, 2008; and,
- WHEREAS,** Pastor David E. Washington Sr. retired from Shiloh Baptist Church in 2014 and his successor, Rev. Maurice Flaniken was then elected Pastor and served until 2017; and,
- WHEREAS,** Shiloh Baptist Church on Saturday August 18, 2018 selected Rev. Coley Gracey, a Pontiac native, to serve as Pastor Elect; and,
- WHEREAS,** Rev. Coley M. Gracey was born to the late Michael Lee Gracey and Judith Harris Gracey, is married to Jayla Davis, and together the couple has two children, Caley Mishael and Jania Drew; and,
- WHEREAS** Rev. Coley Gracey was called to the ministry at an early age, he served as a children and youth usher, sang and directed in the children and youth choirs and was a faithful member of all youth activities under the leadership of Dr. Robert E. Bailey at Trinity Missionary Baptist Church; and,
- WHEREAS,** Rev. Coley M. Gracey is a graduate of Rochester College, has a Bachelor of Science degree in Leadership with a concentration in Management and is currently in a Masters of Divinity program at Morehouse School of Theology at the Interdenominational Theological Center in Atlanta, Georgia; and,
- WHEREAS,** Rev. Coley M. Gracey's mission is to spread the love of Christ, in hopes that those impacted will be transformed and redeemed; and,

THEREFORE BE IT RESOLVED, that Shiloh Baptist Church has been resilient, even when faced with overwhelming challenges, the pastors have prevailed in their quest to hold high the banner of Christ who said, *“upon this rock I build my church and the gates of hell shall not prevail against it.”*

NOW, THEREFORE BE IT RESOLVED, that we the members of the Pontiac City Council and on behalf of the Citizens of Pontiac, hereby acknowledge and salute Shiloh Baptist Church for their service and commitment of 42 years of service in the community.

Kermit Williams, President

Randolph Carter, Pro Tem

Patrice Waterman, Councilwoman

Don Woodward, Councilman

Mary Pietila, Councilwoman

Gloria Miller, Councilwoman

Doris Taylor-Burks, Councilwoman