

BLACKMAN CHARTER TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY (BLDFA)

JACKSON TECHNOLOGY PARK NORTH



DEVELOPMENT INFORMATION

August 18, 2021



The BLDFA is staffed and served by:
The Enterprise Group
517-788-4458

amasten@enterprisegroup.org
dkelly@enterprisegroup.org

TABLE OF CONTENTS

| | |
|---|----|
| Overview of Jackson Technology Park North | 3 |
| Physical Description | 3 |
| JTP-North Development Guidelines | 3 |
| Land Sales Matrix | 3 |
| Concept Maps | 4 |
| Zoning Requirements and Protective Covenants | 4 |
| Property Information Inquiry Form | 7 |
| ATTACHMENTS | |
| Maps of LDFA Certified Business Park properties: | |
| 1. Blackman Charter Township LDFA Aerial Boundary Map | 8 |
| 2. Jackson Technology Park North Aerial Parcel Map..... | 9 |
| 3. Preliminary Site Plan JTP-North Option 1 (Small Parcels)..... | 10 |
| 4. Preliminary Site Plan JTP-North Option 2 (Large Parcels) | 11 |
| Jackson Technology Park North Energy-Ready Overview (Consumers Energy) 1/1/2020 | 12 |
| MEDC Industrial Site Summary JTPN (Olsson & Associates)..... | 22 |
| Phase I Environmental Site Assessment..... | 29 |
| Wetland Delineation Assessment Report | 31 |
| Land Sales Matrix | 35 |
| Land Sales Matrix Sample Scenarios | 36 |
| Protective Covenants | 37 |
| BLDFA Property Information Inquiry Form | 41 |

Overview of Jackson Technology Park North

Jackson Technology Park North (JTP-North) is the newest expansion of Blackman Charter Township's Jackson Technology Park industrial/technology park created by their Local Development Finance Authority (BLDFA). The BLDFA was created in 1991, with the purpose of funding the infrastructure needs of an industrial development to attract TAC Manufacturing. Tenants in the BLDFA also include JSP, JSP Sheet Foam LLC, BASF/Chemetall and Technique, Inc. Governed by [Michigan Public Act 57 of 2018](#), the BLDFA operates through a Tax Increment Financing & Development Plan.

Physical Description

The BLDFA is located in Blackman Charter Township, Jackson County, Michigan. The total area within its boundary consists of 655 acres (see Blackman LDFA Aerial Boundary Map), which includes the Jackson County Airport – Reynolds Field and the Baker College – Jackson campus. Property available for development is depicted on the JTP-North Concept Maps.

JTP-North's 180 acres has a flat to gently rolling topography. Approximately 140 acres of buildable property is available for development (see JTP-North Concept Maps). It is currently in the pre-development stage, with wastewater relocation and new provision to meet capacity underway. Water is available at the site, as is access to broadband. The Blackman LDFA and Jackson County Department of Transportation engaged Mannik-Smith to conduct a Corridor and Feasibility Study in spring 2019 for analysis of congestion and pedestrian issues relative to existing and future development, which is scheduled for completion in September 2019. The site has been rezoned to I-2, Heavy Industrial, and all parcels are included within an established Industrial Development District for future application for Industrial Facility Exemption Certificates, which provide a tax exemption for qualified real property improvements.

- The site has been designated an Energy Ready Site by electric and gas utility provider Consumers Energy (attached).
- JTPN was included as one of 16 sites in the Michigan Economic Development Corporation's Site Readiness project (Olsson & Associates Industrial Site Summary attached).
- A Phase I Environmental Site Assessment summary and a Wetlands Assessment have been conducted (attached).

JTP-North Development Guidelines

Land Sales Matrix



The Land Sales Matrix (attached) provides a guideline for incentivizing the cost of land to encourage economic development via job creation and investment. BLDFA policy dictates that companies must be eligible for TIF capture to be a park tenant. Generally, LDFA designation (TIF-eligible companies) is limited to business activities that involve:

- Advanced Manufacturing
- Life Sciences
- Alternative Energy

Concept Maps

The Concept Maps are provided as guidelines only, and are subject to change based on project requirements. Selection by a potential purchaser of a particular Concept Plan parcel number is subject to approval by the BLDFA, which will determine priority sites for development based on infrastructure improvement timelines and other factors.

Zoning Requirements & Protective Covenants

Protective covenants and/or zoning ordinance restrictions set a quality Certified Business Park (CBP) apart from or above an unplanned business development district. Development guidelines maintain the high standards of the development, and protect the investment of the purchasers by ensuring that only appropriate and attractive facilities will be located in their area. They also enhance the community and provide a stable and attractive climate for investment.

The following guidelines communicate the standard of development and level of quality expected throughout JTP-North via the [Blackman Charter Township Zoning Ordinance](#), Future Land Use Plan, Option/Purchase Agreements and Protective Covenants. Protective Covenants are attached.

The BLDFA has determined that the following covenants/zoning ordinance references satisfy the Michigan Economic Development Corporation (MEDC) guidelines:

Compatible Uses (covered in ZO, Sec. 1.3 Purposes)

In addition to ZO requirements, the BLDFA has determined that only TIF-eligible businesses will be permitted to operate in the park.

- The park's principal use is set aside for industrial, business, and high tech purposes (per the LDFA Act).
- The area of the park must be specified at the time of certification.
- This covenant may allow the developer to exclude certain types of industries from locating in the park.

Types of Building Materials (not covered in ZO – will be a Protective Covenant)

- All buildings must be constructed in accordance with all applicable laws, statutes, ordinances, codes, rules, and regulations of all governmental agencies which have jurisdiction.
- All buildings must be constructed to withstand the normal causes of deterioration with normal maintenance procedures.
- Previously used materials shall not be incorporated into any building without the prior written consent of the BLDFA's representative.
- No temporary buildings are allowed on any grounds of the park.

- Building walls which face an exterior or internal road must be finished in materials such as decorative, fluted or finished face brick or block, concrete, wood, vinyl, glass or colored metal with permanent baked on finish, ornamental stone or other decorative material, and shall not include traditional concrete or cinder blocks, whether or not painted.
- In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will retain the right to review/approve all site materials planned to be used to ensure that all covenants are being followed.

Landscaping (not covered in ZO, other than as transition strip requirements Sec. 4.6 – will be a Protective Covenant)

A landscaping and continuous maintenance plan must be included as part of the Site Plan Review process, and shall address the following (in addition to the transition strip requirements in Sec. 4.6 of the Zoning Ordinance):

- All lots will be seeded or sodded and shrubs and trees must be planted to maintain a park-like atmosphere.
- Sold or held areas must also be maintained as a lawn area within 25 feet of streets, roadways, and curbs.
- Areas that are disturbed (such as through excavation, grading, etc.) must be restored to the above standards within 6 months.
- Landscaping will be installed within one-year of the Certificate of Occupancy.
- Location and description of all existing and proposed landscaping berms, fencing, and walls. According to Section 4.6 of the Zoning Ordinance, walls are required in transition strips next to residential and commercial districts.
- All developments must meet state and local groundwater and watershed standards.
- Adequacy, type, and arrangement of trees, shrubs, and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands.
- Adequacy of structures; roadways, and landscaping, in areas with moderate to high susceptibility to flooding, ponding and/or erosion.
- Wheel stops or curbing shall be provided to prevent any vehicle from encroaching upon pedestrian walkways or damaging required landscaping.
- The location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.
- Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.
- Fuel tanks shall be buried in accordance with state regulations, or screened with landscaping, fencing or berms. Any trash area must be screened. Alternative fuel supplies shall meet applicable state law.

Improved Parking (covered in ZO, Sec. 5.3 – Off-Street Parking Requirements)

Screened Outdoor Storage (covered in ZO, Sec. 5.9 – Storage of Materials)

Location of Loading Docks (covered in ZO, Sec. 5.3.2 – Off-Street Parking Loading and Unloading)

Continuous Management (not covered in ZO – will be a Protective Covenant)

- In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will act as the management entity of the park, and will have the authority to enforce the covenants and restrictions on all tenants and future tenants of the park.
- The BLDFA will maintain non-development and non-developable areas located within the park as deemed appropriate by the BLDFA.

Infrastructure (not covered in ZO – will be a Protective Covenant)

- There is a drainage system that exists on portions of the developable property. If development warrants relocating said drainage tiles, the drainage system must be repaired, in addition to compliance with detention requirements adopted by Blackman Charter Township Zoning Ordinance.
- All driveways and road construction leading to structures within in the park must be constructed off Ayer Shire Lane.

Setback Specifications (covered in ZO, Sec. 4.6)

Signage Requirements (covered in ZO, Sec. 5.2)

Time Limit for Construction (not covered in ZO – will be in the Purchase Agreement and/or in a Protective Covenant)

A purchaser/tenant shall commence construction of a manufacturing/approved facility on the Premises within eighteen (18) months following the Closing for the land transaction. In the event that purchaser/tenant fails to commence construction within the period set forth above, the BLDFA shall have the option to purchase the Premises back from the purchaser/tenant for the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or reconveyance, such as closing costs, attorney fees and/or recording fees associated with the BLDFA having exercised its option to purchase.

Resale Rights (not covered in ZO – will be a Protective Covenant)

- No purchaser of unimproved property shall sell or lease said property to any third party without the written consent of the BLDFA. In the event the purchaser of unimproved property desires not to proceed with development, the BLDFA, its successors and assigns, retains the option to refund the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or reconveyance, and enter into possession of the land. This section is not intended to prohibit the transfer of said property to a company, real estate, or holding

corporation, but such transfer shall take subject to all the restrictions herein contained, including this paragraph.

- No purchaser of unimproved or improved property shall subdivide or divide any lot or combination of lots in order to create additional lots for the purpose of sale or lease without the written consent of the BLDFA. Any lot or lots created by division or subdivision shall meet all applicable laws of the Township and improvements thereto shall be subject to all the restrictions and covenants contained herein including resale rights and time limits for construction.
- Any purchaser of improved property may convey said property to a third party, to the condition outlined in these restrictions.
- It is further covenanted and agreed by and between the parties hereto that BLDFA will not grant, sell or convey any interest in or to any part or parcel of the above described property without inserting in the grant thereof that the property is subject to all covenants and restrictions as adopted by the BLDFA.

Enforcement (not covered in ZO – will be a Protective Covenant)

Violation of any of said restrictions or conditions, or breach of any covenant or agreement herein contained shall give the Grantor, in addition to all other remedies, the right to enter upon the land as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the person in violation, said expenses to be a lien on such land enforceable in equity; provided however that no such entry shall be made unless the violation or breach has not been remedied or corrected within thirty days after delivery of notice of such violation or breach from the BLDFA or to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty days after mailing such notice, by first class mail, postage prepaid, to the recorded owner of such premises at their last known address. Any party hereto, their heirs, devisees, administrators, successors or assigns shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restriction above set forth, or to pursue any other remedy, legal or equitable, but the violation of these restrictions shall not defeat nor render invalid the lien of any mortgage or trust deed made in good faith and for value without notice of violation.

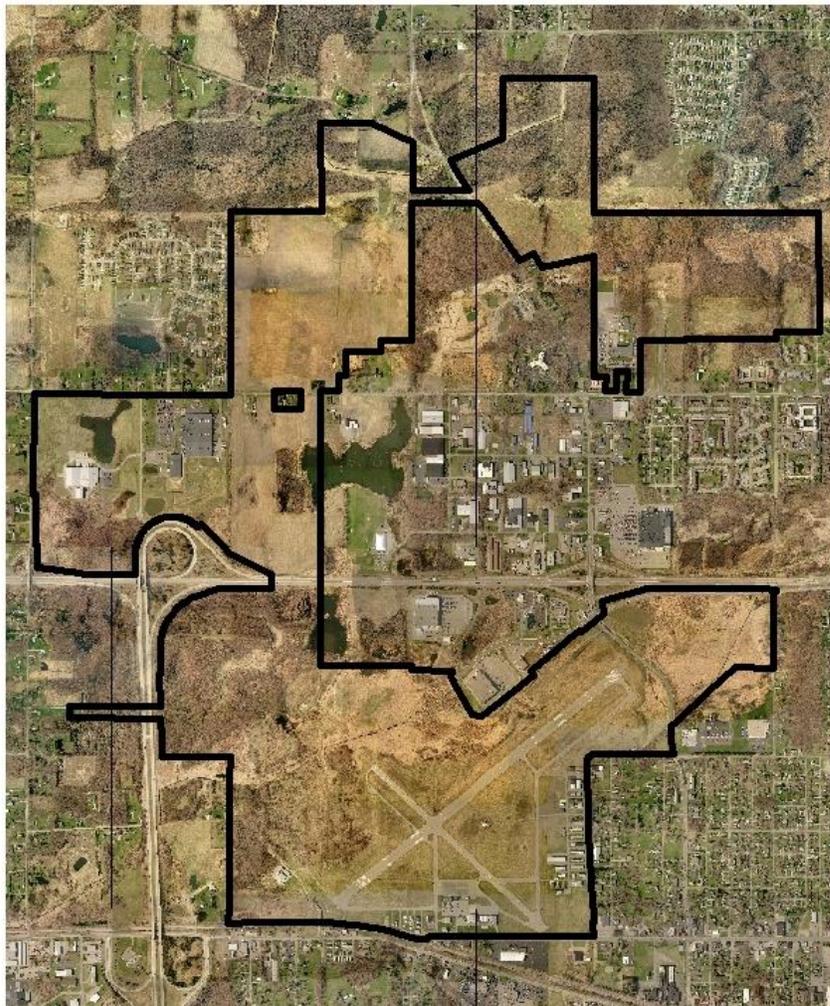
Once protective covenants are finalized, a copy of the protective covenants shall be attached to each deed and signed by each new owner; and the applicant shall certify that each owner from the date of this application forward shall execute a copy of the protective covenants at the time of property purchase.

Property Information Inquiry Form

Persons/companies with interest in purchase and development in Jackson Technology Park North must complete the attached BLDFA Property Information Inquiry Form. Please contact Alex Masten or Debbie Kelly at 517-788-4458 to obtain a fillable form; or complete it online, print and submit it to the email addresses on the cover page.

Applicants must submit a business plan for proposed property development, including a construction timeline and/or phased development timeline, satisfactory to the BLDFA; should they formally request BLDFA action on their inquiry.

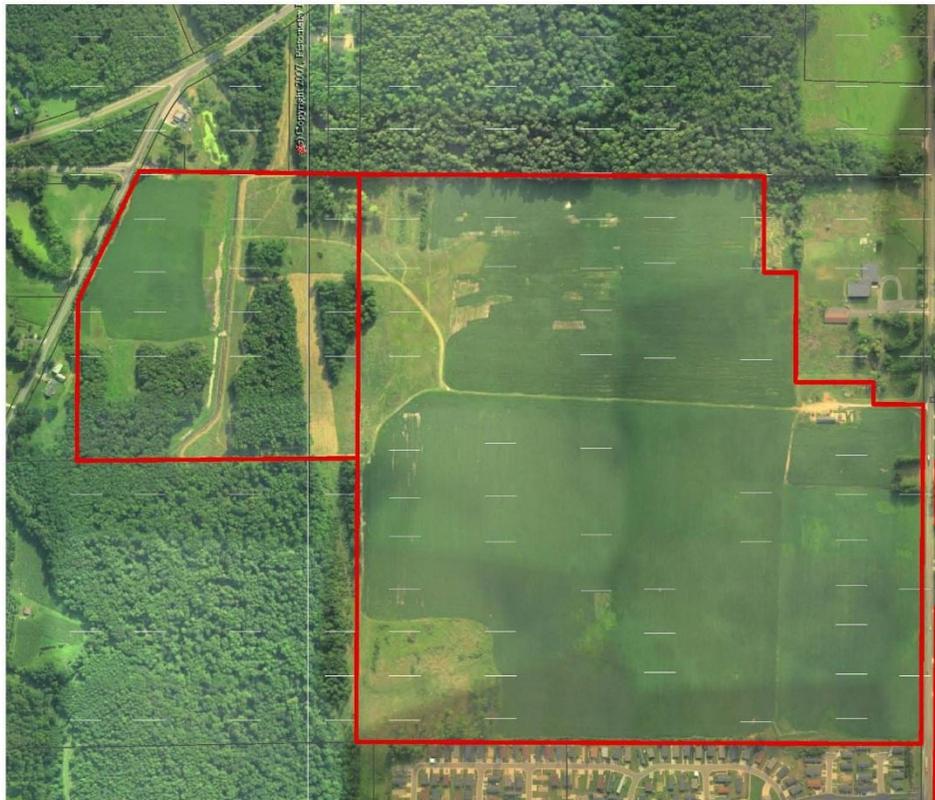
Blackman Charter Township LDFA



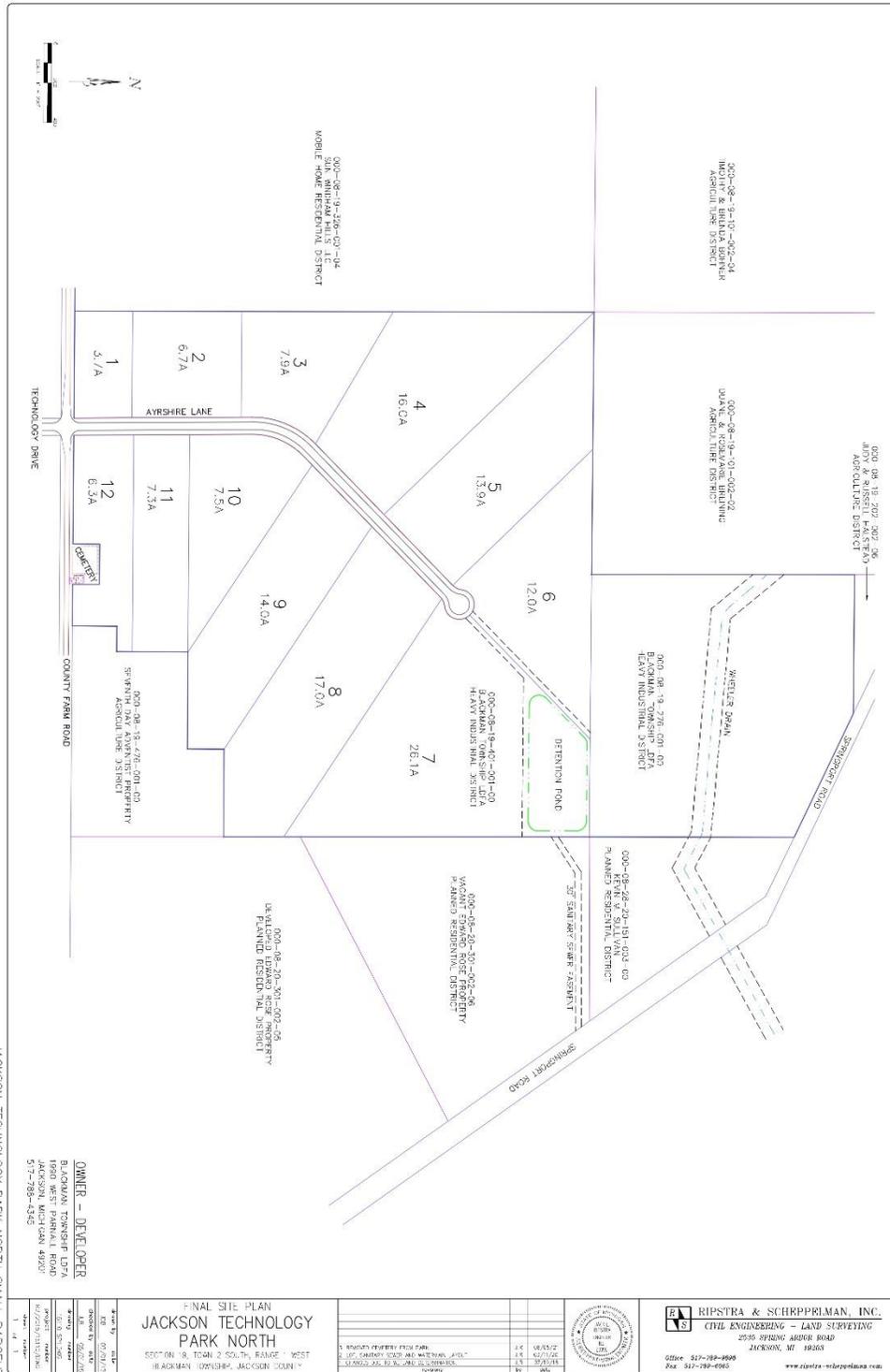
Prepared: Oct 2, 2007



**BLACKMAN CHARTER TOWNSHIP
JACKSON, MICHIGAN
COUNTY FARM ROAD NORTH**



CONCEPT PLAN A - SMALL PARCELS



Jackson Technology Park North Jackson, MI

January 1, 2020



For additional information please contact

Corey Utley, Economic Development Manager
517-331-6442 ▪ corey.utley@cmsenergy.com

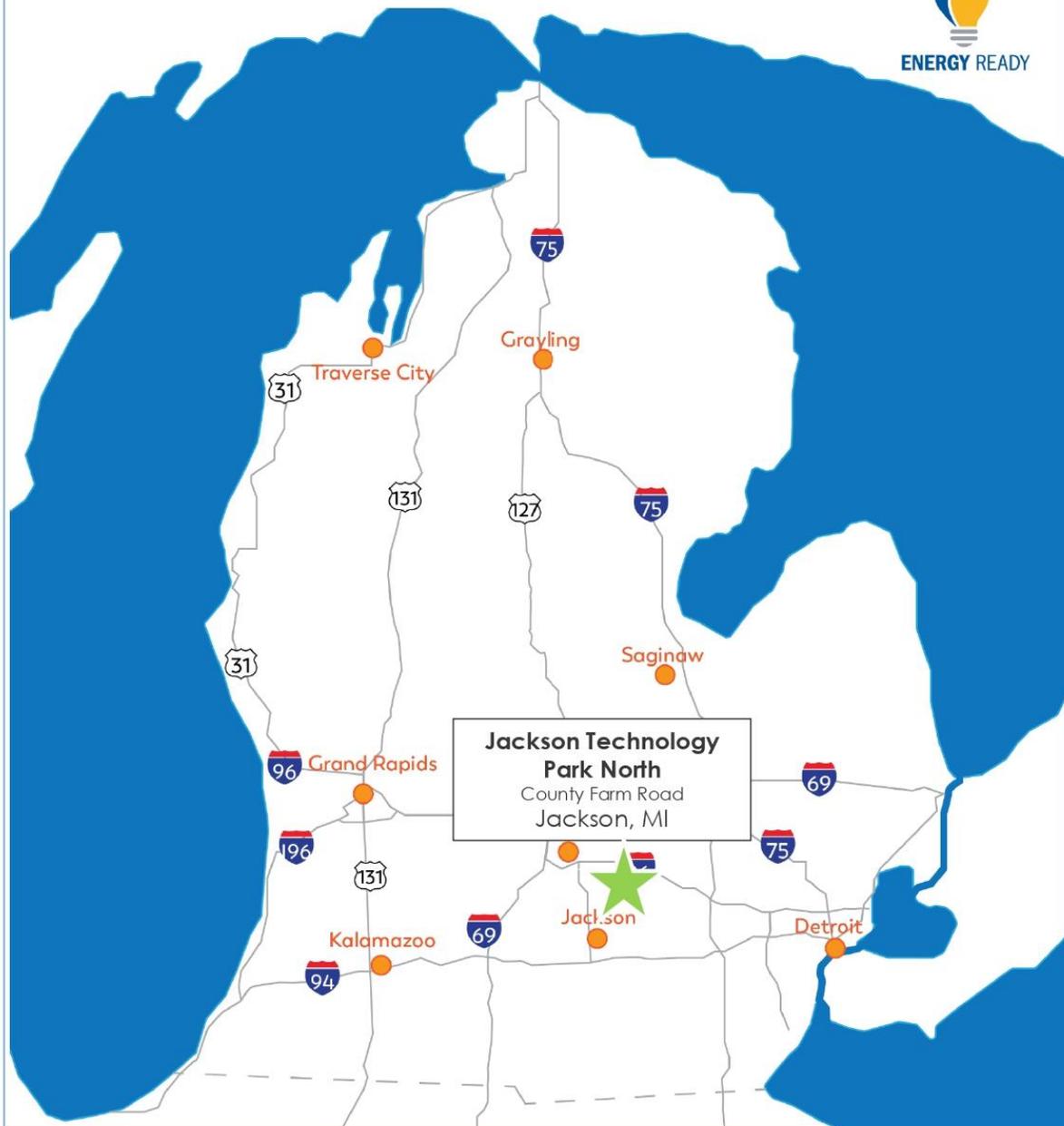
ConsumersEnergy.com/econdev

Consumers Energy *Count on Us[®]*

Michigan



ENERGY READY



Current as of 1/1/2020, Subject to Change

- 2 -

Jackson Technology Park North

Consumers Energy Count on Us®

At Consumers Energy, we're committed to providing information to help you make sound business decisions. Together with our economic development allies, we deliver a from-all-angles "we've got this" customer experience.

That's a major reason why leaders in automotive, agriculture, and other industries committed to investing more than \$2.7 billion and creating more than 4,200 jobs in Consumers Energy's service territory in 2020.

This Energy Ready document is our assessment of this site's energy potential. You'll find details about the site's existing energy infrastructure and estimated costs to adjust the site's features based on how your business might use energy. We hope you'll find it useful as you evaluate and make decisions about this site's potential for your business.

To help us deliver more precise cost estimates, we would like to learn more about how your business uses energy. Specifically:

Electricity

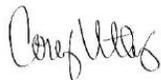
- Diversified peak demand in megawatts (MW)
- Estimated annual electricity use in kilowatt hours (kWh)
- Hours of operation

Natural gas

- Estimated hourly natural gas use in thousand cubic feet per hour (MCFH)
- Estimated annual natural gas use in thousand cubic feet (MCF)
- Required natural gas delivery pressure in pounds per square inch gage (psig)

I would like to learn more about your project, understand your long-term plans and determine whether this site or others might meet your unique needs. Contact me directly at 517-331-6442 or corey.utley@cmsenergy.com.

Sincerely,



Corey Utley
Economic Development Manager



ENERGY READY SITE OVERVIEW



ENERGY READY

SITE ADVANTAGES

50 psig natural gas pressure and up to 1,000 MCFH available

Low voltage distribution available, TBD

High voltage distribution from 5 MW to 100 MW

Competitive electric and natural gas rate options

Energy efficiency and construction incentives available to qualifying customers

High voltage electric and natural gas service reliability

Flexible construction schedule

ECONOMIC DEVELOPMENT and ENERGY SERVICES

CONSUMERS ENERGY

Energy Rate Estimates

We'll estimate your electric and natural gas costs and offer energy-intensive rate options with your growth plans in mind.

Engineering Service Estimates

We'll estimate your costs to re-engineer sites based on how your business uses energy.

Utility Infrastructure Mapping

Our maps show you where pipes and wires lie and can help service providers understand how to serve your site.

Site-Specific Engineering Information

Our Energy Ready site inventory is backed by our strong relationships with local community agencies.

New Construction and Energy Efficiency Incentives

We offer rebates for qualifying energy-efficient equipment and buildings and can help you reduce or eliminate upfront energy infrastructure costs.

Energy Management Services

Tap into our Consumers Energy Virtual Energy Engineer or Onsite Energy Engineer services to get actionable intelligence on your energy use.

CONTACT

Corey Utley

One Energy Plaza
Jackson, MI 49201

517-331-6442

Corey.Utley@cmsenergy.com

THE ENTERPRISE GROUP

Alexandra Masten

100 W. Michigan Ave, Suite 1100
Jackson, MI 49201

517-788-4458

amasten@enterprisegroup.org

ADDITIONAL SITE INFORMATION

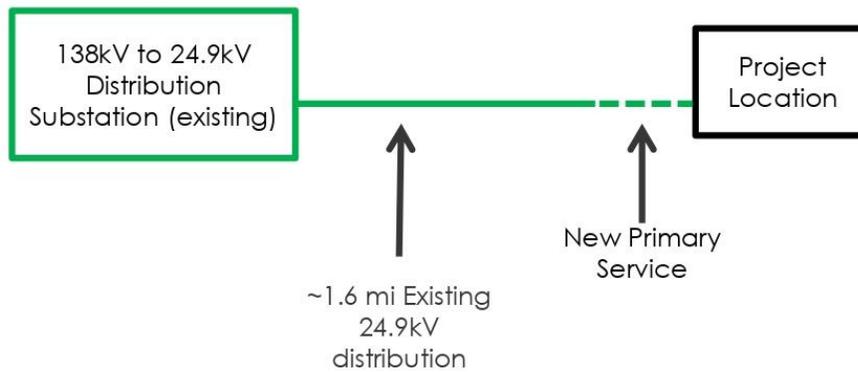
Click here for [additional site information](#)
Web source: Greater Ann Arbor Region

ELECTRIC – LOW VOLTAGE DISTRIBUTION

Load Range: TBD



ENERGY READY



Connection Options: Costs for Electric Service

| Option | Estimated Lead Time ² | Estimated New Right of Way Required ³ | Estimated Minimum Project Cost | Maximum Electric Demand | Consumers Energy Construction Incentive ⁴ | Customer Contribution |
|---|----------------------------------|--|--------------------------------|-------------------------|--|-----------------------|
| Base Service – Single 24.9kV line from existing distribution system | TBD | TBD | TBD | TBD | TBD | TBD ¹ |
| Base Service – Single 24.9kV line from existing distribution system | TBD | TBD | TBD | TBD | TBD | TBD ¹ |

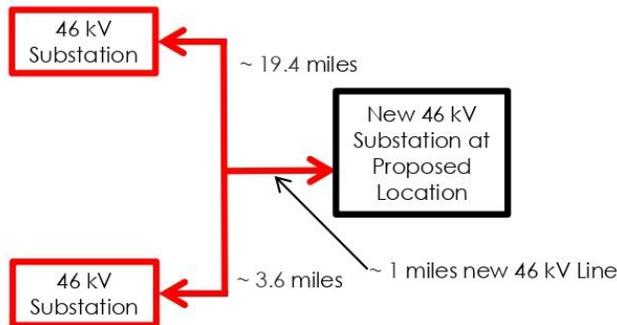
1. A TBD year full service contract for TBD MW or more of demand at CVL3 and rate GPD will provide the construction incentive shown. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities. The customer contribution figure noted above may not contain charges associated with permits, inspections, right-of-way fees, forestry work, or underground boring etc.
3. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
4. Construction incentives are contingent upon a company's successful credit review.
5. Rates per current tariffs (U-20134 Settlement).

ELECTRIC – HIGH VOLTAGE (46 kV)

Load Range: 5.0 to 10.0 MW



ENERGY READY



Service Options: Costs for Electric Service if Electric Demand is at least 5.0 MW

| Option | Estimated Lead Time ² | Estimated New Right of Way Required ⁵ | Estimated Minimum Project Cost | Minimum Electric Demand | Practical Maximum Demand ⁶ | Consumers Energy Construction Incentive ⁷ | Customer Contribution |
|---|----------------------------------|--|--------------------------------|-------------------------|---------------------------------------|--|-----------------------------|
| Base Service - Single 46 kV Line Only (customer builds/owns substation) | 18-24 months | 1 Miles | \$ 0.7 million | 5.0 MW | 10.0 MW | \$ 0.7 million ¹ | \$ 0.0 million ¹ |
| Base Service – Single 46 kV Line and Single Transformer Substation | 18-24 months | 1 Miles | \$ 2.1 million | 5.0 MW | 10.0 MW | \$ 2.1 million ¹ | \$ 0.0 million ¹ |

46 kV Line Reliability for Base Service Options:

| Predicted Momentary Interruption Rate ^{3,4} | Predicted Extended Outage Rate ^{3,4} | Predicted Reliability % ⁴ |
|--|---|--------------------------------------|
| 1 every 1.1 years | 1 every 3.8 years | 99.994% |

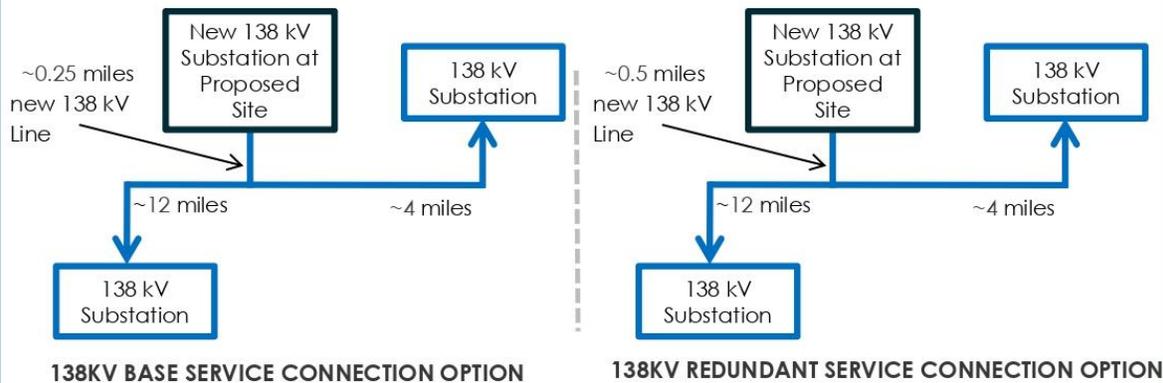
- Up to a 3 year full service contract for 5.0 MW or more of demand at CVL2 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
- All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities. The customer contribution figure noted above may not contain charges associated with permits, inspections, right-of-way fees, forestry work, or underground boring etc.
- Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes.
- Outage rates are based upon system average outage rates for 46 kV lines only, and the predicted reliability % represents the estimated amount of time the facility is in service.
- Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
- This represents the maximum demand that can be practically served from the respective option with minimal system upgrades. Greater demands will be considered with additional analysis.
- Construction incentives are contingent upon a company's successful credit review.
- Rates per current tariffs (U-20134 Settlement)

ELECTRIC – HIGH VOLTAGE (138 kV)

Load Range: 10.0 MW to 100.0 MW



ENERGY READY



Connection Options: Costs for Electric Service if Electric Demand is at least 10 MW

| Option | Estimated Lead Time ² | Estimated New Right of Way Required ⁵ | Estimated Minimum Project Cost | Minimum Electric Demand | Practical Maximum Demand ⁴ | Consumers Energy Construction Incentive ⁷ | Customer Contribution |
|--|----------------------------------|--|--------------------------------|-------------------------|---------------------------------------|--|-----------------------------|
| Base Service – Single 138 kV Line Only (customer builds/owns substation) | 12-18 months | Minimal | \$ 0.2 million | 10 MW | 100 MW | \$ 0.2 million ¹ | \$ 0.0 million ¹ |
| Base Service – Single 138 kV Line and Single Transformer Substation | 18-24 months | Minimal | \$ 2.6 million | 10 MW | 100 MW | \$ 2.6 million ¹ | \$ 0.0 million ¹ |
| Redundant Service – two 138 kV Lines and Two Transformer Substation | 24 months | Minimal | \$ 5.8 million | 10.7 MW | 100 MW | \$ 5.8 million ¹ | \$ 0.0 million ¹ |

138 kV Line Reliability for Base Service Options:

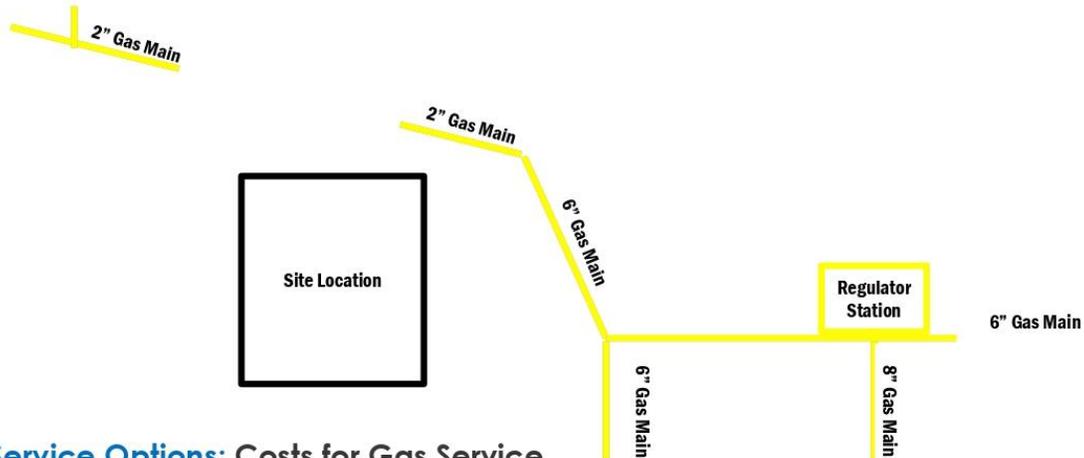
| Predicted Momentary Interruption Rate ^{3,4} | Predicted Extended Outage Rate ^{3,4} | Predicted Reliability % ⁴ |
|--|---|--------------------------------------|
| 1 every 3.8 years | 1 every 15 years | 99.999% |

- Up to a 5 year full service contract for 10 MW or more of demand at CVL1 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
- All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities. The customer contribution figure noted above may not contain charges associated with permits, inspections, right-of-way fees, forestry work, or underground boring etc.
- Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes.
- Outage rates are based upon system average outage rates for 138 kV lines only, and the predicted reliability % represents the estimated amount of time the facility is in service.
- Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
- This represents the maximum demand that can be practically served from the respective option with minimal system upgrades. Greater demands will be considered with additional analysis.
- Construction incentives are contingent upon a company's successful credit review.
- Rates per current tariffs (U-20134 Settlement)

NATURAL GAS



ENERGY READY



Service Options: Costs for Gas Service

| | Load Profile - Thousands of Cubic Feet per Hour (MCFH) | | | | | |
|---|--|--------------------------------------|---|--|--|--|
| | 10 | 50 | 100 | 250 | 500 | 1000 |
| Scope of Work to Meet Load Profile ¹ | Install service and commercial meter | Install service and industrial meter | Install ~1 mile of main, service and industrial meter | Install ~1 mile of main, service and high pressure meter | Install ~5 ½ mile of steel main, service and high pressure turbo meter | Install ~5 ½ mile of steel main, service, and high pressure turbo meter with separator |
| Lead Time | 4 months | 4 months | 9 months | 9 months | 15 months | 15 months |
| Consumers Energy Construction Incentive ² (\$) | 150,000 | 350,000 | 600,000 | 800,000 | 1,250,000 | 1,750,000 |
| Customer Contribution ³ (\$) | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Maximum Pressure Available (psig) | 40 | 40 | 35 | 50 | 50 | 50 |
| Annual Consumption Estimate (MCF/Year) | 15,000 | 75,000 | 150,000 | 375,000 | 750,000 | 750,000 |

Redundancy and Reliability:

Consumers Energy's natural gas system is highly reliable and the probability of interruption is very low. The gas distribution system in this area is fed from two separate transmission interconnects, allowing flexibility in the natural gas flow should a significant unplanned event occur.

- Given that this is a large site, there may be some gas main installation needed, dependent upon customer's desired gas meter location.
- All estimates are conceptual. Actual costs, timing and customer contribution will be negotiated with the customer as part of developing a contract for facilities. Customer responsible for fuel line and meter pad costs.
- Customer Contribution is calculated based upon gas rate tariffs as governed by the Michigan Public Service Commission. This calculation accounts for twenty years of revenue credit at the stated consumption levels above, and uses that to offset the initial construction costs and the cost of ownership over the same twenty year period. Consumption here is estimated at the hourly flow rate indicated assuming up to 1500 hours/year.
- Rates per current tariffs (U-20322 Settlement and does not include GCR Revenues).

Developed by
Consumers Energy, in
collaboration with:



ENERGY READY



The Enterprise Group
of Jackson, Inc.

Consumers Energy *Count on Us[®]*



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION INDUSTRIAL SITE SUMMARY

JACKSON TECHNOLOGY
PARK NORTH

MAY 2019

018-2580





May 6, 2019

Amy L Guerriero
The Enterprise Group
100 E Michigan Avenue
One Jackson Square, Suite 1100
Jackson, MI 49201

RE: Jackson Technology Park North

Dear Ms. Guerriero:

Olsson is pleased to have this opportunity to provide you with the results of our analysis of the Jackson Technology Park North site.

Olsson is a broad-based engineering, planning, and design company headquartered in Lincoln, NE. We are comprised of approximately 1,200 engineers, planners, and scientists skilled in the assessment, planning, and positioning of land tracts for industrial development. Our depth of experience allows us to effectively align site attributes with target markets to plan industrial parks that achieve development success.

Information provided within this report is part of a larger effort to assist the Michigan Economic Development Corporation (MEDC) in a statewide industrial development identification study, as well as provide direction on next-step activities to assist each of the assessed sites to achieve full site readiness for economic development investment.

Our scope of work involved the following major steps:

1. Collection of diligence data and analysis of targeting and marketing identification
2. Community kickoff meetings and site visits
3. Internal sites analysis, review, and prioritization
4. Final report creation

Each of the sixteen (16) subject sites are receiving a final deliverable containing the following information:

- General findings of both natural- and built-environment diligence identification
- Any identified areas of consideration for potential mitigation
- A generalized assessment of the site's ability to host identified targeted industries and development segments
- Recommended next-step tasks to achieve full site preparedness for economic development

Olsson's findings are derived from internal analysis, as well as information provided during the intake process from the respective, subject sites. Communities that provided robust intake and diligence information may find an increased level of accuracy in our assessment of next-steps for site preparedness. The analysis is intended solely to elevate the respective, subject sites toward full site preparedness with assistance from MEDC. Information contained within this document is to be deemed consultancy opinion and where it is recommended, further diligence analysis should ensue to address next step needs.

Olsson appreciates this opportunity to provide you and the Michigan Economic Development Corporation with information that will aid both your community and the State of Michigan in effectively competing for primary and industrial development investment.

A handwritten signature in black ink, appearing to read "Courtney Dunbar", written over a faint circular stamp.

Courtney Dunbar, CEcD, EDFP, AICP
Industrial Program Leader
Olsson

TABLE OF CONTENTS

Jackson Technology Park North Summary 1
Jackson Technology Park North Site Map 5

JACKSON TECHNOLOGY PARK NORTH SUMMARY

OWNER: THE PROPERTY IS OWNED BY ONE PARTY.
PARCEL SIZE: 180.5 ACRES

////////////////////////////////////

The Jackson Technology Park North site is a completely undeveloped greenfield land tract with substantial natural screening from adjacent residential properties to the west. The site is located within the Blackman Charter Township and Jackson County, Michigan. The closest major city to the site is Jackson to the southeast.

A northern segment of only five percent of the site is included in the 100-year floodplain, as defined by the Federal Emergency Management Agency (FEMA). This northern area is impacted by wetlands along a stream, as well as a small area in the northwest corner of the site making up a total of 28 percent of the total site.

Jackson Technology Park North completed a wetlands delineation report (June 2015) providing significant accuracy in identifying the location of wetlands within the subject site. In addition, a completed Phase I environmental report (March 2018) indicates no evidence of Recognized Environmental Conditions (RECs).

Site topography is generally rolling to flat with the largest contiguously unobstructed area totaling 140 +/- acres. A moderate elevation change exists throughout the site, with a downward slope to the north. Elevation data made available during the production of this report indicate the slope changes from a maximum elevation of 1,059 feet to a minimum of 1,019 feet, for a total change of 40 feet within the site. Elevation data were derived from Digital Elevation Model (DEM) created and maintained by the USDA Natural Resources Conservation Service (NRCS) Data Gateway. Additional survey is required to get a more accurate measure of elevation on the site.

The subject site is presented with a difficult roadway scenario. County Farm Road is currently the only and best opportunity for site access. This road is a two-lane, county road without a shoulder. The municipality is considering an expansion of the roadway and would use a grant program to subsidize the cost. There is no current plan to provide a second access point to the site at Springport Road, although an access point has been considered. An access point along Springport Road would require crossing wetlands within the site dividing the northern section from the larger site. Access is available from the site to I-94 but requires ingress/egress from County Farm Road to Springport Road/Airport Road.

The site is approximately 1.5 miles north of the nearest rail line. Construction of a spur track from the rail line to the site would require acquisition of dozens of properties. It would also require crossings of multiple roads and a grade separation crossing over I-94. The capital required to purchase properties, construct the track, and cross roadways make rail service to the site unlikely.

The site represents an area conducive to industrial users and is being rezoned to demonstrate this as an I-2 industrial zone from its existing agriculture use. This rezoning should provide adequate allowance to targeted end-users.

From a site readiness perspective, utilities are available adjacent to the perimeter of the site, and this equates to a significant asset for site marketability.

The site has accessible sanitary sewer availability, but the site currently does not have a 100,000 gallons per day (GPD) level of sanitary sewer service. Funding for the line expansion can be made available from an existing, community sewer fund and construction of the line can be completed within an 18-month period to accommodate increased capacity needs. Water availability meets expected levels of service at 150,000 GPD and the line of service is constructed to the perimeter of the site. Redundant water facilities are not currently available. However, redundancy could be constructed within the generally accepted construction timeframe of 18 months.

Electricity exists to the perimeter of the site with 5 megawatt (MW) of low voltage distribution availability. Currently, redundant power lines are not present, but an additional line could be provided to create redundancy within 18 to

24 months, with a minimum of 15.7 MW load. In addition, the site has overhead lines passing through most of the northern portion, but these lines should not significantly impact development capability.

Natural gas lines exist directly to the perimeter of the site. While there is no available capacity currently, 10,000 cubic feet per month (mcf/month) capacity can be increased within a 4-month timeline and expanded further upon request. This would also require the installation of service and commercial meters.

The site is served by two telecommunications providers, ATT and Comcast. Existing fiber optic access is on site, with redundancy and capacity available. Telecommunications access and redundancy are deemed as a high-level asset to the subject site.

VIABILITY OF DEVELOPMENT TARGETS ASSUMPTION

Local economic development leadership indicated the following as development targets for this subject property:

- Industrial Machinery Manufacturing (Advanced)
- Other General Purpose Machinery Manufacturing (Advanced)
- Aerospace Products and Parts Manufacturing (Advanced)

With a site size of 180 +/- acres of available land space and relatively minimal land encumbrances isolated to the northern portion of the property, Jackson Technology Park North is well-positioned on many levels to attract targeted industrial end-users.

The largest contiguous land area is 140 acres, which is sufficient size for the accommodation of singular, large users or a multitude of smaller industrial users. One of the greatest benefits is all major utilities, including redundant telecommunications access, are available to serve end-user needs. Minimum site service capacities are achievable within a generally acceptable construction timeframe of 18 months. This site is exceedingly well-positioned to accommodate a host of end-users and can aptly serve the needs of the markets, assuming smaller-scale manufacturing end-users.

Advanced Manufacturing companies, whether industrial or general purpose, will find congruence of operational needs to site attributes. Flexible accommodation of the nearly 140 acres of contiguous land space allows for the positioning of end-users. Utility infrastructure exists to levels that meet the needs of these user types.

Natural environment deficiencies are identified as wetlands and floodway, occupying approximately 28 percent of the site. These areas are almost entirely contained within the northwest portion, offering little risk to end-users, assuming they can locate within the remaining 140 acres of land space. A few smaller locations of wetlands have been identified, but it is possible to either avoid these areas through effective buffering or on-site mitigation through relocation. The preemptive identification of wetlands influence on the subject site provides a clear understanding of limitations appreciated by prospective end-users.

The potential deficiency existing on this site in serving market targets is transportation access both to the property via County Farm Road and subsequently to I-94. Manufacturers within the automotive, aviation, and/or general verticals will demand truck access that could be difficult to accommodate with current roadway design.

The Michigan Department of Transportation (MDOT) provided detailed review of requirements for all-season roads for the State of Michigan. All-Season roads are not subject to seasonal weight restrictions, meaning heavy-load trucks may drive on them all year. Roads not designated as "all-season" are subject to weight restrictions during the annual thaw period (late winter-early spring) to prevent damage to these roads. The absence of an all-season network can force commercial vehicle operators to reduce their legal axle weight by either 25 percent or 35 percent until the seasonal weight restrictions are lifted. One good aspect of the existing roadways are the adjacent roads of County Farm Road and Springport Road are all-season between Blackman Road and US 127. In addition, Springport Road Airport Road are all-season between Rives Junction Road and W. Michigan Avenue. In summary, potential users locating to Jackson Technology Park North would have all-season access to US-127 and I-94.

Smaller technology companies and parts manufacturers will find Jackson Technology Park North to be an impressive property for consideration of development. All market targets are deemed viable for development opportunity assuming they do not have significant trucking or rail needs to serve operations.

FINAL RECOMMENDATIONS

The Jackson Technology Park North Site has many attributes that position it as suitable for prospective end-users within the identified targeted markets. To further increase the marketability of this site, the following steps should be taken:

UNDERGO A TRANSPORTATION STUDY FOR TRAFFIC IMPACTS AND ROADWAY IMPROVEMENTS

To accommodate the manufacturers identified as market targets, a clear understanding of access by trucks via I-94 to the subject site will be necessary. An assessment of County Farm Road's ability to handle truck traffic volumes with current widths and turning allowances should be completed to identify needed improvements. This study should also include the logical phasing, timelines, permitting, and costing of design and construction improvements deemed necessary.

ASSESS NECESSITY FOR THE DEVELOPMENT OF A SECONDARY TRANSPORTATION ACCESS POINT

Currently, the subject site is accessible via County Farm Road. However, with a site size of 180 acres, coordination with the local communities and the township and county departments will review the recommended traffic study to determine whether a secondary ingress/egress point is needed for the site. If Springport Road is used as a secondary access, which is a more direct route to I-94, then costs for crossing the wetlands must be considered.

PROPERTY PLAT ABANDONMENT AND INDUSTRIAL MASTER PLAN CONSIDERATION

Jackson Technology Park North has been thoroughly assessed from a diligence perspective and has undergone platting to logically segment the property to accommodate development opportunities.

In consideration of the market targets provided, it is advised an industrial master plan be completed, and the plat be abandoned for this subject site. To effectively optimize the developable property, it is necessary to master plan to accommodate logical easements, transportation access, drainage, and natural encumbrances. There is significant value in aligning the anticipated footprint of likely end-user verticals to the property to determine spatial arrangement of development. The value in master planning is understanding where to align utility infrastructure, how to avoid natural environment encumbrances, how to access the property, and where the site area can be joined or manipulated to create effective pad site placement for prospective end-users. The industrial master plan should be completed with the idea of easements, access, drainage, and encumbrance in-mind to be altered with individual pad site requirements. The master plan should also include analysis for noise buffering and landscaping.

The identified market targets will demand flexibility in development accommodation and end-users will seek in- excess of 25 acres for development needs. It is advised the property be master planned to allow for a phased approach, which aligns the property to targeted users. When an end-user presents, the area in which the user will develop can then be subdivided, platted, and developed, leaving the remainder of the site in a flexible state to accommodate the next series of end-users.

When an industrial park is presented as platted, end-users are given considerable freedoms to purchase individual lots. Too much freedom in this regard can cause problems with optimization of the tract in the event lots need to be combined to accommodate future users. To increase the odds of accommodating the most development with the least amount of land and hence increasing return on investment, it is best to master plan, consider end-user pad site requirements, identify the location in which the user can locate effectively, subdivide, and plat the property in a phased approach.

Master planning should also include detailed analysis of the locations of existing utilities and alignments of service to access those utilities. In addition, the plan should also assess the need for utility relocations at access points. Existing power lines along County Farm Road appear to be fairly low and will likely need to be relocated and/or moved underground at access points for truck traffic. Depending on the locations of other utilities along the perimeter, they may need minor relocations as well.

JTP-North

Jackson Technology Park – North | Blackman Charter Township Local Development Finance Authority (BLDFA)



olsson

JACKSON TECHNOLOGY PARK NORTH
Blackman Township, MI
Jackson County



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

OF

**TWO UNADDRESSED PARCELS NORTH OF COUNTY FARM ROAD
JACKSON, MICHIGAN**

MARCH 30, 2018

Prepared For:

**Blackman Township Local Development Financing Authority
1990 W. Parnall Road
Jackson, Michigan**

Prepared by:

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

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
TWO UNADDRESSED PARCELS NORTH OF COUNTY FARM ROAD
JACKSON, MICHIGAN**

EXECUTIVE SUMMARY

Envirologic performed a Phase I Environmental Site Assessment (ESA) of an agricultural property consisting of two unaddressed parcels north of County Farm Road, Jackson, Michigan (subject property). The Phase I ESA has been performed in accordance with the ASTM Standard Practice for Phase I ESAs (Standard E1527-13) and in conformance with the federal rule for All Appropriate Inquiry. Non-CERCLA issues that are not typically part of the ASTM standard scope of investigation (i.e., asbestos, lead paint, radon, mold, vapor intrusion, wetlands, and universal wastes) were not addressed as part of this Phase I ESA. The Phase I ESA was conducted for the purchase of the property. This report was prepared for the exclusive use of the Blackman Township Local Development Financing Authority (LDFA), who may rely on the report contents.

The subject property consists of two parcels comprising 181.48 acres situated north of County Farm Road. Historic plat maps indicate the subject property was utilized for agriculture from at least 1874 to the present. Currently, the subject property is a tilled field with two small buildings situated near the southeast portion of the subject property.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of two unaddressed parcels north of County Farm Road, Jackson, Michigan, the property. Any exceptions to, or deletions from, this practice are described in the *Limitations* section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property.

No further assessment of the subject property is warranted at this time.



Investigation • Remediation
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10448 Citation Drive, Suite 100
Brighton, MI 48116

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

June 1, 2015

Mr. Pete Jancek, Chair
Blackman Charter Township LDFA
1990 W. Parnall Road
Jackson, MI 49201

RE: *Wetland Delineation and Jurisdictional Assessment
North Jenkins Farm, Approximately 181.5-acre Parcel
Blackman Charter Township, Jackson County, Michigan
ASTI File No. 9189*

Dear Mr. Jancek:

On May 20 and 22, 2015, ASTI conducted a site investigation to delineate wetland boundaries on the above-referenced property in the east half of Section 19, Blackman Township, Jackson County, along County Farm Road (Property). Eight wetland areas and one watercourse were found on the Property (see Figure 1 – *Approximate Wetland Boundaries*). Of these, two wetlands and the Wheeler Drain are regulated by the Michigan Department of Environmental Quality (MDEQ).

SUPPORTING DATA AND MAPPING

The United States Geological Survey (USGS) Jackson North, Michigan 7.5' Quadrangle Map, the Soil Survey of Jackson County, the National Wetland Inventory Map (NWI), the MDEQ Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. USGS, NWI, and MDEQ mapping data all indicated the presence of wetland on the Property.

In addition, the Soil Survey of Jackson County indicated the Property is comprised of the soils Riddles sandy loam, 2-6% slopes (42B); Riddles sandy loam, 6-12% slopes (42C); Barry loam (17); Teasdale fine sandy loam, 0-3% slopes (15A); Ormas-Spinks complex, 0-6% slopes; Palms muck (37); and Sebewa loam, 0-2% slopes (46). The 17, 37, and 46 soil mapping units are included on the list of *Hydric Soils of Michigan*.

FINDINGS

ASTI investigated the Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)*.

The delineation protocol used by ASTI for this delineation is based on the U.S. Army Corps of Engineers' (USACE) *Wetland Delineation Manual, 1987*, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral and Northeast Region*, and related guidance documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries. Eight wetland areas and one watercourse were found on the Property and are discussed below.



Wetlands A, B, C, G, H, I, and J

Wetlands A, B, C, G, H, I, and J are emergent wetlands located within the cultivated areas of the farm and, with the exception of Wetland J, located within the South Jenkins parcel (Figure 1). Wetlands B, C, G, and H appear to be seasonally wet and may be cultivated later in the season. These four wetlands exhibited little vegetation, but included areas of standing water and saturated soils. The vegetation that was found in these areas was dominated by wetland (hydrophytic) plant species.

Wetlands A, I, and J exhibited greater plant densities dominated by reed canary grass (*Phalaris arundinacea*, FACW). Soils within Wetlands A, B, C, G, H, I, and J exhibited mottling indicative of saturated, anoxic conditions for prolonged periods during the growing season and, as such, are considered hydric. Indicators of wetland hydrology observed within Wetlands A, B, C, G, H, I, and J included saturated soils and/or standing water, sediment or algae deposits, and soil saturation observed on aerial photographs. Additional description of the hydrology, plant communities, and soils observed in all of these wetland areas is provided in the USACE data sheets attached to this report.

Dominant vegetation observed within the upland areas adjacent to Wetlands A, B, C, G, H, I, and J was primarily corn (*Zea mays*, UPL), but also included wild carrot (*Daucus carota*, UPL), daisy fleabane (*Erigeron strigosus*, FACU), and dandelion (*Taraxacum officinale*, FACU). Upland soils were dry, sandy loams.

Of these seven wetlands, it is ASTI's opinion that only Wetland J is likely to be regulated by the MDEQ. Although smaller than five acres in size, Wetland J is within 500 feet of a pond that, at least until recently exhibited more than one acre of permanent open water. This acreage of open water meets the State of Michigan's definition of a pond. Because Wetland J is within 500 feet of the pond it is considered contiguous and is therefore likely to be regulated by the MDEQ. It should be noted however, that 2013 aerial photographs indicate recent fill activity may have decreased the acreage of this pond to less than one acre.

Wetland D-E-F

Wetland D-E-F is an emergent and forested wetland located along the northern boundary of the South Jenkins parcel, and the south and west boundaries of the North Jenkins parcel, south of the Wheeler Drain (Figure 1). Although labeled as separate areas (D, E, and F) on Figure 1, these areas appear to be part of a single, larger wetland complex that extends off the site to the north east and west.

Wetland D-E-F includes emergent wetland dominated by reed canary grass (*Phalaris arundinacea*, FACW) as well as forested wetland areas dominated by silver maple (*Acer saccharinum*, FACW). Soils within Wetland D-E-F exhibited mottling indicative of saturated, anoxic conditions for prolonged periods during the growing season and, as such, are considered hydric. Indicators of wetland hydrology observed within Wetland D-E-F included saturated soils and/or standing water, depression areas exhibiting sparse vegetation, and soil saturation observed on aerial photographs. Additional description of the hydrology, plant communities, and soils observed in Wetland D-E-F is provided in the USACE data sheets attached to this report.

Dominant vegetation observed within the upland areas adjacent to Wetland D-E-F included reed canary grass, wild strawberry (*Fragaria virginiana*, FACU); Canada thistle (*Cirsium arvense*, FACU), wild geranium (*Geranium maculatum*, FACU); and dandelion.

It is ASTI's opinion that only Wetland D-E-F is likely to be regulated by the MDEQ because it is both greater than five acres in size and contiguous with the Wheeler Drain.

Watercourses

The Wheeler Drain bisects the northern Jenkins parcel. It is ASTI's opinion that the drain is regulated by the MDEQ as a stream under Part 301, Inland Lakes and Streams, given that it has

ASTI ENVIRONMENTAL

defined bed, banks, and evidence of flow. It should be noted that the Wheeler Drain is also under the regulation of the Jackson County Drain Commissioner's Office and any work within the drain or potential Jackson County drain easements associated with the drain would require a permit from Jackson County.

Wetland Flagging

Wetland boundaries were marked in the field with day-glow pink flagging stamped "WETLAND DELINEATION."

Enclosed is a map of the Property showing the approximate location of the wetland flagging (Figure 1). Figure 1 is approximate and based upon ASTI's field sketch. Topographic survey to be provided by Ripstra & Scheppelman, Inc. will determine the exact location of the wetland flagging and acreage of the wetland areas.

SUMMARY

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Property includes 8 wetland areas (Wetlands A, B, C, G, H, I, J and Wetland D-E-F). Two wetlands (Wetland D-E-F and Wetland J) and one watercourse (Wheeler Drain) are likely to be regulated by the MDEQ under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection and Part 301 Inland Lake and Streams, respectively. However, please note that the MDEQ has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. Any proposed impact to the areas that ASTI has identified as regulated will require an MDEQ permit.

Attached are Figure 1, which shows the approximate locations of wetland flagging on the Property, and completed U.S. Army Corps of Engineers (USACE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Sincerely yours,

ASTI ENVIRONMENTAL



Paul Rentschler
Wetland/Aquatic Ecologist

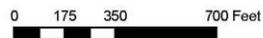
Attachments: Figure 1 - Approximate Wetland Boundaries
Completed ACOE Wetland Data Forms

cc: Jack Ripstra



**Wetland Delineation:
North Jenkins Farm**

Blackman Charter Township, MI



Created for: Blackman Charter Township LDFA
Imagery: 2014 NAIP
Created by: CCR, June 1, 2015, ASTI Project 9189

Figure 1 - Approximate Wetland Boundaries

| BLACKMAN LDFA CERTIFIED BUSINESS PARK - LAND SALES MATRIX (AS OF 7/18/18) | | |
|--|---|------------------|
| (FOR USE WITH TIF-ELIGIBLE BUSINESSES) | | |
| Criteria | Number | Points |
| Number of jobs to be relocated to the site from outside the County, but inside MI | | |
| Number of jobs to be relocated to the site from outside the State | | |
| Number of new jobs to be created within two years | | |
| Number of new jobs to be created within five years | | |
| Total New Jobs to Jackson County within two years | | |
| Total New Jobs to Jackson County within five years (#1 below) | | |
| Number of Acres Required (minimum 3 acre parcel) | | |
| Jobs per Acre of Land (# Jobs in 5 years / # Acres) | | |
| Amount of Investment – Real Property | | |
| Amount of Investment – Personal Property | | |
| POINT TOTALS | | |
| LAND COST / ACRE (FROM TABLE #5 BELOW)*** | | |
| Assign points in points column by referring to Tables 1 through 4 below; total the points; and then refer to Table #5 below for recommended land cost per acre. NOTE: After the point calculation, a premium frontage fee of \$5,000 per acre will be charged for acreage fronting County Farm Road | | |
| 1 | TOTAL JOB RELOCATION & CREATION W/IN 5 YRS | POINTS |
| | 1- 10 | 1 |
| | 11-25 | 2 |
| | 26-50 | 4 |
| | 51-75 | 6 |
| | 76-100 | 7 |
| | 101-150 | 8 |
| | 151 or greater | 10 |
| 2 | JOBS PER ACRE OF LAND | POINTS |
| | <1.5 | 1 |
| | 6-14 | 2 |
| | 15-24 | 3 |
| | 25-39 | 4 |
| | 40 and greater | 5 |
| 3 | TOTAL REAL PROPERTY INVESTMENT | POINTS |
| | Less than \$500,000 | 5 |
| | \$ 500,000 - \$ 799,999 | 6 |
| | \$ 800,000 - \$ 999,999 | 7 |
| | \$ 1,000,000 - \$ 1,499,999 | 8 |
| | \$ 1,500,000 - \$ 1,999,999 | 9 |
| | \$ 2,000,000 or greater | 10 |
| 4 | TOTAL PERSONAL PROPERTY INVESTMENT | POINTS |
| | Less than \$500,000 | 5 |
| | \$ 500,000 - \$ 799,999 | 6 |
| | \$ 800,000 - \$ 999,999 | 7 |
| | \$ 1,000,000 - \$ 1,499,999 | 8 |
| | \$ 1,500,000 - \$ 1,999,999 | 9 |
| | \$ 2,000,000 or greater | 10 |
| 5 | POINT TOTALS | LAND COST |
| | 0-4 | \$15,000 |
| | 5-9 | \$12,000 |
| | 10-14 | \$10,000 |
| | 15-19 | \$8,000 |
| | 20-24 | \$7,000 |
| | 25-29 | \$6,000 |
| | 30 | \$5,000 |
| Notes: | | |
| 1 The Blackman LDFA reserves the right to modify the incentives described in this matrix if they feel the project is in the best interest of the community, even though it may not meet the specific criteria suggested herein. | | |
| 2 Developer will be required to sign a development agreement and provide documentation to support information provided in this packet, should the project move forward. Agreement will require payment of higher land costs if thresholds are not met and no reasonable justification can be provided. | | |
| 3 New jobs do not include jobs relocated within the County. | | |
| 4 Number of new jobs to be created within five years includes the number of new jobs to be created within two years, i.e. relocate 10 | | |
| 5 Minimum parcel size is three (3) acres | | |
| 6 BLDFA Policy allows only TIF-eligible businesses (MI Act 281 of 1986) in the park, since the tax increment collected is the means for servicing infrastructure and business park debt. | | |
| 7 The Blackman LDFA reserves the right to monitor progress regarding investment and job creation commitments and will conduct a | | |
| *** A premium frontage fee of \$5,000 per acre will be charged for properties fronting County Farm Road | | |

b

| BLACKMAN LDFA CERTIFIED BUSINESS PARK - LAND SALE MATRIX | | | |
|--|---|---------------|----------------|
| TEST CASE SCENARIOS | | | |
| 1. | COMPANY 1 | NUMBER | POINTS |
| | Existing Jackson County Manufacturer | | |
| | 10 employees already located in Jackson County - relocating to LDFA | 0 | |
| | 2-yr Projection - +4 new jobs | 4 | |
| | 5-yr Projection - +10 new jobs | 10 | 1 |
| | 2 Acres - 10/2 = 5 jobs per acre | 5 | 1 |
| | Real - \$1.5 Million | \$1.5 M | 9 |
| | Personal - \$500,000 | \$5 M | 6 |
| | TOTAL POINTS | | 17 |
| | LAND SALE PRICE PER ACRE | | \$8,000 |
| 2 | COMPANY 2 | NUMBER | POINTS |
| | Out-of-County Manufacturer | | |
| | 25 employees relocating to LDFA from outside Jackson County | 25 | |
| | 2-yr Projection - +12 new jobs | 12 | |
| | 5-yr Projection - +40 new jobs | 65 | 6 |
| | 2.5 Acres - 65/2.5 = 26 | 26 | 4 |
| | Real - \$2 Million | \$2 M | 10 |
| | Personal - \$1.5 Million | \$1.5 M | 9 |
| | TOTAL POINTS | | 29 |
| | LAND SALE PRICE PER ACRE | | \$6,000 |
| 3 | COMPANY 3 | NUMBER | POINTS |
| | Out-of-State Manufacturer | | |
| | 12 employees relocating to LDFA | 12 | |
| | 2-yr Projection - +8 new jobs | 8 | |
| | 5-yr Projection - +20 new jobs | 32 | 4 |
| | 3 Acres = 32/3 = 10.7 (round up to 11) | 11 | 2 |
| | Real - \$2.5 Million | \$2.5 M | 10 |
| | Personal - \$500,000 | \$5 M | 6 |
| | TOTAL POINTS | | 22 |
| | LAND SALE PRICE PER ACRE | | \$7,000 |
| 4 | COMPANY 4 | NUMBER | POINTS |
| | Out-of-State Manufacturer | | |
| | 150 employees relocating to LDFA | 150 | |
| | 2-yr Projection - +30 new jobs | 30 | |
| | 5-yr Projection - +150 new jobs | 300 | 10 |
| | 10 Acres = 300/10 = 30 | 30 | 4 |
| | Real - \$5 Million | \$5 M | 10 |
| | Personal - \$3 Million | \$3 M | 10 |
| | TOTAL POINTS | | 34 |
| | LAND SALE PRICE PER ACRE | | \$5,000 |
| 5 | COMPANY 5 | NUMBER | POINTS |
| | Out-of-County Manufacturer | | |
| | 55 employees relocating to LDFA | 55 | |
| | 2-yr Projection - +2 new jobs | 2 | |
| | 5-yr Projection - +10 new jobs | 65 | 6 |
| | 160 Acres - 65/160 | 0.4 | 1 |
| | Real - \$3 Million | \$3 M | 10 |
| | Personal - \$1.5 Million | \$1.5 M | 9 |
| | TOTAL POINTS | | 26 |
| | LAND SALE PRICE PER ACRE | | \$6,000 |
| 6 | COMPANY 6 | NUMBER | POINTS |
| | Service business - not eligible for TIF in LDFA | | |
| | 5 employees relocating to LDFA | | |
| | 2-yr Projection - +10 new jobs | | |
| | 5-yr Projection - +30 new jobs | N/A | N/A |
| | 6 Acres - 5/6 = | N/A | N/A |
| | Real - \$3 Million | N/A | N/A |
| | Personal - \$1.5 Million | N/A | N/A |
| | TOTAL POINTS | | 0 |
| | LAND SALE PRICE PER ACRE | | N/A |
| 7 | COMPANY 7 | NUMBER | POINTS |
| | High-tech Business within Jackson County | | |
| | 22 employees relocating to LDFA | 0 | |
| | 2-yr Projection - +25 new jobs | 25 | |
| | 5-yr Projection - +35 new jobs | 35 | 4 |
| | 5 Acres - 35/5 | 7 | 2 |
| | Real - \$3 Million | \$3 M | 10 |
| | Personal - \$1.5 Million | \$1.5 M | 9 |
| | TOTAL POINTS | | 25 |
| | LAND SALE PRICE PER ACRE | | \$6,000 |

Jackson Technology Park North
(Located in Blackman Charter Township LDFA)

Protective Covenants

(Adopted August 18, 2021)

Intent: It is the intent of these covenants to protect the integrity of Jackson Technology Park North. These covenants are designed to reduce the impacts of heavy industry and provide a hospitable environment in which to conduct business. Furthermore, the covenants provide security for investment made by private industry in the industrial park.

As of the date of adoption, these covenants shall be assigned to the property deeds of any new business locating in Jackson Technology Park North, or extended to any expansion of firms with existing facilities. Any and all previous protective covenants between the parties are null and void.

These covenants are in place to supplement other site and building development requirements, which are part of the zoning ordinance and site plan approval process, and will be enforced by the Blackman Charter Township Planning/Zoning Administrator.

Area: These covenants apply to any lot, parcel, or plat lying within the boundaries of Jackson Technology Park North (see attached Conceptual Site Plan and Survey).

Covenants:

Types of Building Materials

- All buildings must be constructed in accordance with all applicable laws, statutes, ordinances, codes, rules, and regulations of all governmental agencies which have jurisdiction.
- All buildings must be constructed to withstand the normal causes of deterioration with normal maintenance procedures.
- Previously used materials shall not be incorporated into any building without the prior written consent of the BLDFA's representative.
- No temporary buildings are allowed on any grounds of the park, other than temporary construction contractor buildings during construction.
- Building walls which face an exterior or internal road must be finished in materials such as decorative, fluted or finished face brick or block, concrete, wood, vinyl, glass or colored metal with permanent baked on finish, ornamental stone or other decorative material, and shall not include traditional concrete or cinder blocks, whether or not painted.

- In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will retain the right to review/approve all site materials planned to be used to ensure that all covenants are being followed.

Landscaping

A landscaping and continuous maintenance plan must be included as part of the Site Plan Review process, and shall address the following (in addition to the transition strip requirements in Sec. 4.6 of the Zoning Ordinance):

- All lots will be seeded or sodded and shrubs and trees must be planted to maintain a park-like atmosphere.
- Sold or held areas must also be maintained as a lawn area within 25 feet of streets, roadways, and curbs.
- Areas that are disturbed (such as through excavation, grading, etc.) must be restored to the above standards within 6 months.
- Landscaping will be installed within one-year of the Certificate of Occupancy.
- Location and description of all existing and proposed landscaping berms, fencing, and walls. According to Section 4.6 of the Zoning Ordinance, walls are required in transition strips next to residential and commercial districts.
- All developments must meet state and local groundwater and watershed standards.
- Adequacy, type, and arrangement of trees, shrubs, and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands.
- Adequacy of structures; roadways, and landscaping, in areas with moderate to high susceptibility to flooding, ponding and/or erosion.
- Wheel stops or curbing shall be provided to prevent any vehicle from encroaching upon pedestrian walkways or damaging required landscaping.
- The location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.
- Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.
- Fuel tanks shall be buried in accordance with state regulations, or screened with landscaping, fencing or berms. Any trash area must be screened. Alternative fuel supplies shall meet applicable state law.

Continuous Management

- In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will act as the management entity of the park, and will have the

authority to enforce the covenants and restrictions on all tenants and future tenants of the park.

- The BLDFA will maintain non-development and non-developable areas located within the park as deemed appropriate by the BLDFA.

Infrastructure

- There is a drainage system that exists on portions of the developable property. If development warrants relocating said drainage tiles, the drainage system must be repaired, in addition to compliance with detention requirements adopted by Blackman Charter Township Zoning Ordinance.
- All driveways and road construction leading to structures within in the park must be constructed off Ayer Shire Lane.

Resale Rights (not covered in ZO)

- No purchaser of unimproved property shall sell or lease said property to any third party without the written consent of the BLDFA. In the event the purchaser of unimproved property desires not to proceed with development, the BLDFA, its successors and assigns, retains the option to refund the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or reconveyance, and enter into possession of the land. This section is not intended to prohibit the transfer of said property to a company, real estate, or holding corporation, but such transfer shall take place subject to all the restrictions herein contained, including this paragraph.
- No purchaser of unimproved or improved property shall subdivide or divide any lot or combination of lots in order to create additional lots for the purpose of sale or lease without the written consent of the BLDFA. Any lot or lots created by division or subdivision shall meet all applicable laws of the Township and improvements thereto shall be subject to all the restrictions and covenants contained herein including resale rights and time limits for construction.
- Any purchaser of improved property may convey said property to a third party, to the condition outlined in these restrictions.
- It is further covenanted and agreed by and between the parties hereto that BLDFA will not grant, sell or convey any interest in or to any part or parcel of the above described property without inserting in the grant thereof that the property is subject to all covenants and restrictions as adopted by the BLDFA.

Enforcement

Violation of any of said restrictions or conditions, or breach of any covenant or agreement herein contained shall give the Grantor, in addition to all other remedies, the right to enter upon the land as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the person in violation, which



expenses to be a lien on such land enforceable in equity; provided however that no such entry shall be made unless the violation or breach has not been remedied or corrected within thirty days after delivery of notice of such violation or breach from the BLDFA or to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty days after mailing such notice, by first class mail, postage prepaid, to the recorded owner of such premises at their last known address. Any party hereto, their heirs, devisees, administrators, successors or assigns shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restriction above set forth, or to pursue any other remedy, legal or equitable, but the violation of these restrictions shall not defeat nor render invalid the lien of any mortgage or trust deed made in good faith and for value without notice of violation.



The Enterprise Group of Jackson, Inc.

Blackman Township Local Development Finance Authority (BLDFA) Property Information Inquiry Form

(Please complete all questions—if not applicable, enter N/A)

1. Legal Name of Project Applicant:

Business Name (Company/LLC Name)

Address City State Zip County

Contact Person Title Email

Telephone Mobile Phone Fax Number

2. Proposed Project Name and Location:

Descriptive Project Name

Address (if available) City State Zip County

Contact Person Title Email

Telephone Mobile Phone Fax Number

3. Project Description: Provide a complete project description and cost estimates for any land acquisition, building construction, renovation, equipment purchases, installation, etc.

4. If you have identified BLDFA property which you are interested in, please identify (see attached Concept Map):



The Enterprise Group of Jackson, Inc.

5. Describe the purpose, nature, need and function of the project and its expected benefits to the company, and to the community.

6. To identify BLDFA eligibility, please provide NAICS or SIC Codes for the company to be located within the BLDFA, and generally describe activities to be undertaken.

7. Provide a timeline for the project (expected start and completion dates).

7. Refer to the BLDFA Land Sales Matrix for guidance for land purchase costs.

8. Signature:

Print Name

Date

Sign Name

Construction within the BLDFA is limited to business activities that generally involve the following (subject to MI Act 281 of 1986, to be amended by MI Public Act 57 of 2018 effective January 1, 2019):

- Manufacturing
- Agricultural Processing
- High-Technology Activities
- Energy Production
- Business incubators
- Alternative energy technology businesses

Submission of this form provides no commitment by the BLDFA. A Purchase Agreement (PA) will secure interest in the property, once negotiated and approved by the BLDFA. Boilerplate PAs will be furnished upon request, after review of this form and the proposed project.