

Thursday, February 24, 2022, 7:30 am (Rescheduled)

**Albion EDC Offices – Conference Room
1002 N. Eaton Street, Albion, MI 49224**

***Mission Statement:** Retain, expand and recruit business and industry to the greater Albion area and strengthen and revitalize the local economy.*

Economic Development Strategic Plan

- Goal 1: Stabilize the downtown, enhance its historic character, and support its economic growth.
- Goal 2: Stabilize the City's major corridors and support their economic growth.
- Goal 3: Build the human and capital capacity of key economic development agencies within Albion.
- Goal 4: Retain and attract high-leverage jobs to Albion.
- Goal 5: Strengthen housing market and stock.
- Goal 6: Create a unified brand for Albion to drive tourism, business growth, and investment. (GACC)
- Goal 7: Make strategic choices to turn Albion into a destination for current and future residents and tourists. (GACC)

AGENDA – Amended

- 1) Roll Call
- 2) Public Comment
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 3) Action Items:
 - a) Consent Agenda:
 - i) Approval of Minutes from December 2, 2022 Board Meeting
 - ii) Approve Consolidated Statement Ending October 31, 2021 and November 30, 2021
 - iii) Action to Excuse Absent Directors, if applicable (EDC/TIFA/BRA)
All matters listed under Item 3(a), Consent Agenda, are considered routine by the board and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the Consent Agenda and considered separately.
 - b) Recommend and Approve RLF Committee Members
 - c) Approve Albion SB Pandemic Response Grant Repayment Plan – Inside Out
 - d) Approve Site Plan - Ana Dream (923 Burstein, Albion Industrial Park)
 - e) Approve Resignation of Ray Barclay
 - f) Approve Brick Street Lofts (404-414 S. Superior Street) Brownfield Reimbursement
- 4) Sheridan Township Solar Update (Supervisor Porter)
- 5) President's Report
 - a) Economic, Workforce & Community Development Report
- 6) Board of Directors Discussion & Comments
- 7) Public Comment
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 8) Adjournment

EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at 225 E. Watson Street, Albion – Marshall Opportunity High School, Media Center
December 2, 2021

EDC Board Meeting called to order by Haas at 7:38 a.m.

Board Members Present: Ed Haas; Jerome Harvey; Scott Evans; Mayor Snyder; Dr. Raymond Barclay; Ben Wallace; Vicky Clark; Andrew Zeblewski; Annette Norris (phone)

Board Members Absent: None

Ex Officio Non-Voting: None

Community: None

Staff: Amy Deprez; Christine Bowman

Public Comment

None

Approval of Consent Agenda

The items of the Consent agenda were reviewed as a group, consisting of approval of Minutes from November 4, 2021 Board Meeting and the Consolidated Statement Ending September 30, 2021.

- Motion by SNYDER to support consent agenda, supported by EVANS
- Voice Vote.
- Resolved: Motion passed unanimously.

Election and Approval of Board Officers

The existing slate of Board Officers was recommended for re-election, consisting of Ed Haas as Board Chair and Secretary, Ben Wallace as Vice Chair, and Annette Norris as Treasurer.

- Motion by EVANS to approve the slate of officers as presented, supported by ZBLEWSKI.
- Voice Vote.
- Resolved: Motion passes unanimously.

Support for MSHDA MOD Program 2022 Grant Application and Project

Deprez shared Resolution # 2021-12022021 for EDC Board approval to support an application to the Michigan State Housing and Development Authority (MSHDA) MOD Program for Workforce Housing by the Albion EDC and City of Albion. The grant application is due 12/15/21. The grant is for development of a modular home (likely a 3 B, 1 ½ B, 1600 SF with a garage). The City is donating the land. The grant does not cover land cost and no developer fee is allowed. When the home is sold, the grant is repaid to MSHDA. Homestead Savings Bank offered to assist with construction management (contractor draws). A licensed builder willing to do the project at cost is required. Deprez said the EDC and City may work with Albion College and WG Construction on the project. Some board members expressed concern about public perception if the College is involved, was it potentially a conflict of interest. Deprez explained she was also talking with other builders recommended to her by a past MSHDA MOD grant recipient.

- Motion by WALLACE to approve, supported by ZBLEWSKI.
- Voice Vote.
- Resolved: Motion passes.

Approval of 2-year lease with Albion Community Foundation

Deprez presented the lease renewal with the Albion Community Foundation for the AEDC offices.

- Motion by EVANS to approve, supported by WALLACE
- Voice Vote.
- Resolved: Motion passes.

President Performance Review – Report from Executive Committee

Executive Board shared highlights of the performance review conducted by them October 22, 2021 and a 7% wage increase.

Workforce Development

Bowman shared the WT Skills Development sub-committee met to discuss the skills gap analysis. It was determined Albion has many resources to sufficiently address skills gaps for employers and job seekers but communicating these resources to employers and connecting job seekers with opportunities was often problematic. The sub-committee felt utilizing the Employer Resource Summit model and an Employer Roundtable or Consortium (bi-monthly or quarterly) would help the effort to reach employers. As for reaching job seekers – particularly underemployed or the long-term unemployed – making connections within the community to reach these populations is key, including outreach through faith-based organizations and community non-profits. This population would benefit from Community Navigators that would assist job seekers with seeking out job opportunities, skills development trainings, and accessing wrap around services.

President's Report

Economic Development

There will be an EDSP Steering Committee Strategic Planning & Stakeholder Input Session on 12/03. A Stakeholder meeting will occur in January. The AC3 team will be writing the draft of the EDSP update as an AC3 Project for spring 2022 semester.

The EDC has taken over some of the administrative responsibilities for the City related to the MEDC Site Readiness Grant for the 425 parcel of which the City is the grantee.

Dream.build.rise Cohort#2 had 6 businesses successfully graduate. The Top 3 Pitch Winners were: #1 Rust Belt Ramen; #2 Dickerson Music Co; #3 Underground Hu\$tle.

Community Development

The EDC is looking at the potential of using EGLE petroleum funds to clean and cap 600 Austin Block. The tentative plan is to do a cargo city on the site to provide pop-up business opportunities for entrepreneurs. Also working with EGLE on Project Zero – Urban Renewal on request for grant/loan to assist in the housing project.

There are several marijuana related development projects in the industrial park that may require a January special meeting for site plan approvals – 1007 Industrial, 929 Burstein, Project Ana Dream, and Project Ninja Goldfish.

The EDC is awaiting a decision from MEDC on Yellow Bird Chocolate Shop's application to the Match on Main Grant Program. If awarded, the grant will help them increase production to grow online sales and their wholesale business and renovate their rear courtyard for chocolate tasting experiences. Yellow Bird was one of three applicants who applied for the grant. They were selected by a committee of the EDC, City, Chamber, and DDA.

Deprez and the City are meeting bi-weekly with the Big Albion Plan consultant. Portions of the project are scheduled to commence construction in 2022.

In January, Deprez will work on a job description for the entrepreneurship and small business development position.

Mayor Snyder left at 8:32 AM

Board of Directors Discussion & Comments:

Sheridan Township Supervisor Dick Porter provided an update on the solar projects. Construction at 28 Mile Rd is for a new substation being built by Consumers Energy (2,100 acres in Sheridan,

500 acres in Parma Township. ITC is building a new substation that should be completed July 2022 for DTE (Savion) which will go west towards Marshall, general construction for the project will start late summer/early fall. Sheridan Township under P.A. 328 is eligible for PILOT, the solar companies will pay real property taxes, but no personal property taxes. The township will put the increased property tax revenue to road maintenance. There is a 4th company looking at developing a 2,000-acre solar array from J Drive to H Drive. When all the solar array projects are completed, Sheridan Township will be home to the largest solar field in the state.

Public Comment

There was no public comment.

EDC Board Meeting adjourned by Haas at 8:49 AM.

October 2021 Consolidated Statements

Information presented as of 10/31/2021, Report prepared 1/27/2022

| Revenues | TIFA | | EDC | | Brownfield Development | | Food Hub | | RLF | | Totals | |
|-------------------------------------|----------------------|------------------------|----------------------|----------------------|------------------------|-----------------------|-------------|---------------------|-----------------|------------------|----------------------|------------------------|
| | Budget | Year-to-Date | Budget | Year-to-Date | Budget | Year-to-Date | Budget | Year-to-date | Budget | Year-to-Date | Budget | Year-to-Date |
| Property Taxes (w/ LCSSR) | \$ 125,000.00 | 34,886.15 | | | 109,000.00 | | | | | | \$ 234,000.00 | \$ 34,886.15 |
| Property Tax Chargebacks | | | | | | | | | | | | \$ - |
| Delq. Personal Property Tax | | | | | | | | | | | | - |
| Rental of Property | | | \$ 60,000.00 | 99,749.97 | | | | 7,764.29 | | | 60,000.00 | 107,514.26 |
| EPA Grant | | | | | | | | | | | | - |
| Federal Grant | | | | | - | | | | | | | - |
| State Grant | | | 39,900.00 | | - | | | | | | 39,900.00 | - |
| Local Grants | | | | 10,000.00 | | | | | | | | 10,000.00 |
| Incubator Rents | | | | | | | | | | | | - |
| Food Hub Rents | | | | | | | | | | | | - |
| Farmer's Market Stall Fees | | | | | | | | 725.00 | | | | 725.00 |
| Senior Project Fresh / Market Fresh | | | | | | | | | | | | - |
| Reimbursements | 110,000.00 | 10,860.00 | | | | | | | | | 110,000.00 | 10,860.00 |
| Other Revenues | | | | 2,757.42 | | | | 18,500.00 | | | | 21,257.42 |
| Interest | | 177.85 | | 130.15 | | | | 21.77 | \$ 35.00 | \$ 749.08 | 35.00 | 1,078.85 |
| Total Revenues | \$ 235,000.00 | \$ 45,924.00 | \$ 99,900.00 | \$ 112,637.54 | \$ 109,000.00 | \$ - | \$ - | \$ 27,011.06 | \$ 35.00 | \$ 749.08 | \$ 443,935.00 | \$ 186,321.68 |
| Transfer In | | | | | | | | | | | | |
| Trans From TIFA to EDC | | | \$ 43,500.00 | \$ 43,500.00 | | | | | | | \$ 43,500.00 | \$ 43,500.00 |
| Trans From TIFA to Bus Inc | | | | | | | | | | | | - |
| Trans From DDA to BRA | | | | | 103,000.00 | | | | | | 103,000.00 | - |
| Total Transfers Out | \$ - | | \$ 43,500.00 | \$ 43,500.00 | \$ 103,000.00 | \$ - | \$ - | \$ - | | | \$ 146,500.00 | \$ 43,500.00 |
| Total Net Revenues | \$ 235,000.00 | \$ 45,924.00 | \$ 143,400.00 | \$ 156,137.54 | \$ 212,000.00 | \$ - | \$ - | \$ 27,011.06 | \$ 35.00 | \$ 749.08 | \$ 146,500.00 | \$ 43,500.00 |
| Expenses | | | | | | | | | | | | |
| Salaries & Benefits | \$ 155,421.00 | \$ 113,318.51 | \$ 61,617.00 | \$ 44,908.06 | | | | | | | \$ 217,038.00 | \$ 158,226.57 |
| Administrative Costs | | | 2,950.00 | 2,009.16 | | | | | | | 2,950.00 | 2,009.16 |
| Professional Services | 1,000.00 | 105.00 | 3,600.00 | 2,683.00 | | | | | | | 4,600.00 | 2,788.00 |
| Contractual Services | 500.00 | | 4,450.00 | 2,257.68 | 207,000.00 | 98,959.52 | | | 35.00 | 35.00 | 211,985.00 | 101,252.20 |
| Utilities | 600.00 | 1,851.18 | 2,300.00 | 118.79 | | | | 1,908.82 | | | 2,900.00 | 3,878.79 |
| Travel | | | 500.00 | 53.94 | | | | | | | 500.00 | 53.94 |
| Maintenance | 4,000.00 | | 2,000.00 | 14,843.49 | | | | 631.10 | | | 6,000.00 | 15,474.59 |
| Insurance | | | 2,000.00 | 5,630.16 | | | | 1,500.00 | | | 2,000.00 | 7,130.16 |
| Conference & Training Cost | | | 2,200.00 | 40.00 | | | | | | | 2,200.00 | 40.00 |
| Admin Fees to City | 8,900.00 | 7,416.70 | 10,000.00 | 8,333.30 | 5,000.00 | | | | | | 23,900.00 | 15,750.00 |
| Rental Charges (Spec Bldg) | | | | | | | | | | | | - |
| Loan Payments MDEQ | | | | | | | | | | | | - |
| Land | | | | | | | | | | | | - |
| ABA Land Contract | | | 5,720.00 | | | | | | | | 5,720.00 | - |
| ABA Land Contract interest | | | 286.00 | | | | | | | | 286.00 | - |
| Roof loan interest | | | | | | | | | | | | - |
| Economic Development | 4,000.00 | | 42,400.00 | 40,326.72 | | | | 18,500.00 | | | 46,400.00 | 58,826.72 |
| Rent to ABA/ACF | 10,200.00 | 8,500.00 | 1,800.00 | 1,500.00 | | | | | | | 12,000.00 | 10,000.00 |
| Miscellaneous | | | | | | | | | | | | - |
| Transfer FR TIFA to EDC/AFH | 43,500.00 | 43,500.00 | | | | | | | | | 43,500.00 | |
| EPA Grant | | | | | | | | | | | | - |
| Total Expenses | \$ 228,121.00 | \$ 174,691.39 | \$ 141,823.00 | \$ 122,704.30 | \$ 212,000.00 | \$ 98,959.52 | \$ - | \$ 22,539.92 | \$ 35.00 | \$ 35.00 | \$ 581,979.00 | \$ 418,930.13 |
| To Fund Balance | \$ 6,879.00 | \$ (128,767.39) | \$ 1,577.00 | \$ 33,433.24 | \$ - | \$ (98,959.52) | \$ - | \$ 4,471.14 | \$ - | \$ 714.08 | \$ 8,456.00 | \$ (189,108.45) |

November 2021 Consolidated Statements

Information presented as of 11/30/2021, Report prepared 1/27/2022

| Revenues | TIFA | | EDC | | Brownfield Development | | Food Hub | | RLF | | Totals | |
|-------------------------------------|----------------------|-----------------------|----------------------|----------------------|------------------------|-----------------------|-------------|---------------------|-----------------|------------------|----------------------|-----------------------|
| | Budget | Year-to-Date | Budget | Year-to-Date | Budget | Year-to-Date | Budget | Year-to-date | Budget | Year-to-Date | Budget | Year-to-Date |
| Property Taxes (w/ LCSSR) | \$ 125,000.00 | 160,803.74 | | | 109,000.00 | | | | | | \$ 234,000.00 | \$ 160,803.74 |
| Property Tax Chargebacks | | | | | | | | | | | | \$ - |
| Delq. Personal Property Tax | | | | | | | | | | | | - |
| Rental of Property | | | \$ 60,000.00 | 110,833.30 | | | | 7,764.29 | | | 60,000.00 | 118,597.59 |
| EPA Grant | | | | | | | | | | | | - |
| Federal Grant | | | | | - | | | | | | | - |
| State Grant | | | 39,900.00 | | - | | | | | | 39,900.00 | - |
| Local Grants | | | | 15,000.00 | | | | | | | | 15,000.00 |
| Incubator Rents | | | | | | | | | | | | - |
| Food Hub Rents | | | | | | | | | | | | - |
| Farmer's Market Stall Fees | | | | | | | | 725.00 | | | | 725.00 |
| Senior Project Fresh / Market Fresh | | | | | | | | | | | | - |
| Reimbursements | 110,000.00 | 10,860.00 | | | | | | | | | 110,000.00 | 10,860.00 |
| Other Revenues | | | | 2,757.42 | | | | 18,500.00 | | | | 21,257.42 |
| Interest | | 195.70 | | 144.22 | | | | 23.65 | \$ 35.00 | \$ 771.39 | 35.00 | 1,134.96 |
| Total Revenues | \$ 235,000.00 | \$ 171,859.44 | \$ 99,900.00 | \$ 128,734.94 | \$ 109,000.00 | \$ - | \$ - | \$ 27,012.94 | \$ 35.00 | \$ 771.39 | \$ 443,935.00 | \$ 328,378.71 |
| Transfer In | | | | | | | | | | | | |
| Trans From TIFA to EDC | | | \$ 43,500.00 | \$ 43,500.00 | | | | | | | \$ 43,500.00 | \$ 43,500.00 |
| Trans From TIFA to Bus Inc | | | | | | | | | | | | - |
| Trans From DDA to BRA | | | | | 103,000.00 | | | | | | 103,000.00 | - |
| Total Transfers Out | \$ - | | \$ 43,500.00 | \$ 43,500.00 | \$ 103,000.00 | \$ - | \$ - | \$ - | | | \$ 146,500.00 | \$ 43,500.00 |
| Total Net Revenues | \$ 235,000.00 | \$ 171,859.44 | \$ 143,400.00 | \$ 172,234.94 | \$ 212,000.00 | \$ - | \$ - | \$ 27,012.94 | \$ 35.00 | \$ 771.39 | \$ 146,500.00 | \$ 43,500.00 |
| Expenses | | | | | | | | | | | | |
| Salaries & Benefits | \$ 155,421.00 | \$ 125,454.92 | \$ 61,617.00 | \$ 49,715.50 | | | | | | | \$ 217,038.00 | \$ 175,170.42 |
| Administrative Costs | | | 2,950.00 | 2,112.57 | | | | | | | 2,950.00 | 2,112.57 |
| Professional Services | 1,000.00 | 105.00 | 3,600.00 | 2,683.00 | | | | | | | 4,600.00 | 2,788.00 |
| Contractual Services | 500.00 | | 4,450.00 | 2,834.68 | 207,000.00 | 99,529.52 | | | 35.00 | 35.00 | 211,985.00 | 102,399.20 |
| Utilities | 600.00 | 1,851.18 | 2,300.00 | 119.88 | | | | 1,908.82 | | | 2,900.00 | 3,879.88 |
| Travel | | | 500.00 | 53.94 | | | | | | | 500.00 | 53.94 |
| Maintenance | 4,000.00 | | 2,000.00 | 17,609.15 | | | | 631.10 | | | 6,000.00 | 18,240.25 |
| Insurance | | | 2,000.00 | 5,804.20 | | | | 1,500.00 | | | 2,000.00 | 7,304.20 |
| Conference & Training Cost | | | 2,200.00 | 40.00 | | | | | | | 2,200.00 | 40.00 |
| Admin Fees to City | 8,900.00 | 8,158.37 | 10,000.00 | 9,166.63 | 5,000.00 | | | | | | 23,900.00 | 17,325.00 |
| Rental Charges (Spec Bldg) | | | | | | | | | | | | - |
| Loan Payments MDEQ | | | | | | | | | | | | - |
| Land | | | | | | | | | | | | - |
| ABA Land Contract | | | 5,720.00 | | | | | | | | 5,720.00 | - |
| ABA Land Contract interest | | | 286.00 | | | | | | | | 286.00 | - |
| Roof loan interest | | | | | | | | | | | | - |
| Economic Development | 4,000.00 | | 42,400.00 | 40,326.72 | | | | 18,500.00 | | | 46,400.00 | 58,826.72 |
| Rent to ABA/ACF | 10,200.00 | 9,350.00 | 1,800.00 | 1,650.00 | | | | | | | 12,000.00 | 11,000.00 |
| Miscellaneous | | | | | | | | | | | | - |
| Transfer FR TIFA to EDC/AFH | 43,500.00 | 43,500.00 | | | | | | | | | 43,500.00 | |
| EPA Grant | | | | | | | | | | | | - |
| Total Expenses | \$ 228,121.00 | \$ 188,419.47 | \$ 141,823.00 | \$ 132,116.27 | \$ 212,000.00 | \$ 99,529.52 | \$ - | \$ 22,539.92 | \$ 35.00 | \$ 35.00 | \$ 581,979.00 | \$ 442,640.18 |
| To Fund Balance | \$ 6,879.00 | \$ (16,560.03) | \$ 1,577.00 | \$ 40,118.67 | \$ - | \$ (99,529.52) | \$ - | \$ 4,473.02 | \$ - | \$ 736.39 | \$ 8,456.00 | \$ (70,761.47) |

Albion Economic Development Corporation

To: EDC Board of Directors
From: Amy Deprez, President
CC:
Date: February 3, 2022
Re: Nomination & Approval of RLF Committee Members to Fill Vacant Seats

We have vacancies on the RLF Committee that will need to be filled. The RLF Committee has 7 members and must consist of no less than three (3) AEDC Board Members and one appointee from both Sheridan and Albion Townships. The Township appointees are approved by the respective townships and not subject to AEDC Board approval.

Additionally, we try to maintain subject matter experts for small business and finance as part of the make-up of the Committee. Remember, the RLF Committee has complete authority to approve RLF Loans up to \$50,000, at which point they make a recommendation to the EDC Board and the EDC Board has final authority.

Below is a summary of the committee approved in 2018, as well as the capacity that the member serves.

| RLF Committee | | |
|------------------------------------|--------------------------------------|--------------------------|
| Member Approved 1/27/2018 | Capacity on the CMT | New RLF Committee |
| Vacant (Herman McCall) | Board Member | |
| Scott Evans | Homestead / AEDC Board | Scott Evans |
| Randy Fischer | GMB | Randy Fischer |
| Vacant (Mauri Ditzler) | Board Member | |
| Teri Fogel (retired) Heather Butts | Huntington Bank | Heather Butts, Manager |
| Dick Porter | Sheridan Twp Rep./ AEDC Board | Dick Porter |
| Joyce Spicer | Albion Twp Rep. | Joyce Spicer |

I am recommending Heather Butts to backfill the position filled by Teri Fogel before her retirement. Heather has accepted and is excited to serve with the approval of the Board.

Additionally, I am recommending that Edward Haas, as Board Chair, fill one of the two open positions. Both vacancies must be EDC Board members to meet the committee requirement.

Timing commitment is minimal. This committee only meets when there is a loan to consider and occasionally if the RLF Plan or Programs need to be revised.

Recommendation

It is my recommendation that we approve the slate of RLF Committee Members as follows:

- Existing members Scott Evans (HSB/EDC) and Randy Fischer (private business).
- Heather Butts from Huntington Bank to replace Teri Fogel.
- Sheridan and Albion Township representatives to be Dick Porter and Joyce Spicer respectively. (Automatic, no Board approval needed for townships)
- For the remaining two Board members, it is my recommendation that Ed Haas as Board Chair and Ben Wallace as Vice Chair be added to the committee.
 - It is important that the Board Chair be included in these discussions as that position is required to sign all the closing documents along with the President.
 - As Vice Chair, expected to be Chair, it will be good experience for Wallace to begin to be involved in this program.
- Final Slate being Recommended:

| Capacity on the CMT | RLF Committee 2/3/2022 |
|------------------------------|-------------------------------|
| Board Member | Ed Haas |
| Homestead /AEDC Board | Scott Evans |
| GMB | Randy Fischer |
| Board Member | Ben Wallace |
| Huntington Bank | Heather Butts, Manager |
| Sheridan Twp Rep./AEDC Board | Dick Porter |
| Albion Twp Rep. | Joyce Spicer |

memo



Albion Economic Development Corporation

To: Albion EDC Board of Directors

From: Amy Deprez, President

CC:

Date: February 3, 2022

Re: Briefing Memo – Albion SB Pandemic Response Grant Repayment Workout

Please accept this memo as a recommendation for a workout of the repayment provision of the Albion Small Business Pandemic Response Grant Program for Inside Out Automotive Detailing.

Background

In August 2021, Inside Out applied for a Pandemic Grant and a RLF working capital loan. This memo will give background and current status on both; however the approval being requested is strictly concerning the grant repayment at this time.

Inside Out is equally owned by O’Neal Warnsley Jr. and Damarius Smith and is a mobile detailing service. At the time of the loan, the company had already been operating out of the current location at 942 Austin for about one year.

Inside Out received a \$5,000 Pandemic Grant, under the Albion Small Business Pandemic Response Fund approved in December 2020. The program required the funds to be expended on pre-approved items that were eligible under the Program, such as lease, payroll, utilities and similar expenses that demonstrate an effort to support public health with verification of funds within 90 days of execution of the grant agreement. The Inside Out grant was specifically approved for payroll, lease and utilities and had until November 16, 2021 to expend the \$5,000 award on these items.

The board approved guidelines for the Fund allowed for a workout, if necessary, to close out the grant for each company. Further, the guidelines state a “Termination of Attempts to Document Funding” clause that stipulates approval of an acceptable risk attitude and if unable to workout the documentation after several attempts that the EDC can terminate steps to verify, and place a briefing document in the company file that may be considered a negative for any future requests by the small business.

The company provided the EDC with several receipts for utilities, lease payments and one for an owner draw in August. Of the \$5,000, we have approved receipts for \$2,925.02. The owner draw we continue to work with the client to receive adequate documentation that the draw equates to payroll. As of today, we have a balance of \$2,074.98 outstanding that needs approved receipts, to our satisfaction, or repayment in order to close out the grant.

The client is in the process of being evicted for non-payment from their location on Austin Avenue. The landlord has supplied the EDC with considerable information pertaining to their case for eviction.

In August 2021, Inside Out closed on the \$5,000 grant and a \$40,000 RLF working capital loan that was to cover payroll, lease, utilities, new equipment, marketing and supplies and provide the company with a safety net for a new business. The \$40,000 RLF was interest only for a period 6 months, followed by fixed payments of \$500 for 54 months and a balloon payment (~\$26,600) at the 55th month that was to be refinanced through traditional methods. The company made a \$500 payment in October, covering the interest only months through April 1, 2022, when the first fixed payment of \$500 will be due. The first payment was late and processed on October 12, 2021 instead of October 1. At this time, the RLF is paid to date and will not be due for payment until April 1st.

As part of the consideration for the RLF, we requested a status letter on lease payments from the landlord, Katlyn Property Management, LLC, which stated the tenants had been paying on time, \$1000 rent since October 1, 2020.

The recommendation to approve the RLF, was made based on EDC staff experience in working with these individuals through an entrepreneurship program and the application process and the belief that though they lacked some of the standard requirements, this was a loan that was being authorized to a new business that had demonstrated their eagerness to perform and lacked the ability to be approved for traditional financing.

It is our understanding, that after a 2-month lease payment made in August 2021, the company did not make any more lease payments and was at risk for the electricity to be turned off. If they are unable to bring the lease current, they will be evicted 2/3/2022.

Workout discussions have revolved around the owner draw and providing a CPA letter determining that the draw was in fact considered a form of payroll, and lease payments or other items that could be considered as eligible. EDC has been meeting weekly with the owners, referring them to resources for assistance (legal, CPA, SBDC) to help guide the company.

Recommendation

It is my recommendation that the EDC Board approves the President to workout the repayment of the unverified portion of the grant with repayment of \$2074.98 to be paid weekly and in full by 03/31/2022. A payment of \$260 will be due weekly, each Monday, starting February 7, and ending March 28 with a final payment of \$255. This will resolve the close out of the grant before the company is to make their next RLF payment.

No forgiveness of the documentation requirement is being offered.

UPDATE TO RECOMMENDATION 02/24/2022:

Amend the timeline in the recommendation to start the repayment on March 7, 2022, and continue through April 25, 2022 with weekly payments of \$260 and a final payment of \$255 on April 25th. Inside Out has agreed with this schedule and repayment terms for the Pandemic Grant.

The RLF loan is current, next payment due April 1, 2022 – overlap will occur in payments, however the company has advised that is understood and will not cause a problem.

PANDEMIC GRANT AGREEMENT

TO: Inside Out Automotive Detailing Service, LLC, whose address is 942 Austin Ave., Albion MI 49224 (Recipient).

FROM: Albion Economic Development Corporation, a Michigan governmental corporation, with offices at P.O. Box 725, Albion, MI 49224 (Funder).

The Recipient has submitted certain written and oral information to the Funder in connection with Recipient's application to Funder for a grant in the amount set forth below pursuant to the Funder's Albion Small Business Pandemic Response Fund - Guidelines (Guidelines). In reliance on such information and the Recipient's representations and warranties set forth in this Agreement, the Funder will disburse a grant to the Recipient in the amount set forth below.

1. GRANT: Funder will disburse a grant to the Recipient in the amount of \$5,000 pursuant to the Guidelines upon the Recipient's execution and delivery to the Funder of this Agreement. Grant is being authorized under the Pandemic Response Grant Program.
2. USE OF GRANT FUNDS: The Recipient will use the grant funds solely for the following purposes and no other: Working Capital to support Recipient's business operations, including payroll expenses, rent, mortgage payments, utility expenses, or other similar expenses that occur in the ordinary course of business. If grant is being authorized under the Pandemic Response Grant Program, grant funding can be used in an effort to support public health and weatherization (examples - heaters, housing for outside dining, electronic menu or software to improve curbside or delivery services).
3. RECIPIENT'S REPRESENTATIONS: In support of the Recipient's grant request, the Recipient represents to the Funder all information the Recipient has provided to the Funder in support of the Recipient's grant request is true and complete in all respects. In addition, the Recipient represents to the Funder as follows:
 - 3.1. If this grant is a Micro-Grant, the Recipient represents:
 - 3.1.1. The Recipient's business premises is located in the Albion city limits.
 - 3.1.2. The Recipient has at least 1 employee and no more than 10 employees (FTE).
 - 3.1.3. The Recipient's business has been in operation for at least 1 year.
 - 3.1.4. The Recipient's business has gross annual receipts of less than \$750,001.
 - 3.1.5. The Recipient's business has suffered a loss of income as a result of the State's executive order or the COVID-19 pandemic.
 - 3.2. If this grant is a Pandemic Response Grant, the Recipient represents:
 - 3.2.1. The Recipient's business is located in the Albion area, as the Funder defines.
 - 3.2.2. The Recipient is engaged in retail sales, food and lodging, personal services, business services, entertainment and recreation, or construction and maintenance services.
 - 3.2.3. The Recipient has a minimum of 1 employee and no more than 30 employees (FTE).
 - 3.2.4. The Recipient's business has been in operation for at least 2 years.

- 3.2.5. The Recipient’s business has annual gross receipts of less than \$1,000,001.
- 3.2.6. The Recipient is current on all property, sales, and payroll taxes.
- 3.2.7. The Recipient’s business has suffered a loss of income as a result of the state's executive order or the COVID-19 pandemic.

4. SUPPORTING DOCUMENTATION: The Recipient will, at the Funder’s request, provide the Funder with written documentation, acceptable to the Funder, to verify the Recipient used the grant funds as paragraph 2 requires or to verify the Recipient’s representations set forth in paragraph 3 are true and complete.

5. RETURN OF GRANT FUNDS: In the event the Recipient uses the grant funds for a purpose other than as provided in paragraph 2 or if any of the Recipient’s representations set forth in paragraph 3 prove to be inaccurate, the Recipient will promptly upon the Funder’s request return the entire amount of the grant funds to the Funder.

DATED: 8/18/2021

RECIPIENT:
Inside Out Automotive Detailing LLC:

By: Phillip O Warnley Jr.
 Its: Member

RECIPIENT:
Inside Out Automotive Detailing LLC:

By: [Signature]
 Its: Member

LENDER:
 Albion Economic Development Corporation:

By: [Signature]
 Its: Chairman

DATED: 08/18/2021

By: [Signature]
 Its: President

Prepared by: James E. Reed
 Vandervoort, Christ & Fisher, P.C.
 70 Michigan Avenue West, Suite 450
 Battle Creek, MI 49017
 (269) 965-7000

Albion Economic Development Corporation

To: Albion TIFA Development Plan Review Board
From: Christine Bowman , Economic Development Specialist
CC: Amy Deprez, President & CEO
Date: February 24, 2021
Re: Site Plan Approval – 923 Burstein – Lot 27 Albion Industrial Park

PROJECT OVERVIEW: ANA Dream, LLC purchased lots #27 & #28 in the Albion Industrial Park and 1105 Austin Ave from Comco, LLC. ANA Dream, LLC will construct and operate a Marihuana growing and processing facility at 923 Burstein Drive; see attached site plan. The 11,970 SF facility will be of steel frame construction. Exterior walls and roofing will be metal.

CITY OF ALBION SITE PLAN APPROVAL:

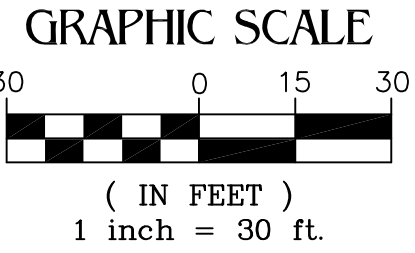
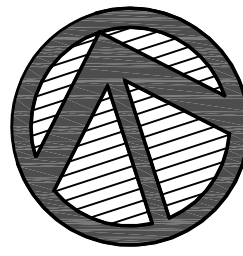
It was the understanding of the EDC that the City had received all required documentation from ANA Dream, LLC to have the site plan reviewed by Planning Commission at the February 15, 2022 meeting; however, that approval has been delayed until the March 15, 2022 Planning Commission meeting due to a City scheduling error.

TIFA SITE PLAN APPROVAL CONSIDERATIONS:

The EDC had sufficient time to review the site plan. The site plan as presented meets all requirements of the Albion Industrial Building and Use Restrictions and Development Standards.

EDC RECOMMENDATION: EDC staff recommends the TIFA Development Plan Review Board approves the site plan as presented, contingent on final approval by the City of Albion Planning Commission, so long as the Planning Commission approval is made without any changes that would make the site plan non-compliant with the Albion Industrial Building and Use Restrictions and Development Standards.

NORTH



LEGAL DESCRIPTION (AS PROVIDED):

PARCEL NO. 51-001-723-00
LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

EXISTING ZONING INFORMATION:

ACCORDING TO THE CITY OF ALBION ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED M-2 (HEAVY INDUSTRIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) MINIMUM LOT SIZE = NONE SPECIFIED
2) MINIMUM LOT WIDTH = NONE SPECIFIED
3) FRONT SETBACK = 10 FEET
4) SIDE SETBACK = 10 FEET, 20 FEET COMBINED
5) REAR SETBACK = 10 FEET
6) MAXIMUM LOT COVERAGE = NONE
7) MAXIMUM HEIGHT = 3 STORIES OR 36 FEET (PER AP STANDARDS)

TRAFFIC IMPACT:

A TRAFFIC STUDY WAS NOT CONDUCTED BY THIS FIRM FOR THIS PROJECT.

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2802502890 WHICH BEARS AN EFFECTIVE DATE OF APRIL 4, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLAND AREAS ON THIS PROPERTY.

SEWER & WATER NOTES:

THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
PROJECT NARRATIVE:
IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN ODOUR, NOISE, FUMES, OR LIGHTS. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZERS, TRUCKS, CONCRETE MIXER, GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

SITE PLAN LAYOUT & COVER SHEET

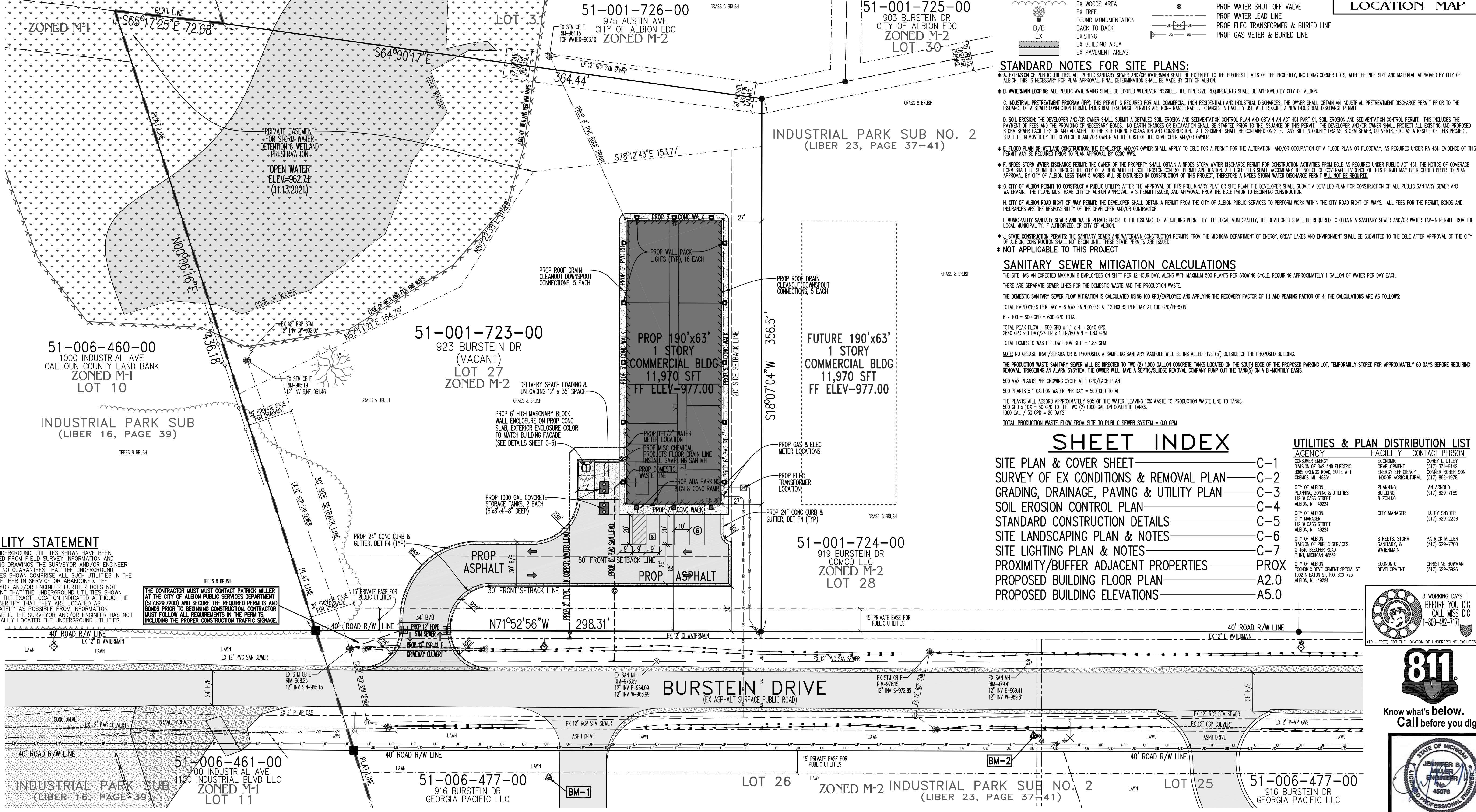
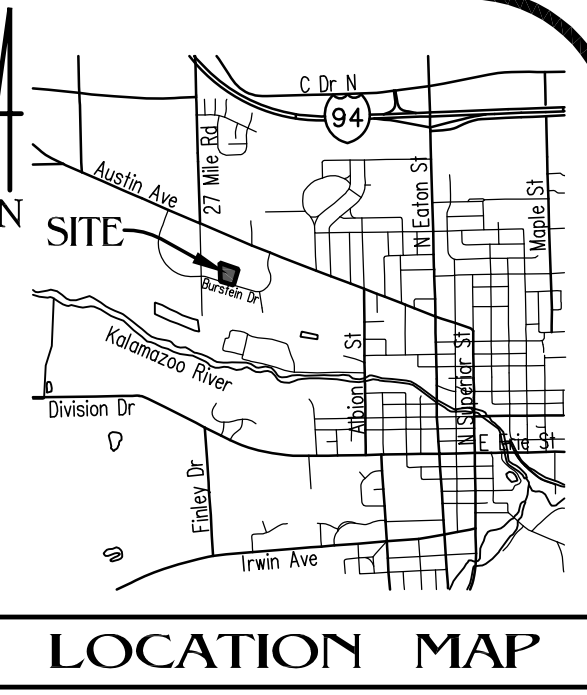
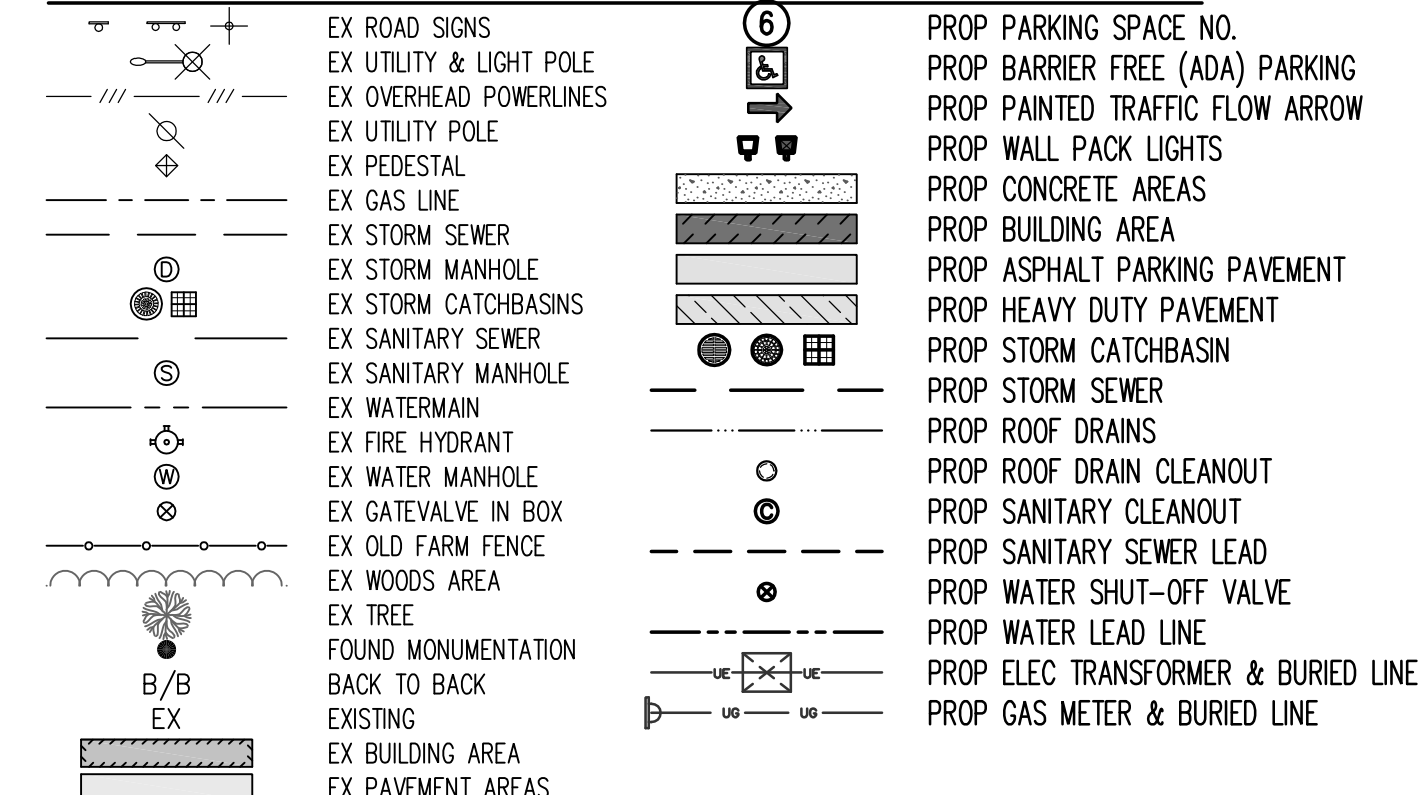
SITE DATA:

- 1) SITE ZONING = M-1 (LIGHT INDUSTRIAL DISTRICT)
- 2) ADJACENT ZONING = M-1 (ALL ADJACENT)
- 3) TOTAL GROSS OVERALL AREA = 139,386 SFT OR 3.20 ACRES
- 4) TOTAL GROSS BUILDING AREA = 11,970 SFT
- 5) PROPOSED TOTAL FLOOR AREA = 11,970 SFT
- 6) MAXIMUM BUILDING HEIGHT ALLOWED = 3 STORIES/50'-0"
- 7) PROPOSED BUILDING HEIGHT = 1 STORY/12'-0"
- 8) TOTAL BUILDING SITE COVERAGE = 11970/139386 = 8.59%
- 9) MAXIMUM IMPERVIOUS COVERAGE ALLOWED = NONE SPECIFIED
- 10) TOTAL BUILDING SITE COVERAGE = 24602/139386 = 17.65%
- 11) PARKING SPACE & LANE SIZE REQUIREMENTS
- 12) REGULAR PARKING SPACE = 9' x 20'
- 13) BARRIER FREE SPACE = 9' x 20' W/8' AISLE (VAN ACCESSIBLE)
- 14) DRIVE LANE WIDTH = 24' (MIN) AT 90° PARKING
- 15) PROPOSED SITE ADDRESS = 923 BURSTEIN DRIVE, ALBION

SITE PLAN NOTES:

- 1. DELIVERIES AND PICKUPS WILL BE MADE BY LARGE BOX TRUCKS, NO LONGER THAN 40 FEET, NO SEMI TRUCK DELIVERIES MADE. PRODUCT TRIMMINGS & WASTE WILL BE STORED INSIDE THE BUILDING UNTIL A CERTIFIED COMPANY PICKS UP THE WASTE. ALL OTHER GARBAGE WILL BE TAKEN TO THE OUTSIDE DUMPSTER.
- 2. ALL SANITARY SEWER LEAD AND WATER LEAD CONSTRUCTION/CONNECTIONS REQUIRE A CITY OF ALBION CONNECTION PERMIT APPLICATION PRIOR TO FINAL APPROVAL.
- 3. THIS DEVELOPMENT IS LOCATED IN THE CITY OF ALBION AND WILL BE SUBJECT TO THE CITY ORDINANCES RELATED TO MARIJUANA LOCATION, USE, ZONING, AND AGREEMENTS OF RECORD.
- 4. NO OUTDOOR LONG TERM STORAGE IS ALLOWED ON THE SITE, AND ON-SITE BURNING WILL NOT BE ALLOWED.

LEGEND



STANDARD NOTES FOR SITE PLANS:

- * A. EXTENSION OF PUBLIC UTILITIES: ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY CITY OF ALBION. THIS IS NECESSARY FOR PLAN APPROVAL. FINAL DETERMINATION SHALL BE MADE BY CITY OF ALBION.
- * B. WATERMAIN LOOPING: ALL PUBLIC WATERMANS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY CITY OF ALBION.
- * C. INDUSTRIAL PRETREATMENT PROGRAM (IPP): THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NON-TRANSFERABLE. CHANGES IN FACILITY USE WILL REQUIRE A NEW INDUSTRIAL DISCHARGE PERMIT.
- * D. SOIL EROSION: THE DEVELOPER AND/OR OWNER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER AND/OR OWNER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AND/OR OWNER AT THE COST OF THE DEVELOPER AND/OR OWNER.
- * E. FLOOD PLAN OR WETLAND CONSTRUCTION: THE DEVELOPER AND/OR OWNER SHALL APPLY TO EGLE FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY C.C.C.M.
- * F. NPDES STORM WATER DISCHARGE PERMIT: THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM EGLE AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH THE CITY OF ALBION WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL EGLE FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY CITY OF ALBION. LESS THAN 5 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.
- * G. CITY OF ALBION PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAN OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE CITY OF ALBION APPROVAL, A 5-PERMIT ISSUED, AND APPROVAL FROM THE EGLE PRIOR TO BEGINNING CONSTRUCTION.
- * H. CITY OF ALBION ROAD RIGHT-OF-WAY PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF ALBION PUBLIC SERVICES TO PERFORM WORK WITHIN THE CITY ROAD RIGHT-OF-WAYS. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.
- * I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR CITY OF ALBION.
- * J. STATE CONSTRUCTION PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENERGY, GREAT LAKES AND ENVIRONMENT SHALL BE SUBMITTED TO THE EGLE AFTER APPROVAL OF THE CITY OF ALBION. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.
- * NOT APPLICABLE TO THIS PROJECT

SANITARY SEWER MITIGATION CALCULATIONS

THE SITE HAS AN EXPECTED MAXIMUM 6 EMPLOYEES ON SHIFT PER 12 HOUR DAY, ALONG WITH MAXIMUM 500 PLANTS PER GROWING CYCLE, REQUIRING APPROXIMATELY 1 GALLON OF WATER PER DAY EACH. THERE ARE SEPARATE SEWER LINES FOR THE DOMESTIC WASTE AND THE PRODUCTION WASTE.
THE DOMESTIC SANITARY SEWER FLOW MITIGATION IS CALCULATED USING 100 GPD/EMPLOYEE AND APPLYING THE RECOVERY FACTOR OF 1.1 AND PEAKING FACTOR OF 4. THE CALCULATIONS ARE AS FOLLOWS:
TOTAL EMPLOYEES PER DAY = 6 MAX EMPLOYEES AT 12 HOURS PER DAY AT 100 GPD/PERSON
6 x 100 = 600 GPD = 600 GPD TOTAL
TOTAL PEAK FLOW = 600 GPD x 1.1 x 4 = 2640 GPD
2640 GPD x 1 DAY/24 HR x 1 HR/60 MIN = 1.83 GPM
TOTAL DOMESTIC WASTE FLOW FROM SITE = 1.83 GPM
NOTE: NO GREASE TRAP/SEPARATOR IS PROPOSED. A SAMPLING SANITARY MANHOLE WILL BE INSTALLED FIVE (5) OUTSIDE OF THE PROPOSED BUILDING.
THE PRODUCTION WASTE SANITARY SEWER WILL BE DIRECTED TO TWO (2) 1,000 GALLON CONCRETE TANKS LOCATED ON THE SOUTH EDGE OF THE PROPOSED PARKING LOT, TEMPORARILY STORED FOR APPROXIMATELY 60 DAYS BEFORE REMOVAL. TRIGGERING AN ALARM SYSTEM, THE OWNER WILL HAVE A SEPTIC/SLODGE REMOVAL COMPANY PUMP OUT THE TANK(S) ON A BI-MONTHLY BASIS.
500 MAX PLANTS PER GROWING CYCLE AT 1 GPD/EACH PLANT
500 PLANTS x 1 GALLON WATER PER DAY = 500 GPD TOTAL
THE PLANTS WILL ASSURE APPROXIMATELY 90% OF THE WATER, LEAVING 10% WASTE TO PRODUCTION WASTE LINE TO TANKS.
500 GPD x 10% = 50 GPD TO THE TWO (2) 1000 GALLON CONCRETE TANKS.
1000 GAL / 50 GPD = 20 DAYS
TOTAL PRODUCTION WASTE FLOW FROM SITE TO PUBLIC SEWER SYSTEM = 0.0 GPM

SHEET INDEX

| SHEET TITLE | NO. |
|--|------|
| SITE PLAN & COVER SHEET | C-1 |
| SURVEY OF EX CONDITIONS & REMOVAL PLAN | C-2 |
| GRADING, DRAINAGE, PAVING & UTILITY PLAN | C-3 |
| SOIL EROSION CONTROL PLAN | C-4 |
| STANDARD CONSTRUCTION DETAILS | C-5 |
| SITE LANDSCAPING PLAN & NOTES | C-6 |
| SITE LIGHTING PLAN & NOTES | C-7 |
| PROXIMITY/BUFFER ADJACENT PROPERTIES | PROX |
| PROPOSED BUILDING FLOOR PLAN | A2.0 |
| PROPOSED BUILDING ELEVATIONS | A5.0 |

UTILITIES & PLAN DISTRIBUTION LIST

| AGENCY | FACILITY | CONTACT PERSON |
|--------------------------------|-------------------------------------|---------------------------------|
| CONSUMER ENERGY | ECONOMIC DEVELOPMENT | COREY L. UTLEY (517) 331-6442 |
| DIVISION OF GAS AND ELECTRIC | ENERGY EFFICIENCY | CORNER ROBERTSON (517) 862-1978 |
| 3965 OENOS ROAD, SUITE A-1 | INDOOR AGRICULTURAL | |
| OENOS, MI 48864 | | |
| CITY OF ALBION | PLANNING, ZONING & UTILITIES | IAN ARNOLD (517) 629-7189 |
| 112 W CASK STREET | | |
| ALBION, MI 49224 | | |
| CITY OF ALBION | CITY MANAGER | HALEY SNYDER (517) 629-2238 |
| CITY MANAGER | | |
| 112 W CASK STREET | | |
| ALBION, MI 49224 | | |
| CITY OF ALBION | STREETS, STORM SANITARY & WATERMAIN | PATRIK MILLER (517) 629-7200 |
| DIVISION OF PUBLIC SERVICES | | |
| 6460 BECKER ROAD | | |
| FLINT, MICHIGAN 48532 | | |
| CITY OF ALBION | ECONOMIC DEVELOPMENT SPECIALIST | CHRISTINE BOWMAN (517) 629-3926 |
| 1002 W EASTON ST, P.O. BOX 725 | | |
| ALBION, MI 49224 | | |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE CONTRACTOR MUST CONTACT PATRICK MILLER AT THE CITY OF ALBION PUBLIC SERVICES DEPARTMENT (517.629.7200) AND SECURE THE REQUIRED PERMITS AND BONDS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR MUST FOLLOW ALL REQUIREMENTS IN THE PERMITS, INCLUDING THE PROPER CONSTRUCTION TRAFFIC SIGNAGE.

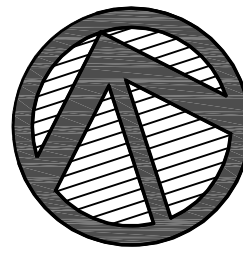


Know what's below. Call before you dig.

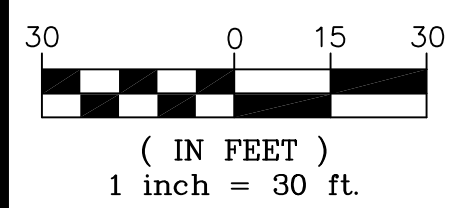


SCALE: 1"=30'
JOB NO. 091121
OWNER/DEVELOPER: ANA DREAM, LLC
12345 HOWLAND PARK DRIVE
PLYMOUTH, MI 48179
CONTACT: HADI SAEED
PART OF WEST 1/2, SECTION 34, T2N-R4W, ALBION CITY, CALHOUN CO, MI
BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL: BMCONSTRUCTION@COMCAST.NET
SITE PLAN LAYOUT & COVER SHEET FOR:
PROPOSED MARIJUANA GROW FACILITY
923 BURSTEIN DRIVE, ALBION, MI 49224
REVISIONS: 01.15.2022
DRN. BY: J.R.B. 12.03.2021
DSN BY: J.R.B.
CHK'D BY: J.B.M.
APPR BY: J.B.M.
SHEET NO: C-1

NORTH



GRAPHIC SCALE



LEGAL DESCRIPTION (AS PROVIDED):
 PARCEL NO. 51-001-723-00
 LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

EXISTING ZONING INFORMATION:
 ACCORDING TO THE CITY OF ALBION ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED M-2 (HEAVY INDUSTRIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT SIZE = NONE SPECIFIED
 2) MINIMUM LOT WIDTH = NONE SPECIFIED
 3) FRONT SETBACK = 10 FEET
 4) SIDE SETBACK = 10 FEET, 20 FEET COMBINED
 5) REAR SETBACK = 10 FEET
 6) MAXIMUM LOT COVERAGE = NONE
 7) MAXIMUM HEIGHT = 3 STORIES OR 36 FEET

FOR MEDICAL MARIJUANA ESTABLISHMENTS:
 1) MINIMUM LOT AREA = NONE SPECIFIED
 2) FRONT SETBACK = 50 FEET
 3) SIDE SETBACK = 20 FEET
 4) REAR SETBACK = 30 FEET
 5) STRUCTURE HEIGHT = 3 STORIES OR 50 FEET (PER AIP STANDARDS)

TRAFFIC IMPACT:
 A TRAFFIC STUDY WAS NOT CONDUCTED BY THIS FIRM FOR THIS PROJECT.

FLOOD PLAIN NOTE:
 THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2602502090 WHICH BEARS AN EFFECTIVE DATE OF APRIL 4, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:
 ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLAND AREAS ON THIS PROPERTY.

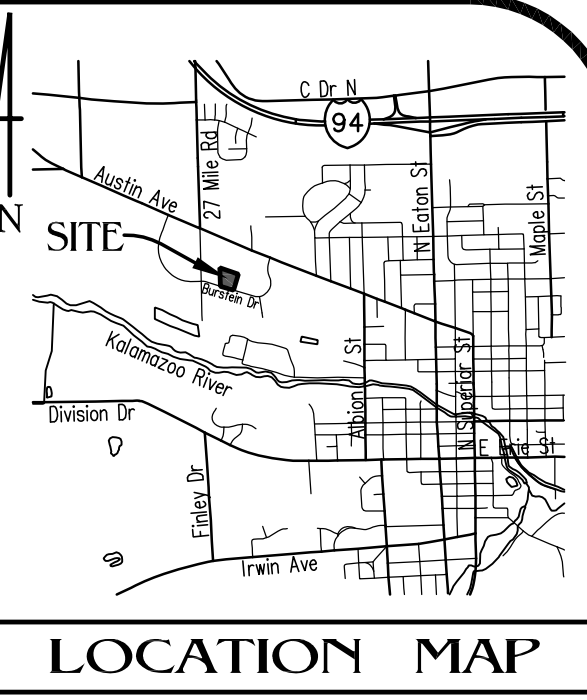
SEWER & WATER NOTES:
 THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.

PROJECT NARRATIVE:
 IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOR, SMOKE, FUMES, NOISE, OR LIGHTS. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZERS, TRUCKS, CONCRETE MIXER, GENERATOR, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

SURVEY OF EX CONDITIONS & REMOVAL PLAN
AREA OF DISTURBANCE = 2.0 ACRES

LEGEND

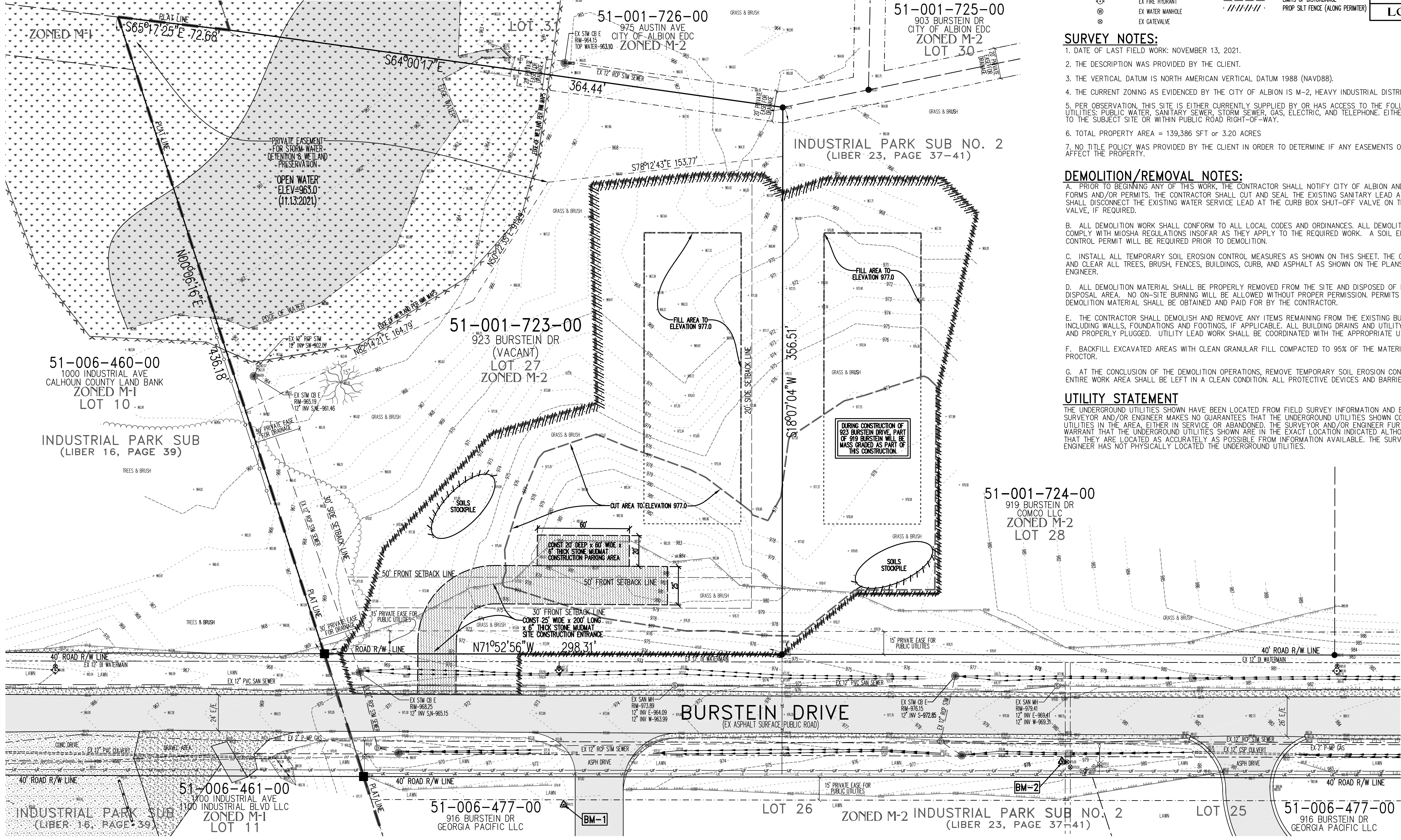
| | | | |
|--|------------------------------|--|-----------------------------------|
| | EX ROAD SIGNS | | EX GAS LINE |
| | EX UTILITY AND/OR LIGHT POLE | | EX WIRE HWY FENCE |
| | EX OVERHEAD POWERLINES | | EX SURFACE ELEVATION |
| | EX STREET LIGHT POLE | | EX CONTOUR ELEVATION |
| | EX PEDESTAL | | EX WOODS AREA |
| | EX BUILDING LINE | | EX TREE |
| | EX STORM SEWER | | FOUND MONUMENTATION |
| | EX STORM MANHOLE | | BACK TO BACK |
| | EX STORM CATCHBASINS | | EXISTING |
| | EX SANITARY SEWER | | EX CONCRETE AREAS |
| | EX SANITARY MANHOLE | | EX ASPHALT AREAS |
| | EX WATERMAIN | | EX GRAVEL AREAS |
| | EX FIRE HYDRANT | | LIMITS OF DISTURBANCE |
| | EX WATER MANHOLE | | PROP SILT FENCE (ALONG PERIMETER) |
| | EX GATEVALE | | |



- SURVEY NOTES:**
- DATE OF LAST FIELD WORK: NOVEMBER 13, 2021.
 - THE DESCRIPTION WAS PROVIDED BY THE CLIENT.
 - THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - THE CURRENT ZONING AS EVIDENCED BY THE CITY OF ALBION IS M-2, HEAVY INDUSTRIAL DISTRICT.
 - PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: PUBLIC WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.
 - TOTAL PROPERTY AREA = 139,386 SFT OR 3.20 ACRES
 - NO TITLE POLICY WAS PROVIDED BY THE CLIENT IN ORDER TO DETERMINE IF ANY EASEMENTS OR RESTRICTIONS AFFECT THE PROPERTY.

- DEMOLITION/REMOVAL NOTES:**
- PRIOR TO BEGINNING ANY OF THIS WORK, THE CONTRACTOR SHALL NOTIFY CITY OF ALBION AND FILL OUT THE NECESSARY FORMS AND/OR PERMITS. THE CONTRACTOR SHALL CUT AND SEAL THE EXISTING SANITARY LEAD AT THE PROPERTY LINE AND SHALL DISCONNECT THE EXISTING WATER SERVICE LEAD AT THE CURB BOX SHUT-OFF VALVE ON THE BUILDING SIDE OF THE VALVE, IF REQUIRED.
 - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MIOSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.
 - INSTALL ALL TEMPORARY SOIL EROSION CONTROL MEASURES AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE ALLOWED WITHOUT PROPER PERMISSION. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS, IF APPLICABLE. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 - BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
 - AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, REMOVE TEMPORARY SOIL EROSION CONTROL DEVICES, AND THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION. ALL PROTECTIVE DEVICES AND BARRIERS SHALL BE REMOVED.

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



BENCHMARK NO. 1
 NORTH EDGE OF A CONCRETE LIGHT POLE BASE, SOUTH SIDE OF BURSTEIN DRIVE, AS SHOWN ELEVATION = 976.91 (NAVD88)

BENCHMARK NO. 2
 ARROW ON EX FIRE HYDRANT, SOUTH SIDE OF BURSTEIN DRIVE, AS SHOWN ELEVATION = 980.65 (NAVD88)



Know what's below.
 Call before you dig.

SCALE: 1"=30'
 JOB NO. 091121

OWNER/DEVELOPER:
ANA DREAM, LLC
 12345 HOWLAND PARK DRIVE
 PLYMOUTH, MI 48179
 CONTACT: HADI SAEED

PART OF WEST 1/2,
 SECTION 34, T2N-R4W,
 ALBION CITY, CALHOUN CO, MI

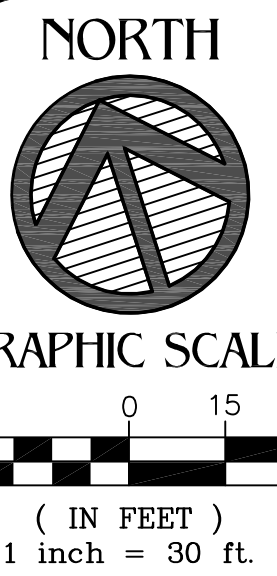


BM CONSTRUCTION CONSULTANTS
 2240 LAUDERDALE STREET
 FLINT, MICHIGAN 48532
 PHONE: 810.423.5014
 EMAIL: BMCONSTRUCTION@COMCAST.NET

SURVEY OF EX CONDITIONS & REMOVAL PLAN FOR:
PROPOSED MARIJUANA GROW FACILITY
 923 BURSTEIN DRIVE, ALBION, MI 49224

| | | | |
|-------------------------|---------------------|------------|------------------|
| REVISIONS 01.15.2022 | DRN. BY: J.R.B. | 12.03.2021 | SHEET NO: C-2 |
| | DSN BY: J.R.B. | | |
| | CHK'D BY: J.B.M. | | |
| | APPR BY: J.B.M. | | |

BMCC-DGS/091121/ANA/AMG/923 BURSTEIN - TOPO SURVEY EX CONDITIONS - C-2



LEGAL DESCRIPTION (AS PROVIDED):
 PARCEL NO. 51-001-723-00
 LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

EXISTING ZONING INFORMATION:
 ACCORDING TO THE CITY OF ALBION ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED M-2 (HEAVY INDUSTRIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

FOR MEDICAL MARIJUANA ESTABLISHMENTS:
 1) MINIMUM LOT AREA = NONE SPECIFIED
 2) MINIMUM LOT WIDTH = NONE SPECIFIED
 3) FRONT SETBACK = 10 FEET
 4) SIDE SETBACK = 10 FEET, 20 FEET COMBINED
 5) REAR SETBACK = 10 FEET
 6) MAXIMUM LOT COVERAGE = NONE
 7) MAXIMUM HEIGHT = 3 STOREYS OR 36 FEET (PER AP STANDARDS)

TRAFFIC IMPACT:
 A TRAFFIC STUDY WAS NOT CONDUCTED BY THIS FIRM FOR THIS PROJECT.

FLOOD PLAIN NOTE:
 THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2802502B90 WHICH BEARS AN EFFECTIVE DATE OF APRIL 4, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:
 ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLAND AREAS ON THIS PROPERTY.

SEWER & WATER NOTES:
 THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.

PROJECT NARRATIVE:
 IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, COOL, SMOKE, FLAMES, NOISE, OR LIGHTS. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZER, TRUCKS, CONCRETE MIXER GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

GRADING, DRAINAGE, PAVING & UTILITY PLAN

SANITARY SEWER STRUCTURE SCHEDULE

NOTE: CONSTRUCT PER CITY OF ALBION STANDARD SANITARY SEWER CONSTRUCTION DETAILS

| | |
|---------------------------------|---------------------------------|
| SANITARY CLEANSOUT NO 1 (SC0-1) | SANITARY CLEANSOUT NO 2 (SC0-2) |
| CONST 6" CLEANSOUT RISER | CONST 6" CLEANSOUT RISER |
| PLACE 6" PVC COVER | PLACE 6" PVC COVER |
| PROP RIM=976.00 | PROP RIM=976.95 |
| PROP 6" INV NS=969.52 | PROP 6" INV W/E=970.95 |

DRAINAGE STRUCTURE SCHEDULE

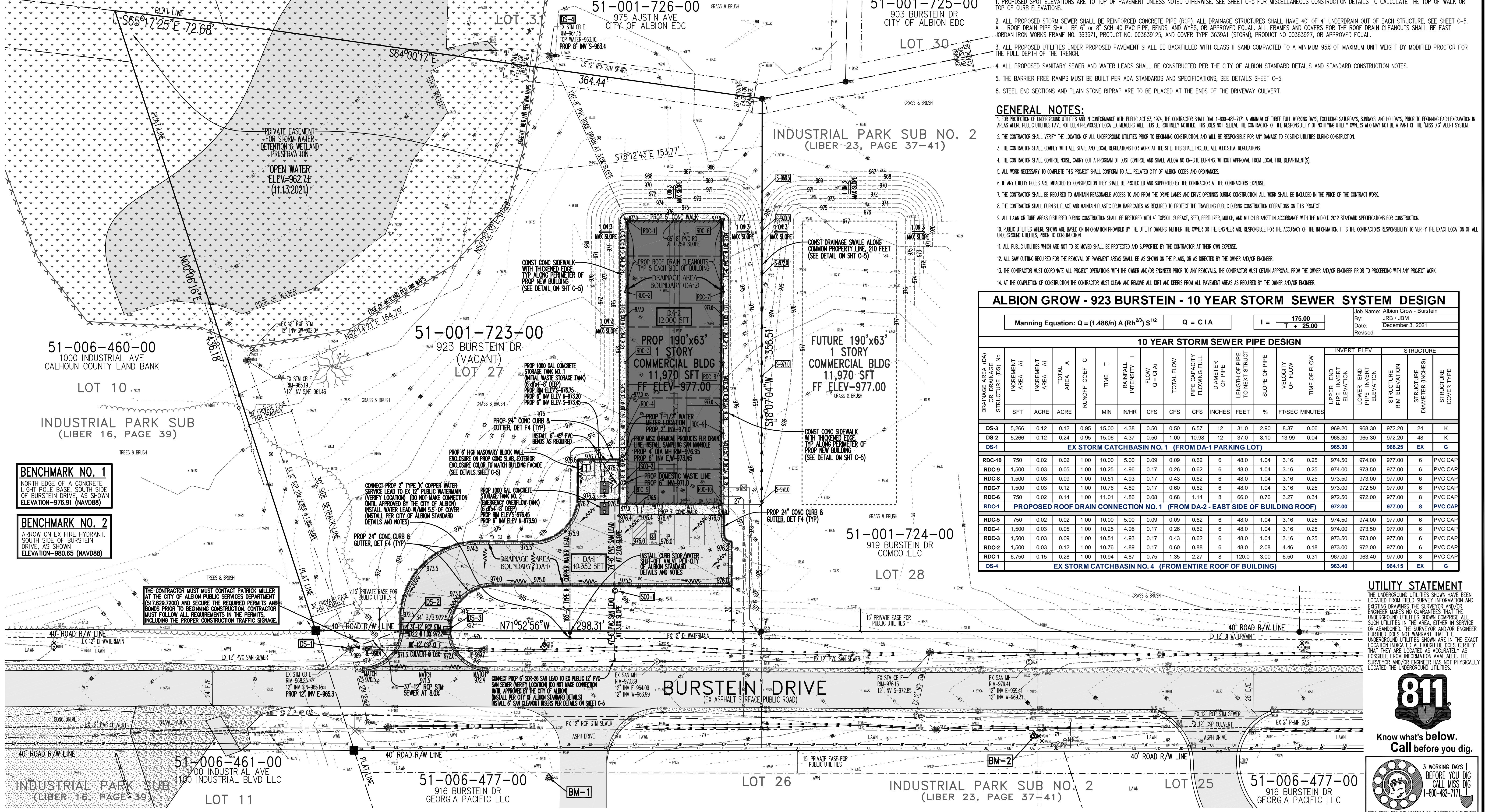
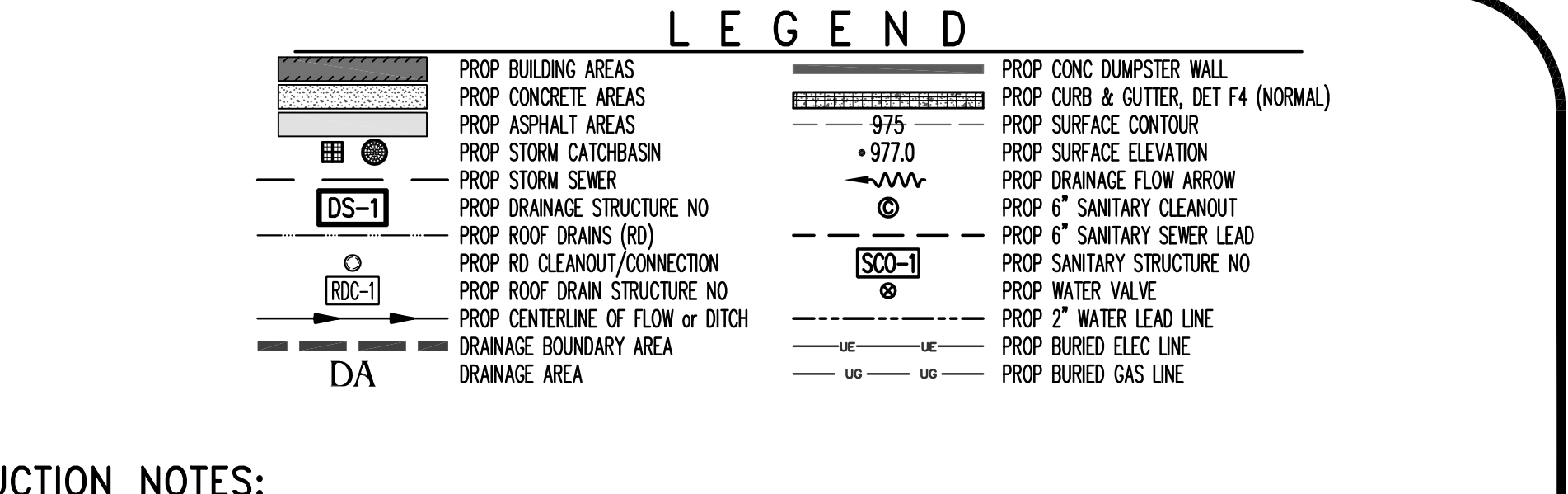
NOTE: CONSTRUCT PER CITY OF ALBION STANDARD DRAINAGE STRUCTURE & STORM SEWER CONSTRUCTION DETAILS

| | | |
|--------------------------------|-----------------------------|-----------------------------|
| EX DRAINAGE STRUCT NO 1 (DS-1) | DRAINAGE STRUCT NO 2 (DS-2) | DRAINAGE STRUCT NO 3 (DS-3) |
| EX 4" DIA MANHOLE | CONST 4" DIA MANHOLE | CONST 4" DIA MANHOLE |
| W/ADOT COVER E | W/ADOT COVER K & FRAME | W/ADOT COVER K & FRAME |
| PROP RIM=976.00 | PROP 12" INV E=968.30 | PROP 12" INV W=969.20 |
| PROP 12" INV E=965.30 | | |

ROOF DRAIN (RD) STRUCTURE SCHEDULE

NOTE: CONSTRUCT CLEANSOUT/CONNECTION PER STANDARD DETAIL SHOWN ON SHEET C-5 OF THESE PLANS

| | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| ROOF DRAIN CLEANSOUT NO 1 (RD0-1) | ROOF DRAIN CLEANSOUT NO 3 (RD0-3) | ROOF DRAIN CLEANSOUT NO 5 (RD0-5) | ROOF DRAIN CLEANSOUT NO 9 (RD0-9) |
| CONST 6" CLEANSOUT/CONNECTION RISER | CONST 6" CLEANSOUT/CONNECTION RISER | CONST 6" CLEANSOUT/CONNECTION RISER | CONST 6" CLEANSOUT/CONNECTION RISER |
| LEAM 1/2" SIZE FRAME & COVER | LEAM 1/2" SIZE FRAME & COVER | LEAM 1/2" SIZE FRAME & COVER | LEAM 1/2" SIZE FRAME & COVER |
| PROP RIM=977.00 | PROP RIM=977.00 | PROP RIM=977.00 | PROP RIM=977.00 |
| PROP 6" INV N=972.00 | PROP 6" INV N=973.50 | PROP 6" INV N=972.50 | PROP 6" INV N=974.00 |
| PROP 6" INV S=972.00 | | | |



CONSTRUCTION NOTES:

- PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE. SEE SHEET C-5 FOR MISCELLANEOUS CONSTRUCTION DETAILS TO CALCULATE THE TOP OF WALK OR TOP OF CURB ELEVATIONS.
- ALL PROPOSED STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ALL DRAINAGE STRUCTURES SHALL HAVE 40' OF 4" UNDERDRAIN OUT OF EACH STRUCTURE. SEE SHEET C-5. ALL ROOF DRAIN PIPE SHALL BE 6" OR 8" SCH-40 PVC PIPE, BENDS, AND WYES, OR APPROVED EQUAL. ALL FRAMES AND COVERS FOR THE ROOF DRAIN CLEANSOUTS SHALL BE EAST JORDAN IRON WORKS FRAME NO. 363921, PRODUCT NO. 003639125, AND COVER TYPE 3639A1 (STORM), PRODUCT NO. 003639227, OR APPROVED EQUAL.
- ALL PROPOSED UTILITIES UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH CLASS II SAND COMPACTED TO A MINIMUM 95% OF MAXIMUM UNIT WEIGHT BY MODIFIED PROCTOR FOR THE FULL DEPTH OF THE TRENCH.
- ALL PROPOSED SANITARY SEWER AND WATER LEADS SHALL BE CONSTRUCTED PER THE CITY OF ALBION STANDARD DETAILS AND STANDARD CONSTRUCTION NOTES.
- THE BARRIER FREE RAMPS MUST BE BUILT PER ADA STANDARDS AND SPECIFICATIONS, SEE DETAILS SHEET C-5.
- STEEL END SECTIONS AND PLAIN STONE RIPRAP ARE TO BE PLACED AT THE ENDS OF THE DRIVEWAY CULVERT.

GENERAL NOTES:

- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION, AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS FOR WORK AT THE SITE. THIS SHALL INCLUDE ALL M.D.S.H.A. REGULATIONS.
- THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL, AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT(S).
- ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF ALBION CODES AND ORDINANCES.
- IF ANY UTILITY POLES ARE IMPACTED BY CONSTRUCTION THEY SHALL BE PROTECTED AND SUPPORTED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REASONABLE ACCESS TO AND FROM THE DRIVE LINES AND DRIVE OPERATIONS DURING CONSTRUCTION. ALL WORK SHALL BE INCLUDED IN THE PRICE OF THE CONTRACT WORK.
- THE CONTRACTOR SHALL FURNISH, PLACE AND MAINTAIN PLASTIC DIRT BARRETTAS AS REQUIRED TO PROTECT THE TRAVELING PUBLIC DURING CONSTRUCTION OPERATIONS ON THIS PROJECT.
- ALL LAWN OR TURF AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" TOPSOIL, SURFACE, SEED, FERTILIZER, MULCH, AND MULCH BLANKET IN ACCORDANCE WITH THE M.D.O.T. 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- PUBLIC UTILITIES WHERE SHOWN ARE BASED ON INFORMATION PROVIDED BY THE UTILITY OWNERS. NEITHER THE OWNER OR THE ENGINEER ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
- ALL PUBLIC UTILITIES WHICH ARE NOT TO BE MOVED SHALL BE PROTECTED AND SUPPORTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL SAW CUTTING REQUIRED FOR THE REMOVAL OF PAVEMENT AREAS SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE OWNER AND/OR ENGINEER.
- THE CONTRACTOR MUST COORDINATE ALL PROJECT OPERATIONS WITH THE OWNER AND/OR ENGINEER PRIOR TO ANY REMOVALS. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER AND/OR ENGINEER PRIOR TO PROCEEDING WITH ANY PROJECT WORK.
- AT THE COMPLETION OF CONSTRUCTION THE CONTRACTOR MUST CLEAN AND REMOVE ALL DIRT AND DEBRIS FROM ALL PAVEMENT AREAS AS REQUIRED BY THE OWNER AND/OR ENGINEER.

ALBION GROW - 923 BURSTEIN - 10 YEAR STORM SEWER SYSTEM DESIGN

Manning Equation: $Q = (1.486/n) A (R h^{2/3}) S^{1/2}$ $Q = C I A$ $I = \frac{175.00}{T + 25.00}$

Job Name: Albion Grow - Burstein
 By: JRB / JBM
 Date: December 3, 2021
 Revised:

10 YEAR STORM SEWER PIPE DESIGN

| DRAINAGE AREA (DA) STRUCTURE (DS) NO. | INCREMENT AREA A1 | INCREMENT AREA A2 | TOTAL AREA A | RUNOFF COEFF C | TIME T | RAINFALL INTENSITY I | FLOW Q = C I A | TOTAL FLOW | PIPE CAPACITY FLOWING FULL | DIAMETER OF PIPE | SLOPE OF PIPE | VELOCITY OF FLOW | TIME OF FLOW | INVERT ELEV | | STRUCTURE | | | |
|--|-------------------|-------------------|--------------|----------------|--------|----------------------|----------------|------------|----------------------------|------------------|---------------|------------------|--------------|---------------------------------|---------------------------------|-------------------------|-----------------------------|------------|---------|
| | | | | | | | | | | | | | | UPPER END PIPE INVERT ELEVATION | LOWER END PIPE INVERT ELEVATION | STRUCTURE RIM ELEVATION | STRUCTURE DIAMETER (INCHES) | COVER TYPE | |
| DS-3 | 5,266 | 0.12 | 0.12 | 0.95 | 15.00 | 4.38 | 0.50 | 0.50 | 6.57 | 12 | 31.0 | 2.90 | 8.37 | 0.06 | 969.20 | 968.30 | 972.20 | 24 | K |
| DS-2 | 5,266 | 0.12 | 0.24 | 0.95 | 15.06 | 4.37 | 0.50 | 1.00 | 10.98 | 12 | 37.0 | 8.10 | 13.99 | 0.04 | 968.30 | 965.30 | 972.20 | 48 | K |
| DS-1 | | | | | | | | | | | | | | | 965.30 | | 968.25 | EX | G |
| EX STORM CATCHBASIN NO. 1 (FROM DA-1 PARKING LOT) | | | | | | | | | | | | | | | | | | | |
| RDC-10 | 750 | 0.02 | 0.02 | 1.00 | 10.00 | 5.00 | 0.09 | 0.09 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 974.50 | 974.00 | 977.00 | 6 | PVC CAP |
| RDC-9 | 1,500 | 0.03 | 0.05 | 1.00 | 10.25 | 4.96 | 0.17 | 0.26 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 974.00 | 973.50 | 977.00 | 6 | PVC CAP |
| RDC-8 | 1,500 | 0.03 | 0.09 | 1.00 | 10.51 | 4.93 | 0.17 | 0.43 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 973.50 | 973.00 | 977.00 | 6 | PVC CAP |
| RDC-7 | 1,500 | 0.03 | 0.12 | 1.00 | 10.76 | 4.89 | 0.17 | 0.60 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 973.00 | 972.50 | 977.00 | 6 | PVC CAP |
| RDC-6 | 750 | 0.02 | 0.14 | 1.00 | 11.01 | 4.86 | 0.08 | 0.68 | 1.14 | 8 | 66.0 | 0.76 | 3.27 | 0.34 | 972.50 | 972.00 | 977.00 | 8 | PVC CAP |
| RDC-1 | | | | | | | | | | | | | | | 972.00 | | 977.00 | 8 | PVC CAP |
| PROPOSED ROOF DRAIN CONNECTION NO. 1 (FROM DA-2 EAST SIDE OF BUILDING ROOF) | | | | | | | | | | | | | | | | | | | |
| RDC-5 | 750 | 0.02 | 0.02 | 1.00 | 10.00 | 5.00 | 0.09 | 0.09 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 974.50 | 974.00 | 977.00 | 6 | PVC CAP |
| RDC-4 | 1,500 | 0.03 | 0.05 | 1.00 | 10.25 | 4.96 | 0.17 | 0.26 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 974.00 | 973.50 | 977.00 | 6 | PVC CAP |
| RDC-3 | 1,500 | 0.03 | 0.09 | 1.00 | 10.51 | 4.93 | 0.17 | 0.43 | 0.62 | 6 | 48.0 | 1.04 | 3.16 | 0.25 | 973.50 | 973.00 | 977.00 | 6 | PVC CAP |
| RDC-2 | 1,500 | 0.03 | 0.12 | 1.00 | 10.76 | 4.89 | 0.17 | 0.60 | 0.88 | 6 | 48.0 | 2.08 | 4.46 | 0.18 | 973.00 | 972.00 | 977.00 | 6 | PVC CAP |
| RDC-1 | 6,750 | 0.15 | 0.28 | 1.00 | 10.94 | 4.87 | 0.75 | 1.35 | 2.27 | 8 | 120.0 | 3.00 | 6.50 | 0.31 | 967.00 | 963.40 | 977.00 | 8 | PVC CAP |
| DS-4 | | | | | | | | | | | | | | | 963.40 | | 964.15 | EX | G |
| EX STORM CATCHBASIN NO. 4 (FROM ENTIRE ROOF OF BUILDING) | | | | | | | | | | | | | | | | | | | |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

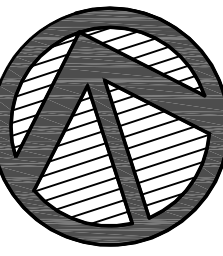
811

Know what's below.
 Call before you dig.

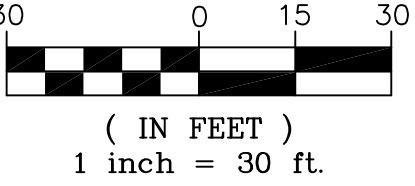
3 WORKING DAYS BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171

(TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES

NORTH



GRAPHIC SCALE



LEGAL DESCRIPTION (AS PROVIDED):

PARCEL NO. 51-001-723-00

FLOOD PLAIN NOTE:

LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

WETLAND NOTE:

ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLAND AREAS ON THIS PROPERTY.

DRAINAGE STRUCTURE SCHEDULE

NOTE: CONSTRUCT PER CITY OF ALBION STANDARD DRAINAGE STRUCTURE & STORM SEWER CONSTRUCTION DETAILS EX DRAINAGE STRUCT NO 1 (DS-1) DRAINAGE STRUCT NO 2 (DS-2) DRAINAGE STRUCT NO 3 (DS-3) EX 4" DIA MANHOLE W/ADOT COVER E EX 12" INV N-965.25 PROP 12" INV E-965.30 EX 12" INV N-965.15

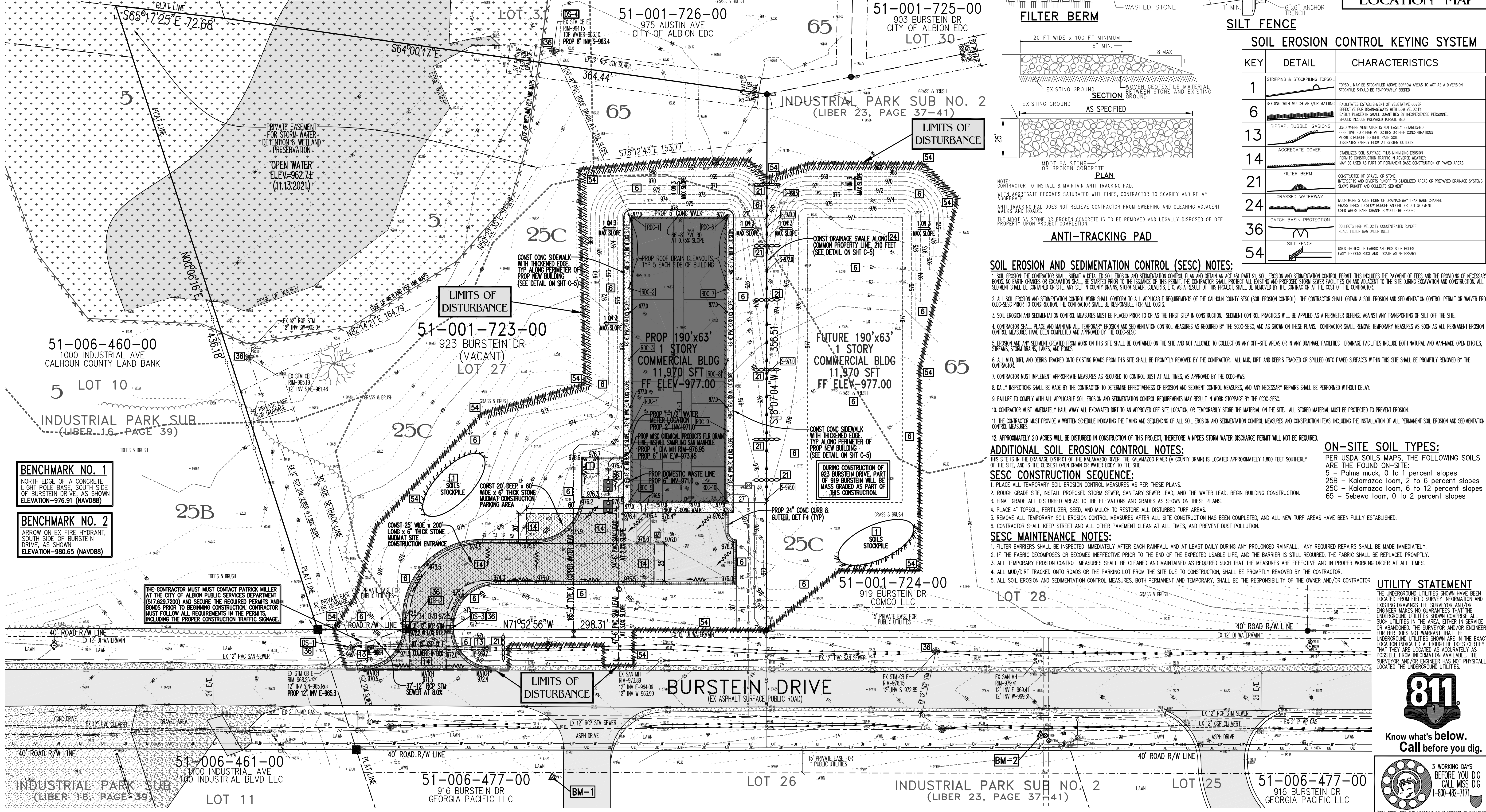
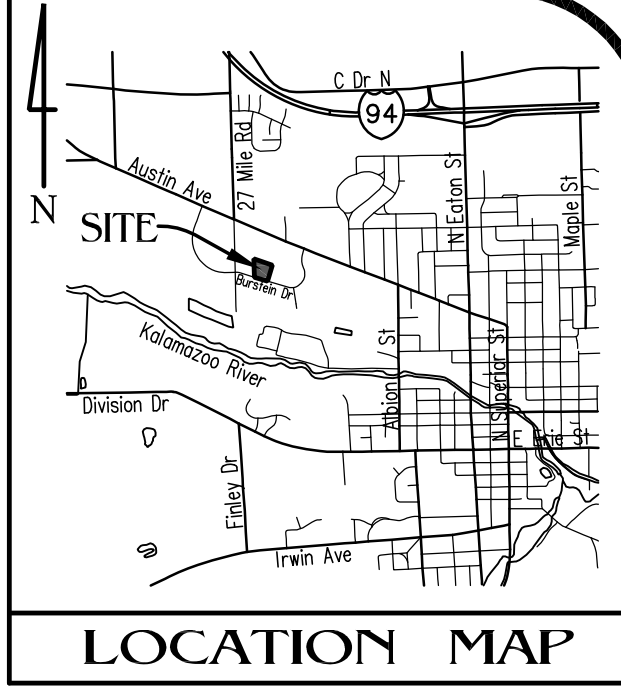
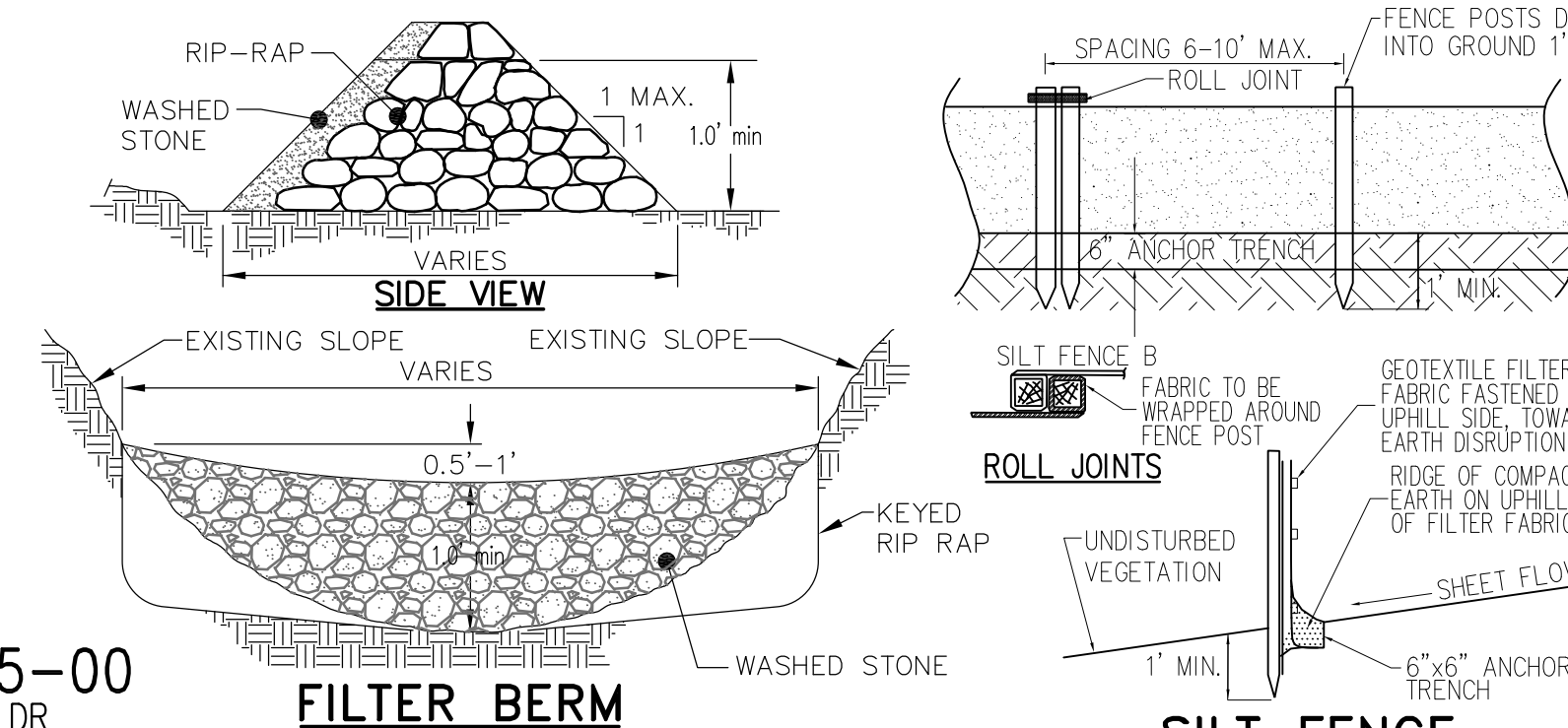
ROOF DRAIN (RD) STRUCTURE SCHEDULE

NOTE: CONSTRUCT CLEANOUT/CONNECTION PER STANDARD DETAIL SHOWN ON SHEET C-5 OF THESE PLANS. ROOF DRAIN CLEANOUT NO 1 (ROC-1) CONST 6" CLEANOUT/CONNECTION RISER (E/W 15/32" FRAME & COVER) PROP RM-971.00 PROP 6" INV N-971.00

SOIL EROSION & SEDIMENTATION CONTROL PLAN

LEGEND table with symbols for building areas, curbs, drainage structures, and erosion control measures.

AREA OF DISTURBANCE = 2.0 ACRES



SOIL EROSION CONTROL KEYING SYSTEM

Table with 3 columns: KEY, DETAIL, and CHARACTERISTICS. Lists erosion control measures like strippling, seeding, rip-rap, aggregate cover, filter berm, grassed waterway, catch basin protection, and silt fence.

SOIL EROSION AND SEDIMENTATION CONTROL (SESC) NOTES:

- 1. SOIL EROSION: THE CONTRACTOR SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS...

ADDITIONAL SOIL EROSION CONTROL NOTES:

THIS SITE IS IN THE DRAINAGE DISTRICT OF THE KALAMAZOO RIVER. THE KALAMAZOO RIVER (A COUNTY DRAIN) IS LOCATED APPROXIMATELY 1,800 FEET SOUTHERLY OF THE SITE, AND IS THE CLOSEST OPEN DRAIN OR WATER BODY TO THE SITE.

SESC CONSTRUCTION SEQUENCE:

- 1. PLACE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AS PER THESE PLANS. 2. ROUGH GRADE SITE, INSTALL PROPOSED STORM SEWER, SANITARY SEWER LEAD, AND THE WATER LEAD. BEGIN BUILDING CONSTRUCTION.

SESC MAINTENANCE NOTES:

- 1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING ANY PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. 2. IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.

ON-SITE SOIL TYPES:

PER USDA SOILS MAPS, THE FOLLOWING SOILS ARE THE FOUND ON-SITE: 5 - Peoria muck, 0 to 1 percent slopes 25B - Kalamazoo loam, 2 to 6 percent slopes 25C - Kalamazoo loam, 6 to 12 percent slopes 65 - Sebawa loam, 0 to 2 percent slopes

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Know what's below. Call before you dig.



SCALE: 1"=30' JOB NO. 091121

OWNER/DEVELOPER: ANA DREAM, LLC 12345 HOWLAND PARK DRIVE PLYMOUTH, MI 48179 CONTACT: HADI SAEED

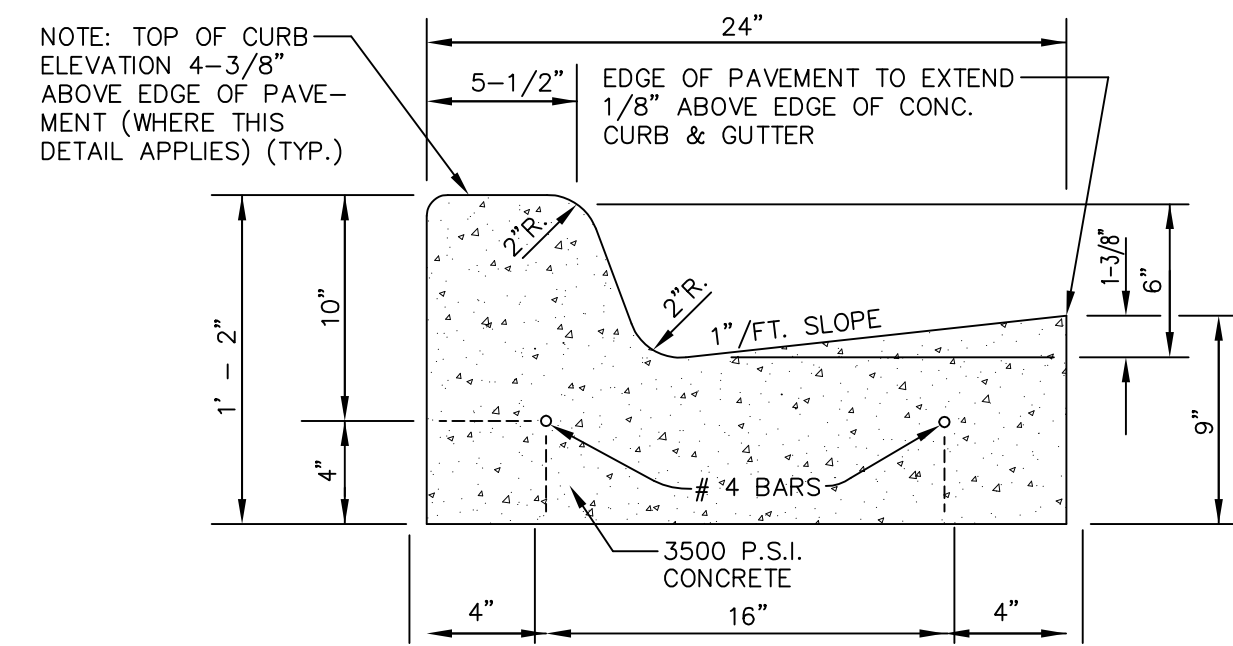
PART OF WEST 1/2, SECTION 34, T2N-R4W, ALBION CITY, CALHOUN CO, MI

BM CONSTRUCTION CONSULTANTS 2240 LAUDERDALE STREET FLINT, MICHIGAN 48532 PHONE: 810.423.5014 EMAIL: BMCONSTRUCTION@COMCAST.NET

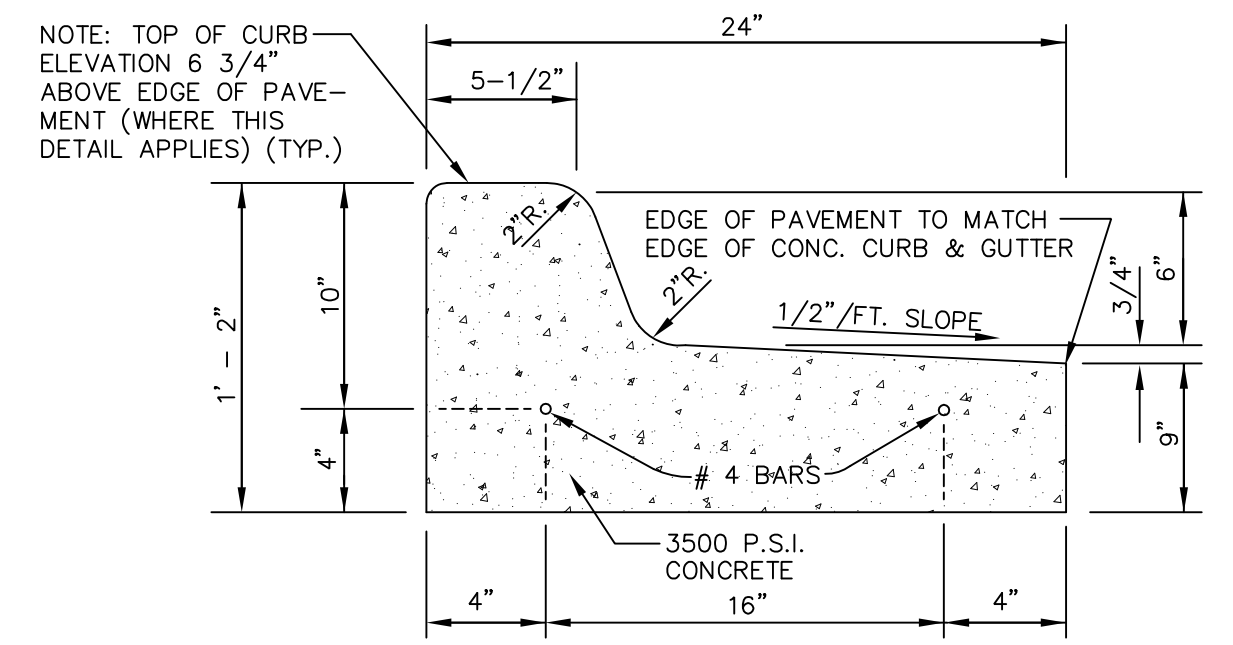
SOIL EROSION & SEDIMENTATION CONTROL PLAN FOR: PROPOSED MARIJUANA GROW FACILITY 923 BURSTEIN DRIVE, ALBION, MI 49224

Table with columns for REVISIONS, DRN. BY, J.R.B., DATE, and SHEET NO. (C-4).

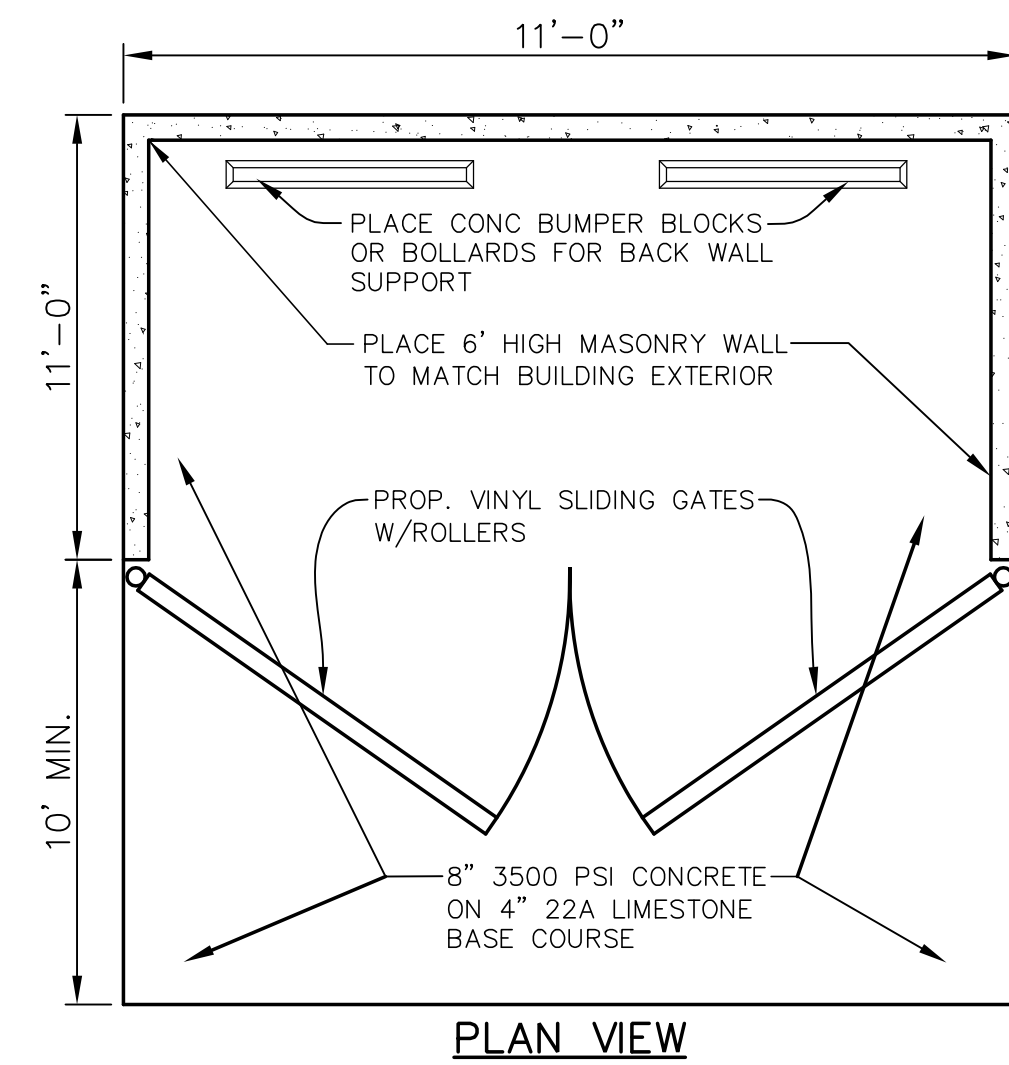
STANDARD CONSTRUCTION DETAILS & NOTES



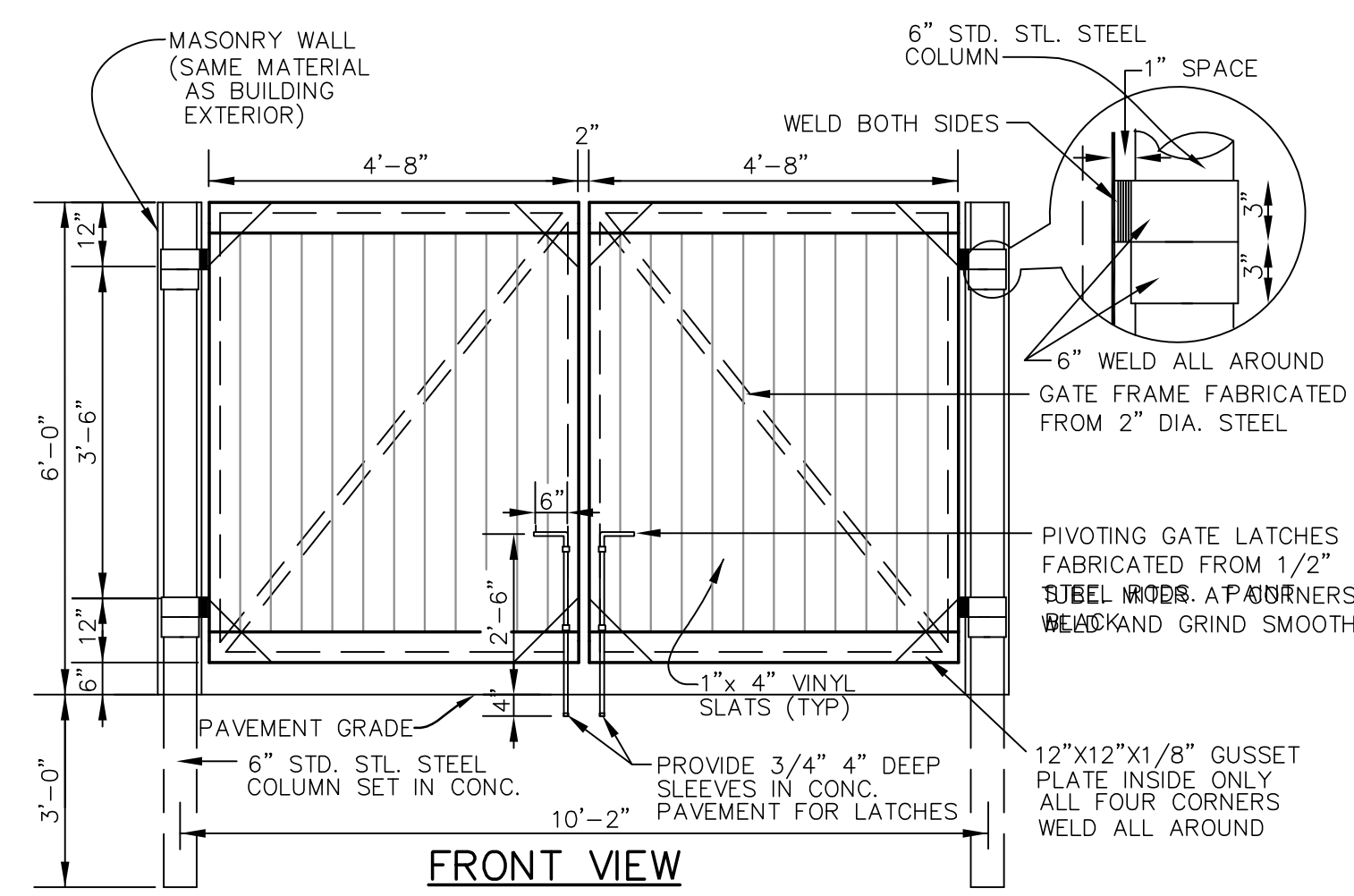
CONCRETE CURB & GUTTER DETAIL F4 (W/NORMAL GUTTER GRADE) APPLIES WHEN GRADE SLOPES TO



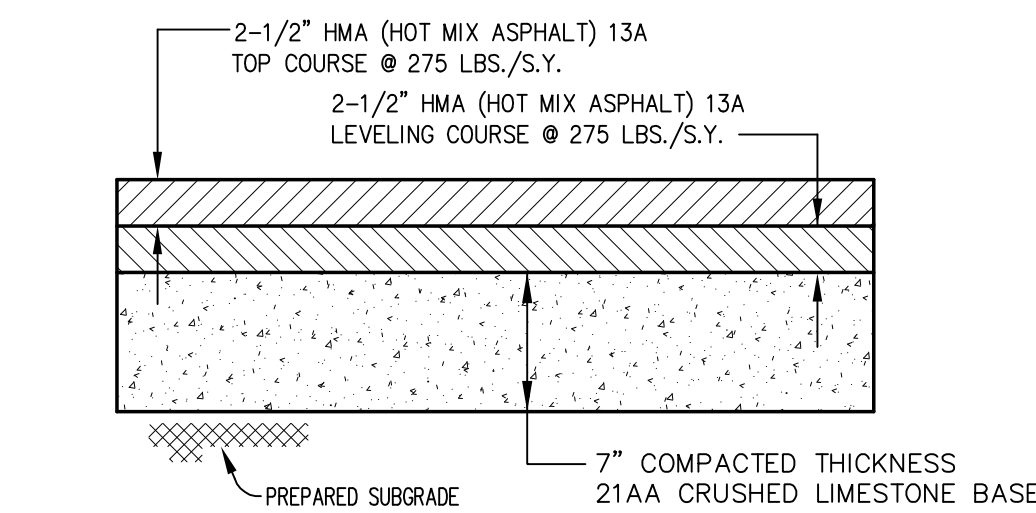
CONCRETE CURB & GUTTER DETAIL F4-MOD (W/REVERSE GUTTER GRADE) APPLIES WHEN GRADE SLOPES AWAY



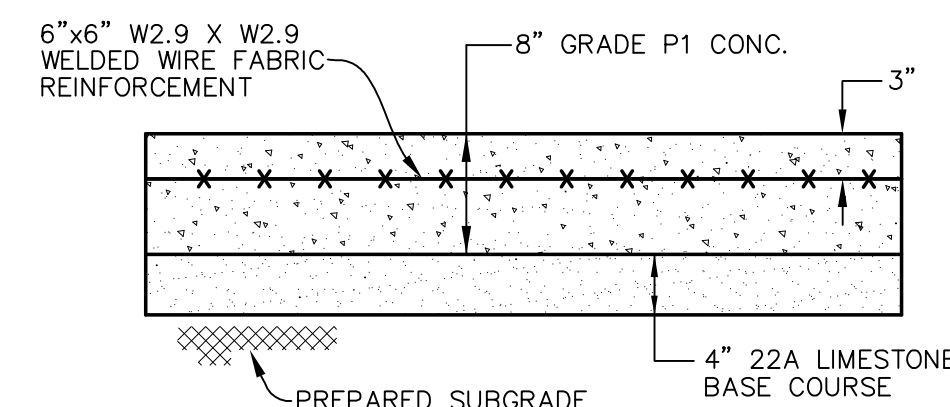
PLAN VIEW



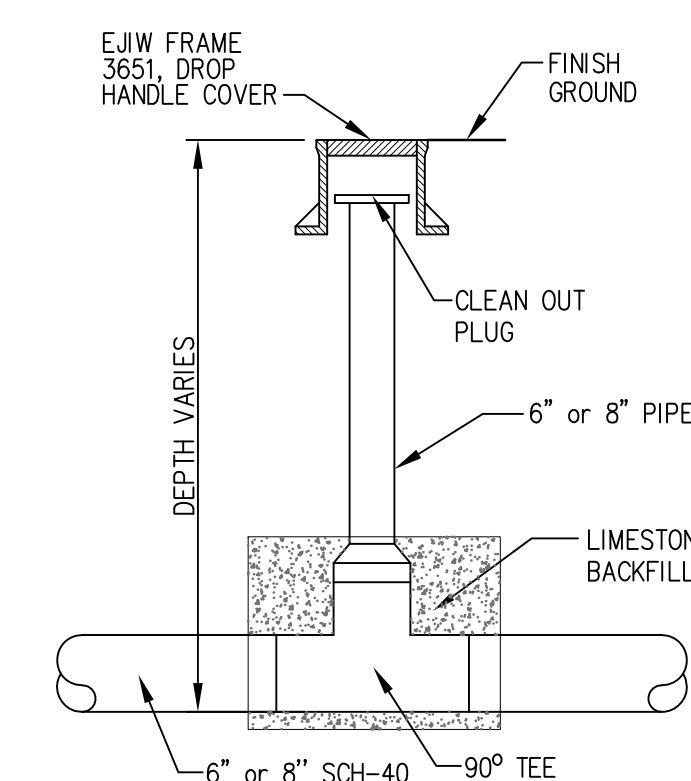
DUMPSTER ENCLOSURE DETAIL



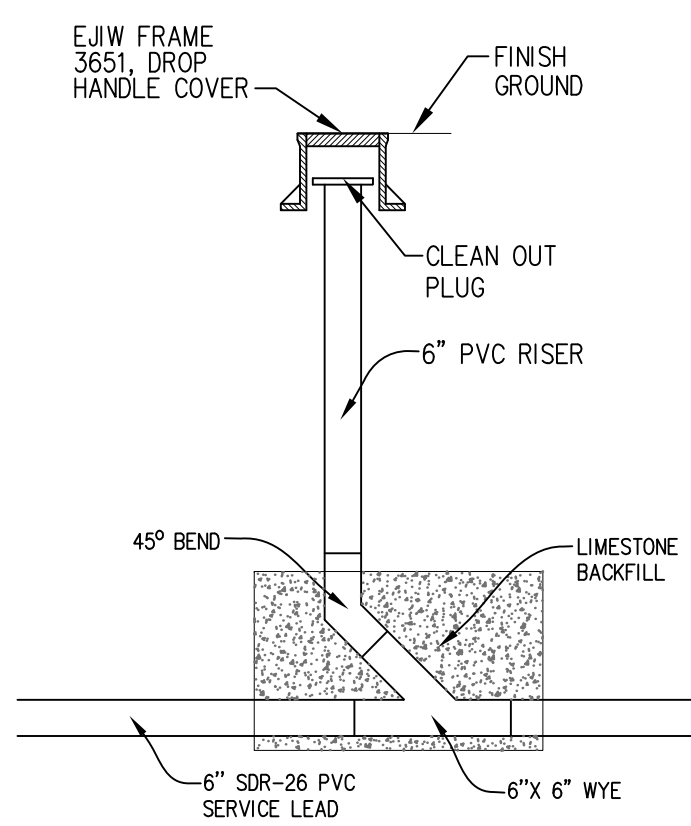
HEAVY DUTY APPROACH & PARKING LOT PAVEMENT X-SECTION



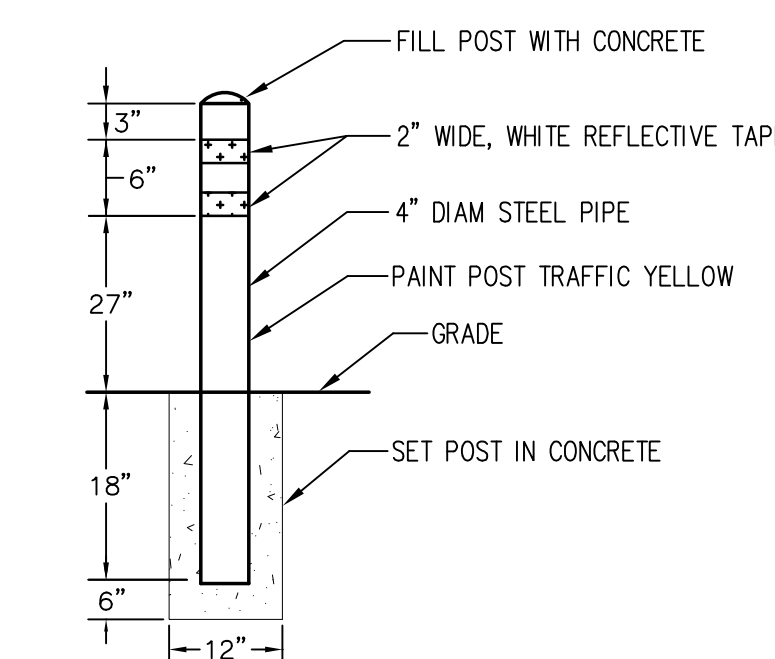
DUMPSTER ENCLOSURE CONCRETE PAVEMENT X-SECTION



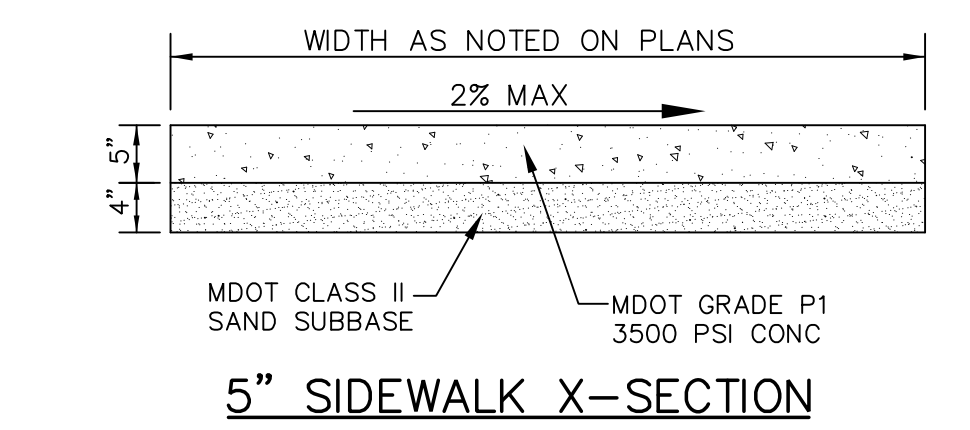
STORM CLEANOUT R.D. DETAIL



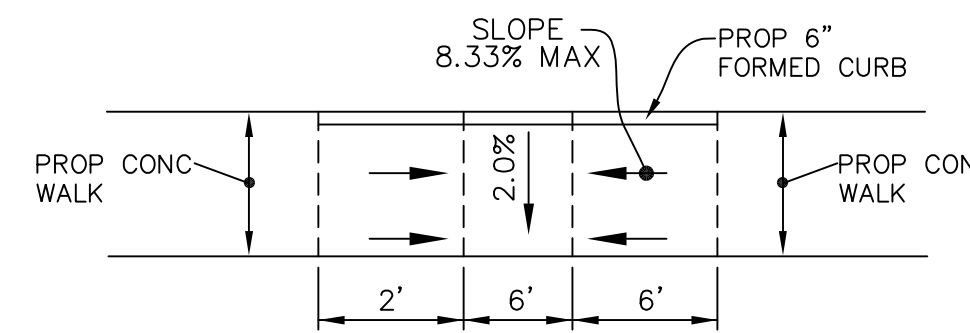
SANITARY CLEAN-OUT DETAIL



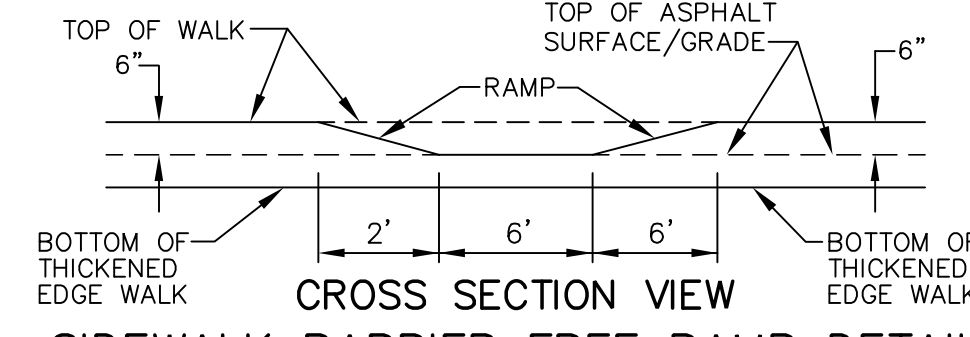
TYPICAL BOLLARD DETAIL



5" SIDEWALK X-SECTION



PLAN VIEW

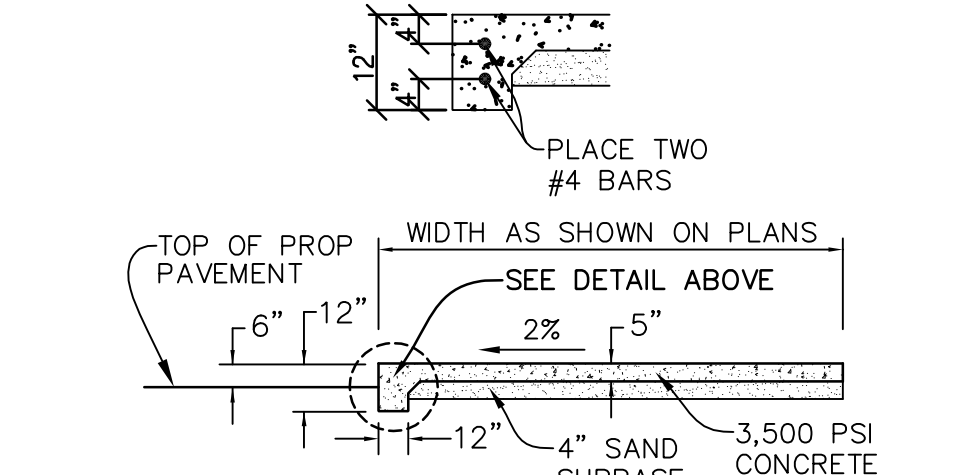


CROSS SECTION VIEW

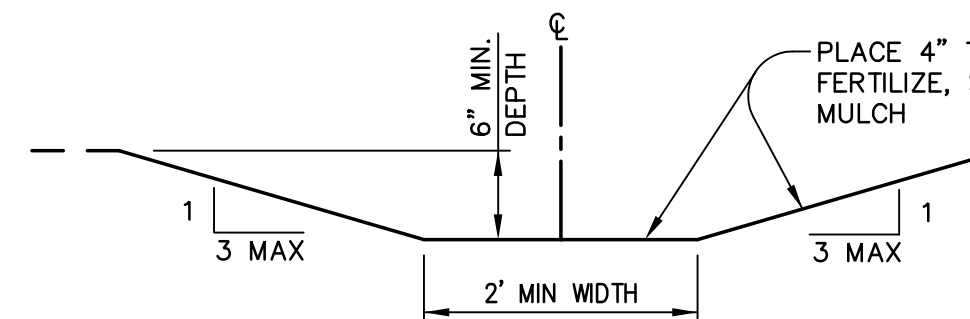
SIDEWALK BARRIER FREE RAMP DETAIL

ACCESS RAMP CONSTRUCTION NOTES

- RAMP SHALL HAVE A 12" WIDE BORDER WITH 1/4" X 1/4" GROOVES @ 3/4" O.C.
- THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SLIP-RESISTANT SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- RAMP CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- THE SIDEWALK RAMP CROSS SECTION SHALL BE A MINIMUM OF 5 INCHES OF 3500 PSI GRADE P1 CONCRETE ON A MINIMUM OF 4 INCHES OF CLASS II SAND SUBBASE.

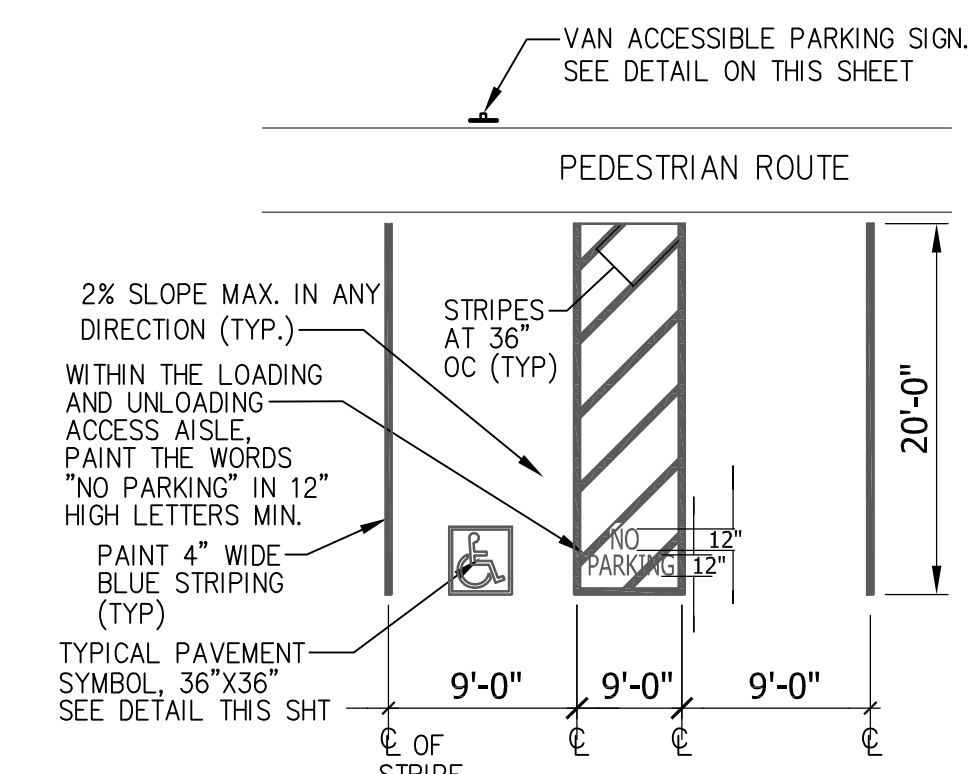


PROPOSED THICKENED EDGE SIDEWALK X-SECTION



DRAINAGE DITCH/SWALE X-SECTION

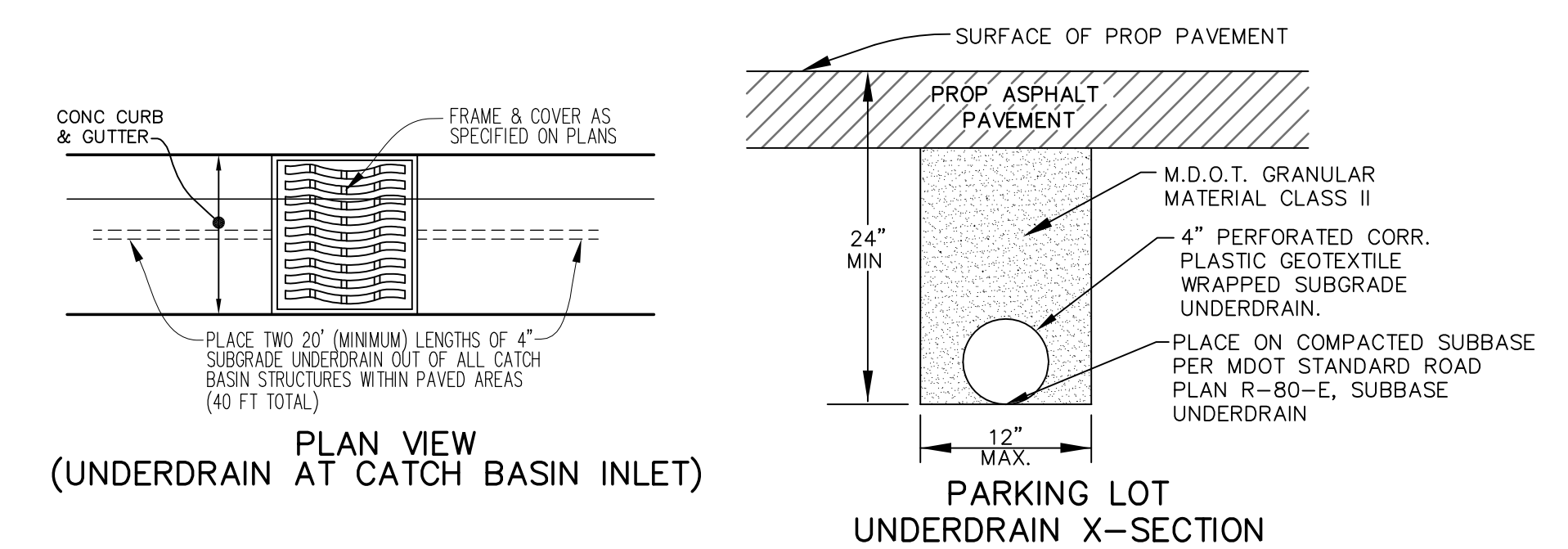
CONSTRUCT AT 0.50% MIN. SLOPE AT LOCATIONS SHOWN OR AS REQUIRED



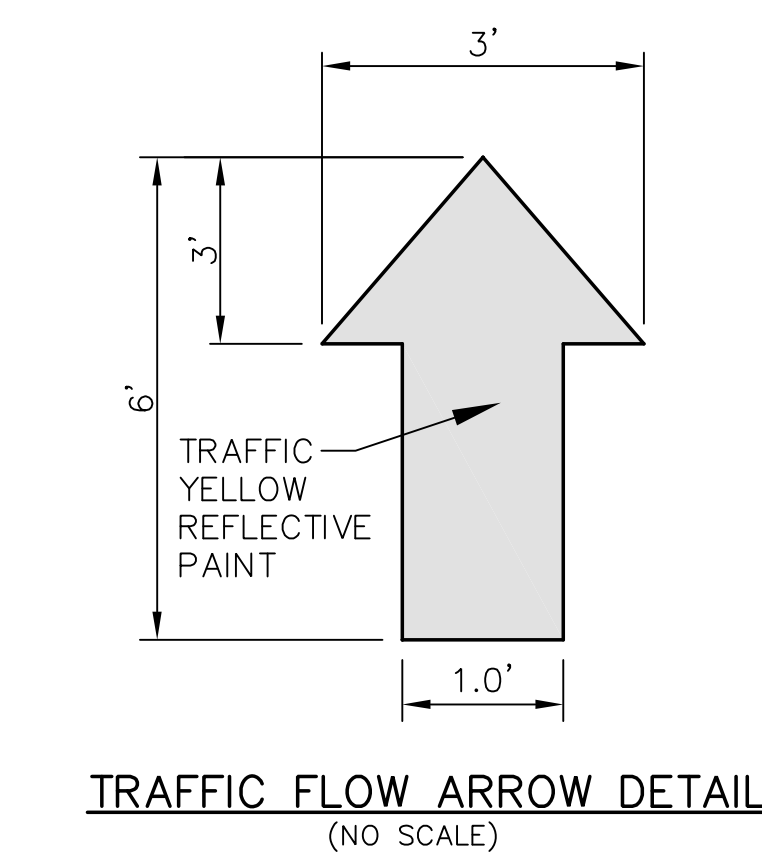
A.D.A. PARKING & REGULAR SPACE PAVEMENT MARKING LAYOUT DETAIL

GENERAL CONSTRUCTION NOTES:

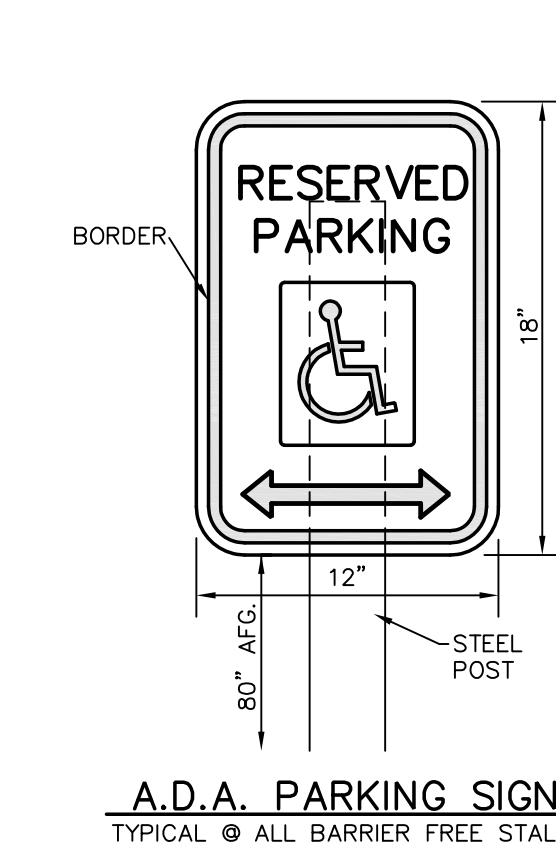
- ALL SITE CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE LATEST MDOT STANDARD ROAD PLANS, AND THE LATEST CITY OF ALBION ZONING ORDINANCE AND ENGINEERING DESIGN STANDARDS. COPIES OF ALL MDOT DOCUMENTS MAY BE OBTAINED FROM THEIR WEBSITE (WWW.MICHIGAN.GOV/MDOT)
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO GRADE THE SITE TO THE GRADES SHOWN ON THE PLANS OR SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, EMBANKMENT, AND THE FURNISHING AND PLACING OF ALL BORROW MATERIAL REQUIRED TO OBTAIN THE SPECIFIED GRADES, AND REMOVAL OF EXCESS EARTH MATERIAL.
- SUBGRADE PREPARATION: REMOVE ALL ROCKS, DEBRIS, VEGETATION AND TOPSOIL FROM THE AREA TO BE PAVED. SHAPE THE SUBGRADE TO PROPER ELEVATIONS FOR PLACEMENT OF THE PAVEMENT. COMPACT SUBGRADE TO NOT LESS THAN 95% OF MAXIMUM UNIT WEIGHT IN 9 INCH LIFTS IN ACCORDANCE WITH THE MODIFIED PROCTOR T-180 METHOD. THE CONTRACTOR SHALL UNDERCUT ANY UNSUITABLE SUBGRADE MATERIAL AND REPLACE IT WITH SUITABLE MATERIAL COMPACTED TO MINIMUM 95% OF MAX UNIT WEIGHT.
- ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF ALBION AND CALHOUN COUNTY CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE AND BONDS PRIOR TO CONSTRUCTION, INCLUDING THE PAYMENT OF ANY FEES, REQUIRED BY ANY FEDERAL, STATE, LOCAL, OR PRIVATE ORGANIZATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF SURPLUS OR WASTE MATERIAL.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLAN, AND SHALL MEET THE APPROVAL OF THE CALHOUN COUNTY DRAIN COMMISSIONER (CCDC) AND/OR CITY OF ALBION, SOIL EROSION CONTROL DEPARTMENT. CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT FROM THE CCDC-SEDC AND/OR CITY OF ALBION SOIL EROSION CONTROL DEPARTMENT (SESC).
- ALL LAWN OR TURF AREAS SHALL BE ESTABLISHED WITH TOPSOIL AND APPLICATION OF FERTILIZER, SEED AND MULCH IN ACCORDANCE WITH THE FOLLOWING RATES:
TOPSOIL SURFACE = MINIMUM 4 INCHES
CHEMICAL FERTILIZER NUTRIENT = 240 LBS/ACRE
CLASS A SEEDING = 120 LBS/ACRE
MULCH = 2 TONS/ACRE
ALL LANDSCAPE BEDS SHALL HAVE 18" OF TOPSOIL.
- ALL MATERIAL SHALL COMPLY WITH MDOT STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO PERFORMING WORK, AND SHALL OBTAIN ANY REQUIRED PERMITS OR APPROVALS PRIOR TO PERFORMING WORK.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG UTILITY PROTECTION SERVICE (1-800-482-7171) TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS AT THE CONTRACTORS EXPENSE.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION IN ORDER TO DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN THE EXISTING UTILITY AND THE PROPOSED CONSTRUCTION. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED AS BEING INCLUDED IN THE COST OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATIONS OF ALL UTILITIES IN SUFFICIENT TIME SUCH THAT ANY CONFLICTS CAN BE RESOLVED BEFORE WORK IS STARTED IN THAT PORTION OF THE PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE VARIOUS UTILITY OWNERS TO LOCATE, REMOVE AND REPLACE, OR RELOCATE THEIR FACILITIES. ALL COST FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO BIDDING THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE INCIDENTAL TO THE COST OF CONSTRUCTION.
- ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF THE PROPOSED WORK. BEFORE COMMENCING PAVING WORK, THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACES NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE HELD TO BE AN ACCEPTANCE OF THE SURFACES AND WORKING CONDITIONS BY THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS. ANY UNSTABLE LIMESTONE BASE OR ASPHALT PAVEMENT MUST BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR COST AS REQUIRED BY THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, TREES, BRUSH, FENCES, SLABS, DRIVEWAYS AND/OR SIDEWALKS THAT ARE AFFECTED BY THE PROPOSED WORK. VISIT SITE TO DETERMINE EXTENT OF REMOVAL WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.
- THE CONTRACTOR MUST PROVIDE ALL MEASURES REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY CITY OF ALBION AND IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED, AND SECTION 812 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR MUST PLACE PLASTIC DRUMS, TEMPORARY SIGNING, LIGHTED ARROWS, YELLOW CONSTRUCTION WARNING TAPE, AND ANY OTHER MEASURES REQUIRED TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- ALL PARKING SPACE LINES, CROSSWALKS, STOP BARS, & PAINTED ISLANDS SHALL BE MARKED WITH 4" WHITE REFLECTIVE PAINT. ALL HANDICAP PARKING SPACE LINES SHALL BE MARKED WITH 4" BLUE REFLECTIVE PAINT. HANDICAP SYMBOLS SHALL BE BLUE REFLECTIVE PAINT. ALL MATERIALS SHALL COMPLY WITH SECTION 811 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL TRAFFIC SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED, AND SECTION 810 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVEMENT. THE CONTRACTOR MUST PROPERLY REPAIR ANY DAMAGE CAUSED BY THEIR OPERATIONS AT THEIR COST AS REQUIRED BY THE OWNER AND/OR ENGINEER.



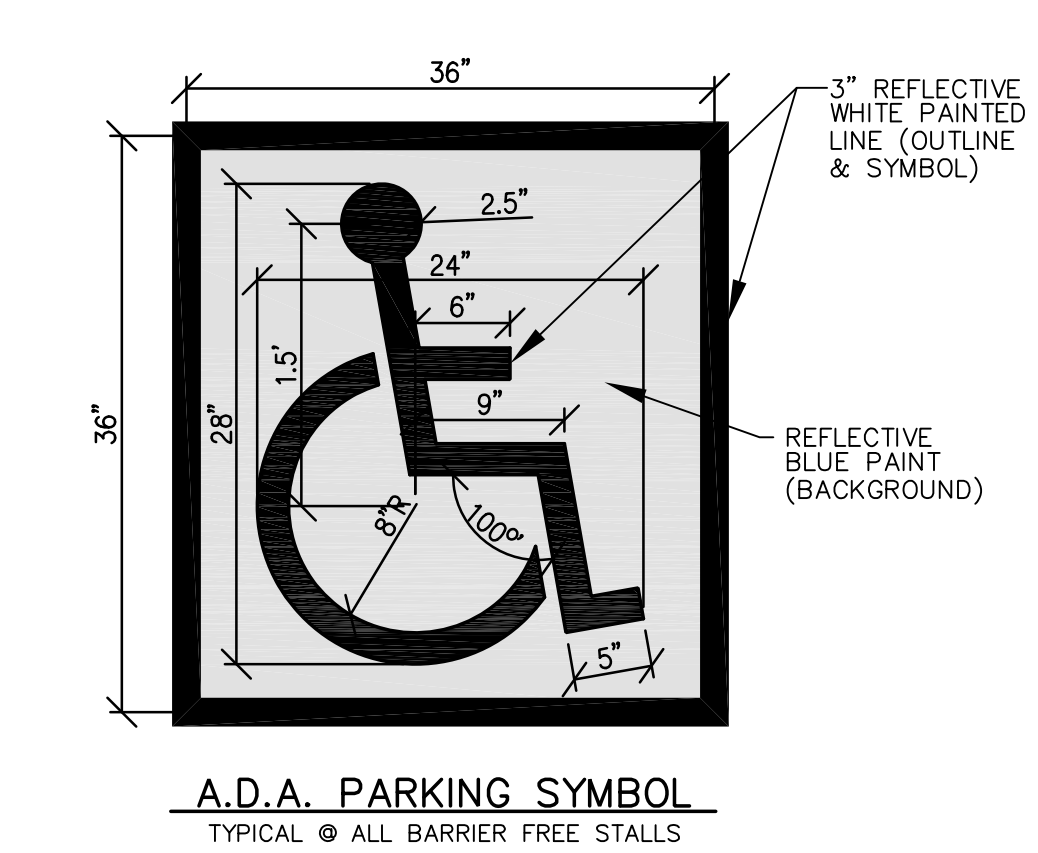
PARKING LOT UNDERDRAIN DETAILS SEE MDOT DETAIL R-80-E (SUBBASE UNDERDRAIN)



TRAFFIC FLOW ARROW DETAIL (NO SCALE)



A.D.A. PARKING SIGN TYPICAL @ ALL BARRIER FREE STALLS

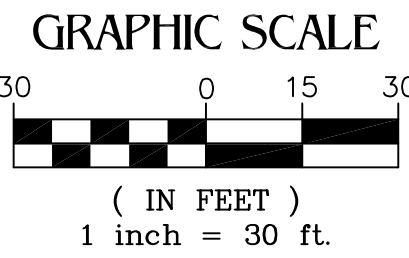
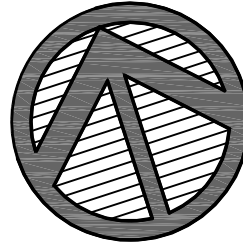


A.D.A. PARKING SYMBOL TYPICAL @ ALL BARRIER FREE STALLS

BNC - JOBS/091121/ANA/AMG/023 BURSTEIN - CONST DETL.DWG - C-5

| | | | | | | | | |
|----------------|--|--|------------------------|--|---|------------------|----------------------------|-------------------------|
| SCALE: NONE | OWNER/DEVELOPER: ANA DREAM, LLC 12345 HOWLAND PARK DRIVE PLYMOUTH, MI 9 48179 CONTACT: HADI SAEED | PART OF WEST 1/2, SECTION 34, T2N-R4W, ALBION CITY, CALHOUN CO, MI | BM CC | BM CONSTRUCTION CONSULTANTS 2240 LAUDERDALE STREET FLINT, MICHIGAN 48532 PHONE: 810.423.5014 EMAIL: BMCONSTRUCTION@COMCAST.NET | STANDARD CONSTRUCTION DETAILS & NOTES FOR: PROPOSED MARIHUANA GROW FACILITY 923 BURSTEIN DRIVE, ALBION, MI 49224 | REVISIONS | DRN. BY: J.R.B. 12.03.2021 | SHEET NO: C-5 |
| JOB NO. 091121 | | | | | | DSN BY: J.R.B. | | |
| | | | | | | CHK'D BY: J.B.M. | | |
| | | | | | | APPR BY: J.B.M. | | |

NORTH



LEGAL DESCRIPTION (AS PROVIDED):

PARCEL NO. 51-001-723-00
LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

EXISTING ZONING INFORMATION:

- 1) MINIMUM LOT SIZE = NONE SPECIFIED
2) MINIMUM LOT WIDTH = NONE SPECIFIED
3) FRONT SETBACK = 10 FEET
4) SIDE SETBACK = 10 FEET, 20 FEET COMBINED
5) REAR SETBACK = 10 FEET
6) MAXIMUM LOT COVERAGE = NONE
7) MAXIMUM HEIGHT = 3 STORIES OR 36 FEET

TRAFFIC IMPACT:

A TRAFFIC STUDY WAS NOT CONDUCTED BY THIS FIRM FOR THIS PROJECT.

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 280250289C WHICH BEARS AN EFFECTIVE DATE OF APRIL 4, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLAND AREAS ON THIS PROPERTY.

SEWER & WATER NOTES:

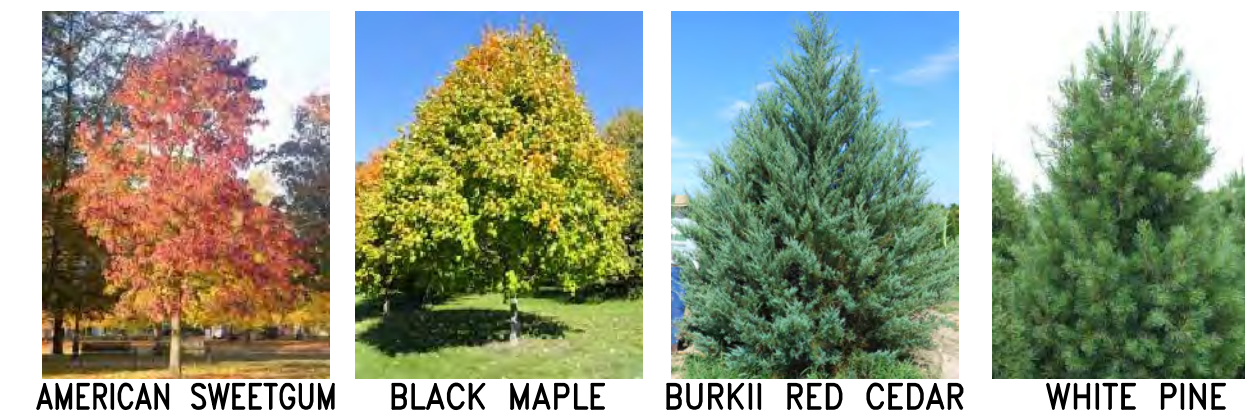
THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZER, TRUCKS, CONCRETE MIXER, GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

SITE LANDSCAPING PLAN

SHRUBS, BUSHES, & PERANNIALS



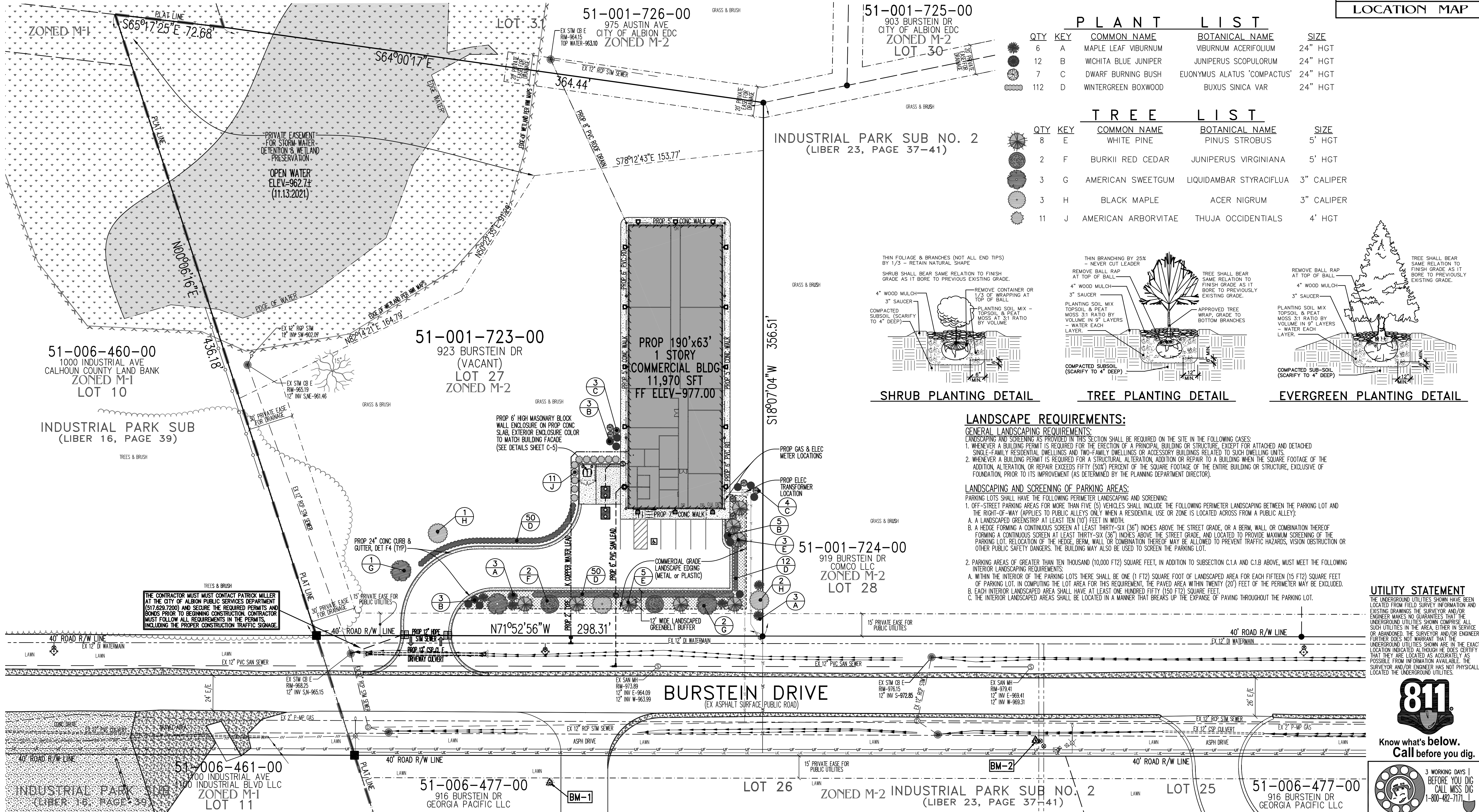
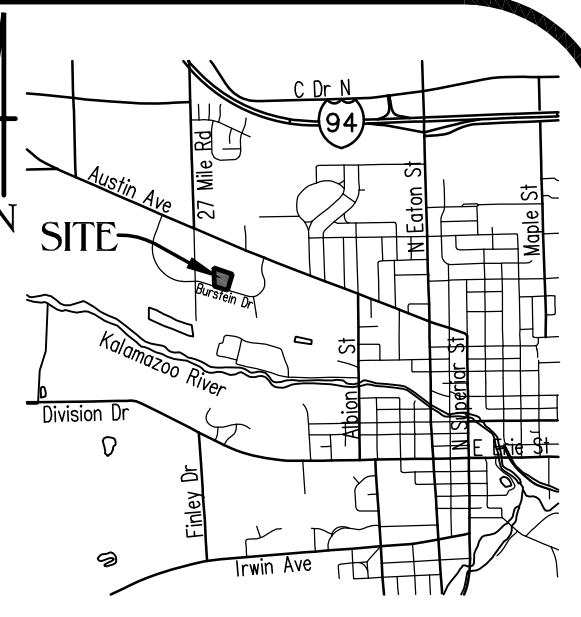
TREE TYPES



LEGEND

- PROP HEDGE ROW
PROP BUSHES OR SHRUBS
PROP LANDSCAPE EDGING
PROP LANDSCAPE BEDS (STONE OR MULCH BEDDING)
PROP CONIFEROUS TREES
PROP DECIDUOUS TREES
AMOUNT OF TREES/SHRUBS
TYPE OF TREE/SHRUB

LOCATION MAP

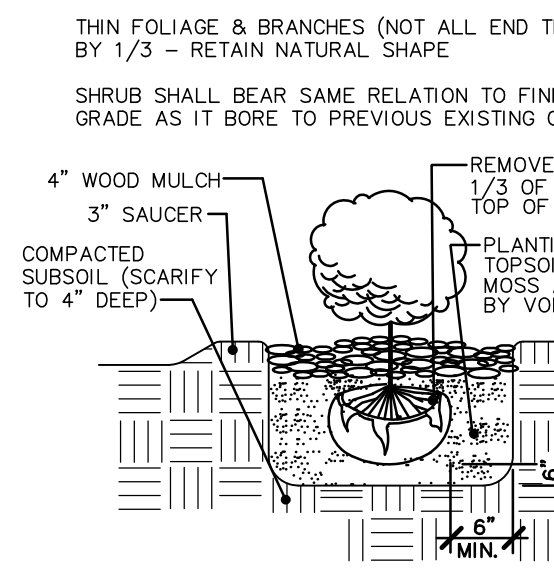


PLANT LIST

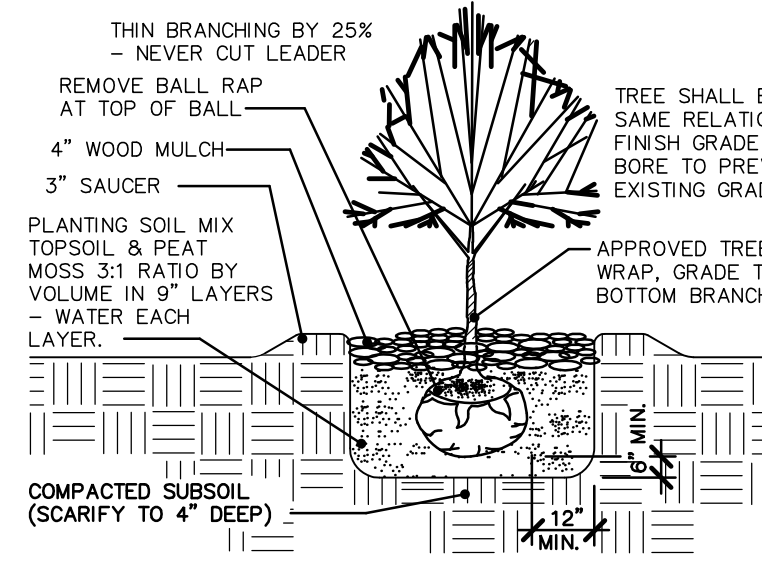
Table with columns: QTY, KEY, COMMON NAME, BOTANICAL NAME, SIZE. Lists quantities for Maple Leaf Viburnum, Wichita Blue Juniper, Dwarf Burning Bush, and Wintergreen Boxwood.

TREE LIST

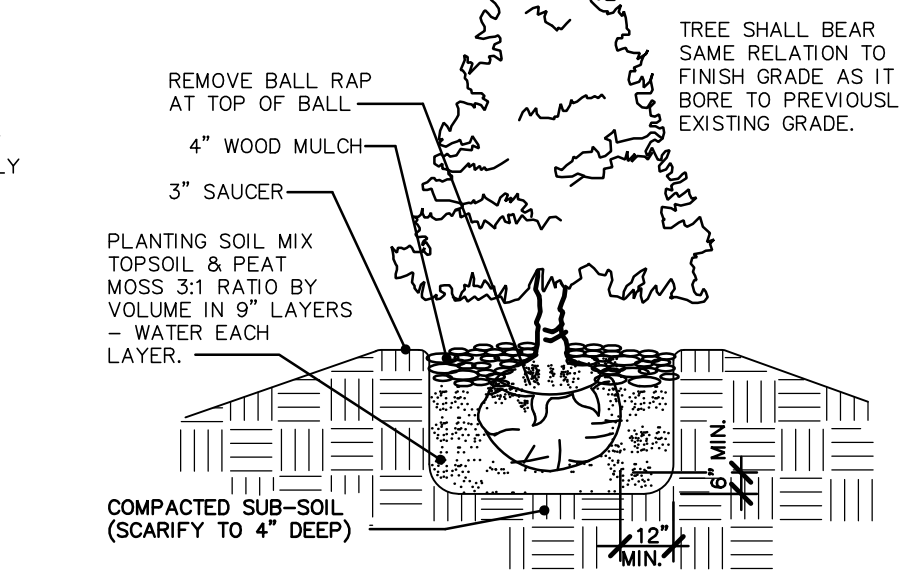
Table with columns: QTY, KEY, COMMON NAME, BOTANICAL NAME, SIZE. Lists quantities for White Pine, Burkii Red Cedar, American Sweetgum, Black Maple, and American Arborvitae.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL

LANDSCAPE REQUIREMENTS:

- GENERAL LANDSCAPING REQUIREMENTS:
1. WHENEVER A BUILDING PERMIT IS REQUIRED FOR THE ERECTION OF A PRINCIPAL BUILDING OR STRUCTURE...
2. WHENEVER A BUILDING PERMIT IS REQUIRED FOR A STRUCTURAL ALTERATION, ADDITION OR REPAIR...
LANDSCAPING AND SCREENING OF PARKING AREAS:
1. OFF-STREET PARKING AREAS FOR MORE THAN FIVE (5) VEHICLES...
2. PARKING AREAS OF GREATER THAN TEN THOUSAND (10,000 FT2) SQUARE FEET...

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS... THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...

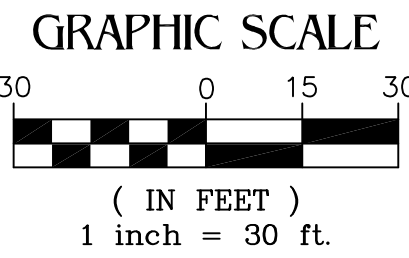
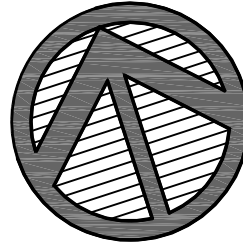


Know what's below. Call before you dig.



Project information block including scale (1"=30'), owner (Ana Dream, LLC), site address (923 Burstein Drive, Albion, MI), consultant (BM Construction Consultants), and revision table.

NORTH



LEGAL DESCRIPTION (AS PROVIDED):

PARCEL NO. 51-001-723-00
LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

EXISTING ZONING INFORMATION:

ACCORDING TO THE CITY OF ALBION ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED M-2 (HEAVY INDUSTRIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = NONE SPECIFIED
- 2) MINIMUM LOT WIDTH = NONE SPECIFIED
- 3) FRONT SETBACK = 10 FEET
- 4) SIDE SETBACK = 10 FEET, 20 FEET COMBINED
- 5) REAR SETBACK = 10 FEET
- 6) MAXIMUM LOT COVERAGE = NONE
- 7) MAXIMUM HEIGHT = 3 STORIES OR 36 FEET

TRAFFIC IMPACT:

A TRAFFIC STUDY WAS NOT CONDUCTED BY THIS FIRM FOR THIS PROJECT.

- FOR MEDICAL MARIJUANA ESTABLISHMENTS:
- 1) MINIMUM LOT AREA = NONE SPECIFIED
 - 2) FRONT SETBACK = 50 FEET
 - 3) SIDE SETBACK = 20 FEET
 - 4) REAR SETBACK = 30 FEET
 - 5) STRUCTURE HEIGHT = 3 STORIES OR 50 FEET
 - 6) (PER AIP STANDARDS)

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2602502089C WHICH BEARS AN EFFECTIVE DATE OF APRIL 4, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLAND AREAS ON THIS PROPERTY.

SEWER & WATER NOTES:

THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.

PROJECT NARRATIVE:

IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOUR, SMOKE, FUMES, NOISE, OR LIGHTS. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZER, TRUCKS, CONCRETE MIXER, GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

SITE LIGHTING PLAN

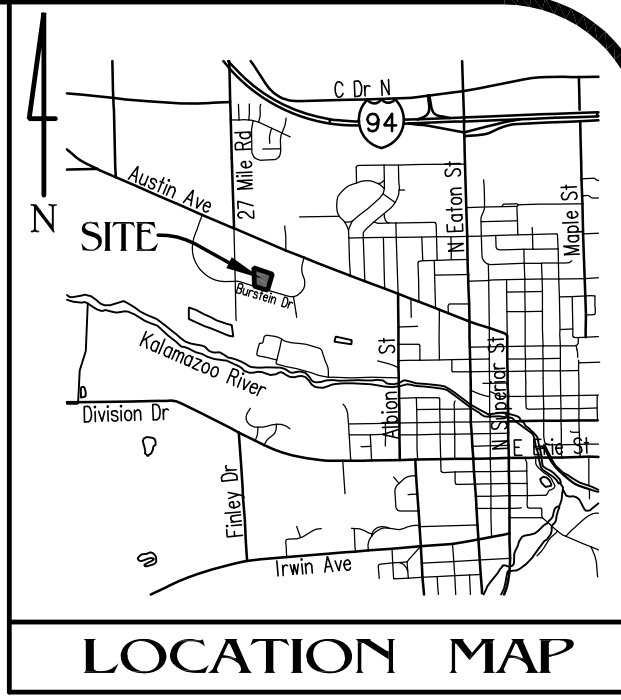
LIGHTING STATEMENTS:

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS, CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

LEGEND

| | | |
|-------------------------|-----|-------------------------------------|
| EX ROAD SIGNS | B/B | BACK TO BACK |
| EX UTILITY & LIGHT POLE | EX | EXISTING |
| EX OVERHEAD POWERLINES | 17 | PROP PARKING SPACE NO. |
| EX STREET LIGHT POLE | 18 | PROP BARRIER FREE (ADA) PARKING |
| EX PEDESTAL | 19 | PROP PAINTED TRAFFIC FLOW ARROW |
| EX BUILDING LINE | 20 | PROP WALL PACK LIGHT |
| EX GAS LINE | 21 | PROP CONCRETE AREAS |
| EX GAS/ELEC METER | 22 | PROP BUILDING AREA |
| EX STORM SEWER | 23 | PROP ASPHALT PARKING PAVEMENT |
| EX STORM MANHOLE | 24 | PROP HEAVY DUTY PAVEMENT |
| EX STORM CATCHBASINS | 25 | PROP STORM CATCHBASIN |
| EX SANITARY SEWER | 26 | PROP STORM DRAIN |
| EX SANITARY MANHOLE | 27 | PROP ROOF DRAINS |
| EX SANITARY CLEANOUT | 28 | PROP ROOF DRAIN CLEANOUT |
| EX WATERMAIN | 29 | PROP SANITARY CLEANOUT |
| EX FIRE HYDRANT | 30 | PROP SANITARY SEWER LEAD |
| EX WATER MANHOLE | 31 | PROP WATER SHUT-OFF VALVE |
| EX GATEVALVE | 32 | PROP WATER LEAD LINE |
| EX CHAIN LINK FENCE | 33 | PROP ELEC TRANSFORMER & BURIED LINE |
| EX WOOD FENCE | 34 | PROP GAS METER & BURIED LINE |
| EX TREE | 35 | |



LEGEND

- PROP 10' HIGH WALL PACK LIGHT (TYPE A)
- PROP 10' HIGH WALL PACK LIGHT (TYPE B)
- PROP Fc (FOOTCANDLE) GRID POINT
- PROP LIGHT FIXTURE TYPE

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Description | LLF | Arr Lum | Arr Watts |
|--------|-----|-------|-------------|---|-------|---------|-----------|
| ⬢ | 13 | A | SINGLE | LXT-WM2-PLD-II-43 WATT LED - 10' A.F.G. | 1.000 | 6,281 | 42.7 |
| ⬢ | 3 | B | SINGLE | LXT-WM2-PLD-II-65 WATT LED - 10' A.F.G. | 1.000 | 9,540 | 64.7 |

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------------------------------|--------------|-------|------|------|-----|---------|---------|
| OVERALL SITE POINTS AT GRADE 6'x6' | ILLUMINATION | Fc | 0.29 | 17.3 | 0.0 | N.A. | N.A. |
| ALONG PROPERTY LINE PERIMETER | ILLUMINATION | Fc | 0.09 | 1.6 | 0.0 | N.A. | N.A. |

SITE LIGHTING NOTES:

- ALL OUTDOOR LIGHTING IN ALL USE DISTRICTS OTHER THAN RESIDENTIAL DISTRICTS SHALL BE SHIELDED SO THE SURFACE OF THE SOURCE OF THE LIGHT SHALL NOT BE VISIBLE FROM ALL ADJACENT RESIDENTIAL DISTRICTS, ADJACENT RESIDENCES AND PUBLIC RIGHTS-OF-WAY.
- LIGHT FIXTURES WERE DESIGNED AND SHIELDED SO THAT LIGHT IS DIRECTED ONTO THE PARKING AREA AND DIRECTED AWAY FROM ADJACENT PROPERTY AND TRAFFIC.
- THE DESIGN AND STYLE OF FIXTURES (COLOR, SHAPE, STYLE, AND MATERIALS) SHALL MATCH OR COMPLEMENT THE STYLE AND MATERIALS OF THE BUILDINGS SERVED.
- ALL LIGHTING EXCEPT SECURITY LIGHTING SHALL BE ON A TIME-CLOCK OR PHOTO-SENSOR SYSTEM, AS APPROVED BY CITY OF ALBION.
- PARKING LOTS SHALL BE ILLUMINATED WITH A LIGHT-EMITTING DIODE (LED) OR OTHER CITY APPROVED LIGHTING SYSTEM. THE LIGHTING SYSTEM SHALL PROVIDE NOT LESS THAN ONE FOOTCANDLE OVERALL AVERAGE ILLUMINATION WITH A MINIMUM OF 0.5 FOOTCANDLES ON THE PARKING SURFACE.
- LIGHTING STANDARDS IN PARKING LOTS IN AND ADJACENT TO RESIDENTIAL ZONES SHALL NOT EXCEED SIXTEEN FEET (15') IN HEIGHT AS MEASURED FROM THE ADJACENT GRADE TO THE TOP OF THE LIGHT FIXTURE. THE TOTAL LIGHT CUTOFF ANGLE MAY BE NO GREATER THAN 85 DEGREES. ILLUMINATION SHALL NOT BE OF A FLASHING, MOVING OR INTERMITTENT TYPE. ALL ILLUMINATION SHALL BE CONSTANT IN INTENSITY AND COLOR AT ALL TIMES WHEN IN USE.
- PARKING LOT LIGHTS MUST BE FULL CUT OFF TYPE FIXTURES AND LAMPS MUST BE SHIELDED TO PREVENT LIGHT TRESPASS OR GLARE. A WHITE LIGHT SOURCE SHOULD BE USED FOR THE WALL MOUNTED LIGHTS, SUCH AS INCANDESCENT, METAL HALIDE, OR OTHER LAMPS WITH A COLOR RENDERING INDEX OF AT LEAST 70. MAXIMUM LIGHT LEVELS MUST BE LESS THAN OR EQUAL TO 2.0 FOOTCANDLE BEYOND A PROPERTY LINE, ADJACENT TO COMMERCIAL OR INDUSTRIAL.
- SEE THIS SHEET FOR LIGHT FIXTURE DETAILS. THE BUILDING WALLPACK LIGHTS SHALL BE INSTALLED AT 10 FEET ABOVE GRADE, AS NOTED. THE CONTRACTOR SHALL CONTACT MISS DIG 72 HOURS PRIOR TO CONSTRUCTION TO VERIFY IF ANY UNDER GROUND UTILITIES WILL BE IN DIRECT CONFLICT.



LXT-WM2-PLD-II-43 WATT LED LIGHT FIXTURE ON BUILDING TYPE A - 10' FROM FINISH GRADE



LXT-WM2-PLD-II-65 WATT LED LIGHT FIXTURE ON BUILDING TYPE B - 10' FROM FINISH GRADE

UTILITY STATEMENT

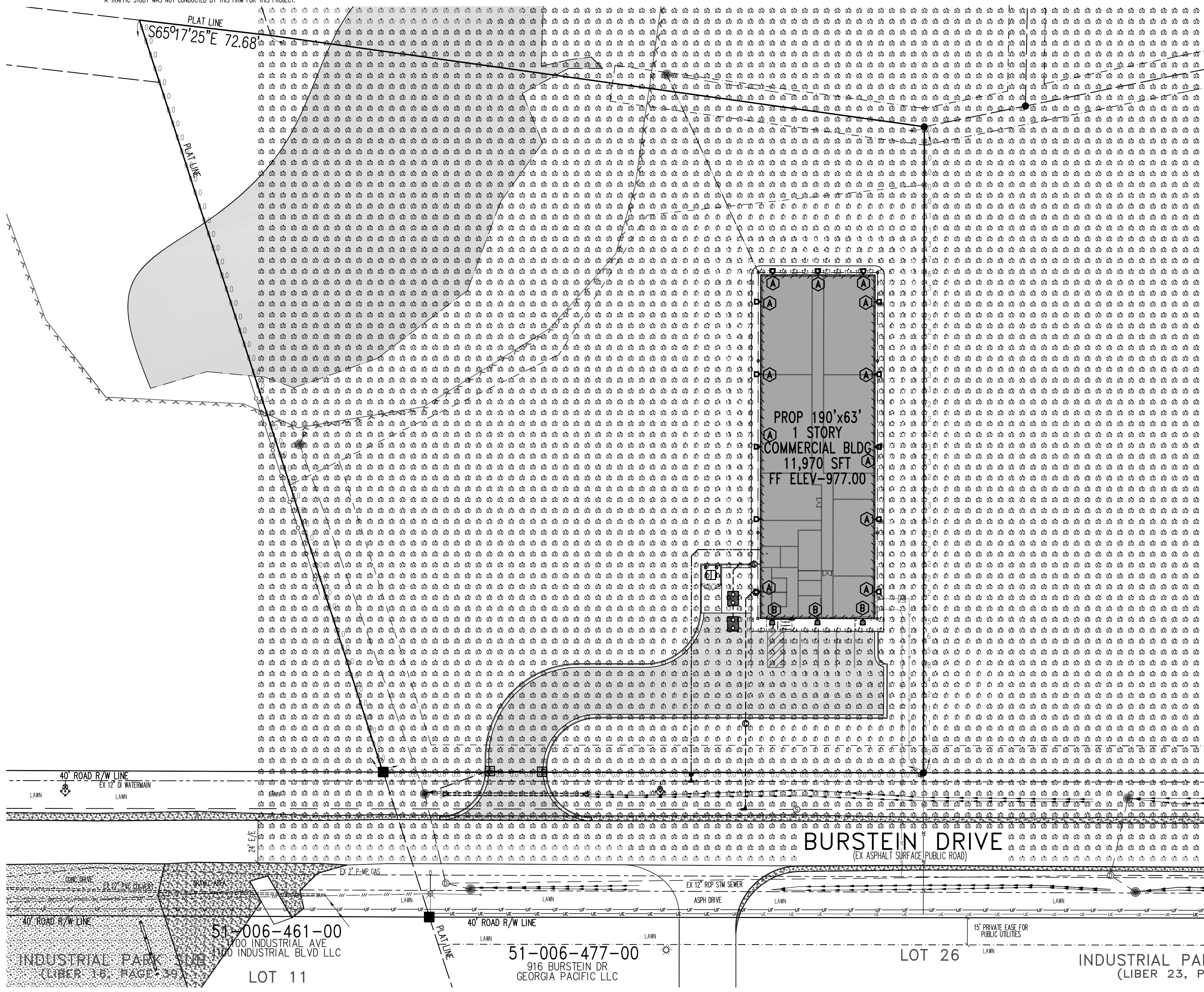
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Know what's below. Call before you dig.

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CALL MISS DIG
1-800-482-7171

(TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES



BMCC - DGS/091121/ANA/AMG/023 - BURSTEIN - LIGHTING PLANING - C-7

SCALE: 1"=30'
JOB NO. 091121

OWNER/DEVELOPER:
ANA DREAM, LLC
12345 HOWLAND PARK DRIVE
PLYMOUTH, MI 48179
CONTACT: HADI SAEED

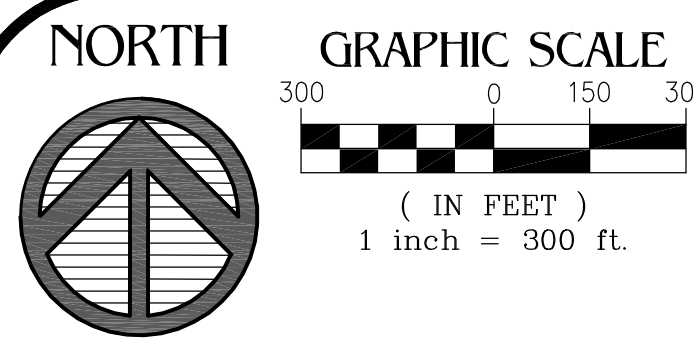
PART OF WEST 1/2,
SECTION 34, T2N-R4W,
ALBION CITY, CALHOUN CO, MI



BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL: BMCONSTRUCTION@COMCAST.NET

**SITE LIGHTING PLAN FOR:
PROPOSED MARIJUANA GROW FACILITY**
923 BURSTEIN DRIVE, ALBION, MI 49224

| REVISIONS | DRN. BY: | J.R.B. | 12.03.2021 | SHEET NO: |
|------------|-----------|--------|------------|-----------|
| 01.15.2022 | DSN BY: | J.R.B. | " | C-7 |
| | CHK'D BY: | J.B.M. | " | |
| | APPR BY: | J.B.M. | " | |



LEGAL DESCRIPTION (AS PROVIDED):
PARCEL NO. 51-001-723-00
 LOT 27, INDUSTRIAL PARK SUBDIVISION #2, AS RECORDED IN LIBER 23, PAGES 37-41, C.C.R. PART OF THE WEST HALF, SECTION 34, T2S-R4W, CITY OF ALBION, CALHOUN COUNTY, MICHIGAN

**PROXIMITY MAP OF ADJACENT PROPERTY ZONING FOR:
 PROPOSED MARIHUANA GROW FACILITY
 923 BURSTEIN DRIVE, ALBION, MI 49224**

PURPOSE OF THIS PLAN:
 THE PURPOSE OF THIS DRAWING IS TO SHOW THE DISTANCE/LOCATION (WITHIN 500 FEET) TO THE NEAREST PUBLIC OR PRIVATE ELEMENTARY, LICENSED CHILD CARE FACILITY, VOCATIONAL OR SECONDARY SCHOOL, (WITHIN 250 TO 500 FEET) FROM A PUBLICLY OWNED PARK OR PLAYGROUND, A CHURCH OR PLACE OF WORSHIP, AND/OR RESIDENTIAL ZONING DISTRICT. THE DISTANCE SHALL BE MEASURED AS THE DISTANCE ALONG A STRAIGHT LINE BEGINNING AT THE NEAREST POINT TO THE BUFFERED USE ON THE PARCEL LINE OF THE PARCEL UPON WHICH A MARIHUANA GROW CENTER IS PROPOSED, TO THE NEAREST POINT ON THE PARCEL LINE OF THE PARCEL UPON WHICH THE BUFFERED USE IS LOCATED.

SEC. 22-207. - MINIMUM OPERATIONAL STANDARDS OF GROWER FACILITY.

- The following minimum standards for a grower facility shall apply:
- (a) The grower facility shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, the Medical Marihuana Facilities Licensing Act, and the general rules of the department of licensing and regulatory affairs, as they may be amended from time to time.
 - (b) The premises shall be open for inspection upon probable cause that a violation of this chapter has occurred during the stated hours of operation and at such other times as anyone is present on the premises.
 - (c) Any grower facility shall maintain a log book and/or database indicating the number of marihuana plants. Each marihuana plant will be tagged as required by the MMA and Medical Marihuana Facilities Licensing Act.
 - (d) All marihuana shall be contained within an enclosed locked facility. All operations shall be conducted within the facility so as not to be exposed to the public and all operations are expressed prohibited from being conducted outside the facility or outdoors.
 - (e) All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the structure in which electrical wiring, lighting and/or watering devices that support the grower, growing or harvesting of marihuana are located.
 - (f) That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Albion Department of Public Safety to ensure compliance with the Michigan Fire Protection Code.
 - (g) The dispensing of marihuana at the grower facility shall be prohibited.
 - (h) All persons working in direct contact with marihuana shall conform to hygienic practices while on duty, including but not limited to: 1. Maintaining adequate personal cleanliness; 2. Washing hands thoroughly in adequate hand washing areas before starting work and at any other time when the hands may have become soiled or contaminated; 3. Refraining from having direct contact with marihuana if the person has or may have an illness, open lesion, including boils, sores or infected wounds, or any other abnormal source of microbial contamination, until the condition is corrected.
 - (i) Litter and waste shall be properly removed and the operating systems for waste disposal are maintained in an adequate manner so that they do not constitute a source of contamination in areas where marihuana is exposed.
 - (j) Floors, walls and ceilings shall be constructed in such a manner that they may be adequately cleaned and kept clean and in good repair.
 - (k) There shall be adequate screening or other protection against the entry of pests. Rubbish shall be disposed of so as to minimize the development of odor and minimize the potential for the waste development of odor and minimize the potential for waste becoming an attractant, harborage or breeding places for pests.
 - (l) Any buildings, fixtures and other facilities shall be maintained in a sanitary condition.
 - (m) Each grower facility shall provide its occupants with adequate and readily accessible toilet facilities that are maintained in a sanitary condition and good repair.
 - (n) Marihuana that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms.
 - (o) The grower facility shall be free from infestation by insects, rodents, birds, or vermin of any kind.
 - (p) Exterior signage or advertising identifying the facility as a grower facility shall be prohibited.
 - (q) Odor control - No person, tenant, occupant, or property owner shall permit the emission of marihuana odor from any source to result in detectable odors that leave the premises upon which they originated and interfere with the reasonable and comfortable use and enjoyment of another's property. Whether or not a marihuana odor emission interferes with the reasonable and comfortable use and enjoyment of a property shall be measured against the objective standards of a reasonable person of normal sensitivity. A grower or processor shall install and maintain in operable condition a system which precludes the emission of marihuana odor from the premises.
 - (1) A plan for ventilation of the medical marihuana facility that describes the ventilation systems that will be used to prevent any odor of medical marihuana off the premises of the business. For medical marihuana facilities that grow medical marihuana plants, such plan shall also include all ventilation systems used to control the environment for the plants and describe how such systems operate with the systems preventing any odor leaving the premises. For medical marihuana infused products, such plan shall also include all ventilation systems used to mitigate noxious gases or other fumes used or created as part of the production process.
 - (2) Cultivated, produced, or distributed by a medical marihuana business. A medical marihuana business shall be ventilated so that the odor of marihuana cannot be detected by a person with a normal sense of smell at the exterior of the medical marihuana business or at any adjoining use or property.
 - (3) Sufficient measures and means of preventing smoke, odor, debris, dust, fluids and other substances from exiting a marihuana commercial entity must be provided at all times. In the event that any odors, debris, dust, fluids or other substances exit a marihuana commercial entity, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.

SEC. 22-211. - LOCATION OF GROWER FACILITY, SAFETY COMPLIANCE FACILITY, PROCESSOR FACILITY, PROVISIONING CENTER, AND SECURE TRANSPORTER.

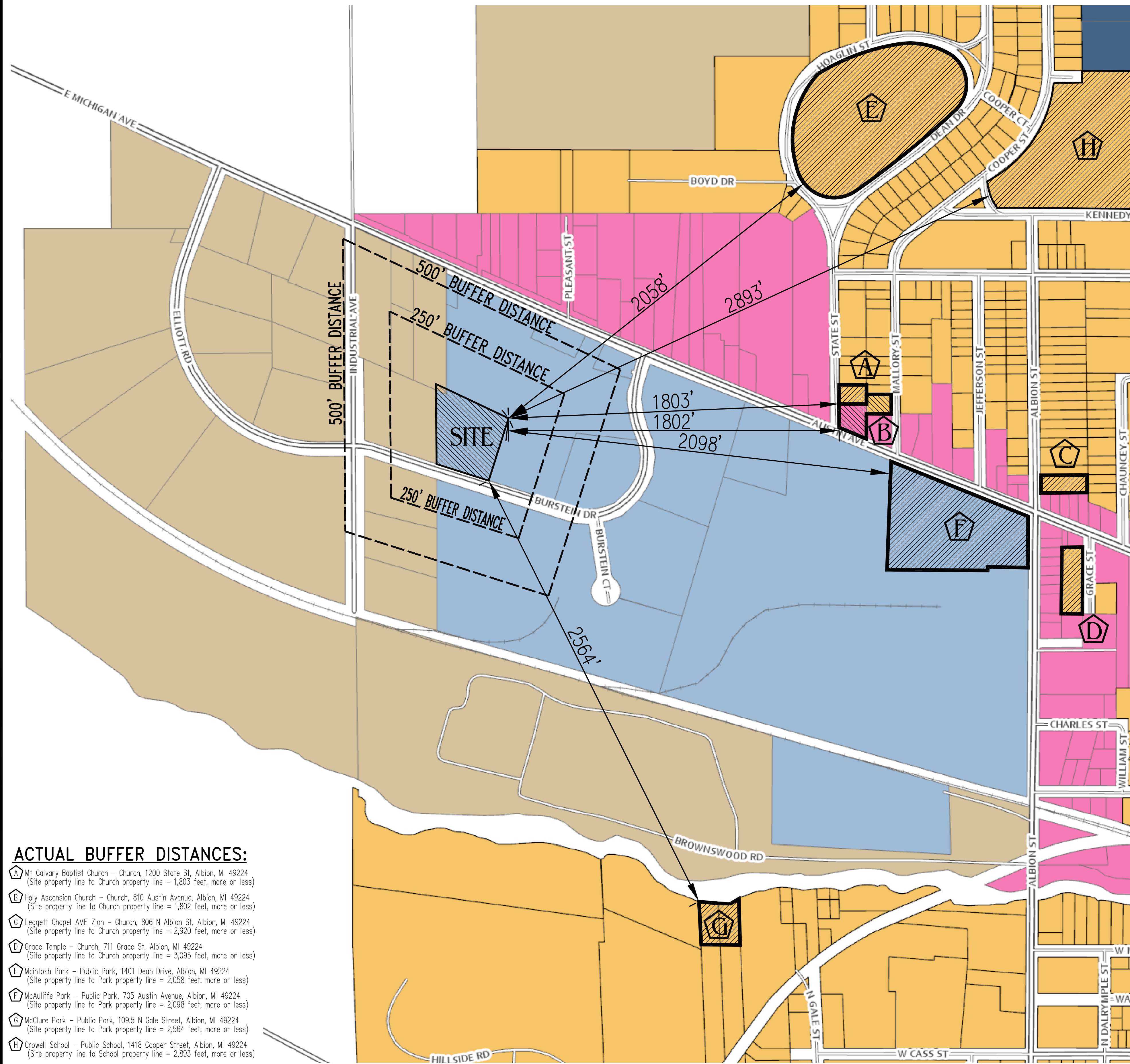
- (a) No grower facility, safety compliance facility, processor facility, provisioning center or secure transporter shall be located within 500 feet of real property comprising a public or private elementary, licensed child care facility, vocational or secondary school.
 - (b) No grower facility, safety compliance facility, processor facility, provisioning center, or secure transporter shall be located within 250 feet of real property comprising a public park. Any grower facility, safety compliance facility, processor facility or secure transporter located more than 250 feet but less than 500 feet of real property comprising a public park shall be surrounded by a fence as required by city ordinance. The fence requirement contained herein may be waived if the city deems a fence to be impractical with the location of the facility and if the facility has other adequate security measures to ensure the security of the premises and safety of the public.
 - (c) No grower facility, safety compliance facility, processor facility, provisioning center, or secure transporter shall be located within 250 feet of real property comprising a place of religious worship. Any grower facility, safety compliance facility, processor facility or secure transporter located more than 250 feet but less than 500 feet of real property comprising a place of religious worship shall be surrounded by a fence as required by ordinance. The fence requirement contained herein may be waived if the city deems a fence to be impractical with the location of the facility and if the facility has other adequate security measures to ensure the security of the premises and safety of the public.
 - (d) No provisioning center shall be located within 250 feet of any residential zoning district of the city. Any provisioning center located more than 250 feet but less than 500 feet of any residential zoning district shall be surrounded by a fence as required by ordinance. The fence requirement contained herein may be waived if the city deems a fence to be impractical with the location of the facility and if the facility has other adequate security measures to ensure the security of the premises and safety of the public.
- All grower facilities shall be limited to the M-1-P, M-2, and M-2-P zoning districts. Safety compliance facilities shall be limited to the B-3, M-1-P, M-2, and M-2-P zoning districts. Secure transporters shall be limited to the B-3, M-1-P, M-2, and M-2-P zoning districts. Processor facilities and provisioning centers shall be limited to B-3, M-1-P, M-2, and M-2-P zoning districts.

ADDITIONAL NOTES AND SITE DATA:

- THERE ARE NO EXISTING PUBLIC SCHOOL PROPERTIES OR LICENSED DAY CARE FACILITIES WITHIN 500 FEET OF THE BOUNDARIES OF THE PROPOSED REGULATED USE SITE.
- THERE ARE NO EXISTING PUBLIC PARKS OR PUBLIC PLAYGROUNDS WITHIN 500 FEET OF THE BOUNDARIES OF THE PROPOSED REGULATED USE SITE.
- THERE ARE NO PLACES OF WORSHIP WITHIN 500 FEET OF THE BOUNDARIES OF THE PROPOSED REGULATED USE SITE.
- THERE ARE NO RESIDENTIALLY ZONED PROPERTIES WITHIN 500 FEET OF THE BOUNDARIES OF THE PROPOSED REGULATED USE SITE.

ZONING

- R-1
- R-2
- MU
- CBD
- C
- CDD
- M-1
- M-2



ACTUAL BUFFER DISTANCES:

- A Mt. Calvary Baptist Church - Church, 1200 State St, Albion, MI 49224 (Site property line to Church property line = 1,803 feet, more or less)
- B Holy Ascension Church - Church, 810 Austin Avenue, Albion, MI 49224 (Site property line to Church property line = 1,802 feet, more or less)
- C Leggett Chapel AME Zion - Church, 806 N Albion St, Albion, MI 49224 (Site property line to Church property line = 2,920 feet, more or less)
- D Grace Temple - Church, 711 Grace St, Albion, MI 49224 (Site property line to Church property line = 3,095 feet, more or less)
- E Meintosh Park - Public Park, 1401 Dean Drive, Albion, MI 49224 (Site property line to Park property line = 2,058 feet, more or less)
- F McAuliffe Park - Public Park, 705 Austin Avenue, Albion, MI 49224 (Site property line to Park property line = 2,098 feet, more or less)
- G McClure Park - Public Park, 109.5 N Gale Street, Albion, MI 49224 (Site property line to Park property line = 2,564 feet, more or less)
- H Crowell School - Public School, 1418 Cooper Street, Albion, MI 49224 (Site property line to School property line = 2,893 feet, more or less)

BMCC - JOBS/091121/ANA/MWG/923 BURSTEIN - PROXIMITY MAP PLANDWG - PROX

SCALE: 1"=300'
 JOB NO. 091121

OWNER/DEVELOPER:
ANA DREAM, LLC
 12345 HOWLAND PARK DRIVE
 PLYMOUTH, MI 9 48179
 CONTACT: HADI SAEED

PART OF WEST 1/2,
 SECTION 34, T2N-R4W,
 ALBION CITY, CALHOUN CO, MI

BM
CC
BM CONSTRUCTION CONSULTANTS
 2240 LAUDERDALE STREET
 FLINT, MICHIGAN 48532
 PHONE: 810.423.5014
 EMAIL: BMCONSTRUCTION@COMCAST.NET

**PROXIMITY MAP OF ADJACENT PROPERTIES FOR:
 PROPOSED MARIHUANA GROW FACILITY
 923 BURSTEIN DRIVE, ALBION, MI 49224**

| REVISIONS | DRN. BY: | J.R.B. | 01.15.2022 | SHEET NO: |
|-----------|-----------|--------|------------|-------------|
| | DSN BY: | J.R.B. | " | PROX |
| | CHK'D BY: | J.B.M. | " | |
| | APPR BY: | J.B.M. | " | |

memo



Albion Economic Development Corporation

To: Albion EDC Board of Directors

From: Amy Deprez, President

CC:

Date: February 24, 2022

Re: Briefing Memo – Recommendation to Declare Director Barclay’s Seat Vacant

On February 8th, the Director Ray Barclay advised the EDC that he had accepted a position and would be leaving Albion College. Attached please find the email notification and the article announcing the new position.

It is my belief that Barclay was approved to the EDC Board of Directors because of his position at Albion College. Historically, the EDC Board has had a representative from the College, as one of the largest community partners in Albion. To date, I have not received an official letter of resignation, and since the next EDC meeting where the vacancy could be declared won’t be until April 7th, I felt it was important to keeping a full and active Board of Directors to declare the vacancy at the rescheduled February 2022 meeting.

The Bylaws allow for vacancies to be declared for various reasons, see the excerpt below.

Section 4. *Vacancies and Removal of Directors.* A seat shall become vacant at the expiration of the term of the incumbent and when his or her successor is appointed and qualified, or upon:

- A. the death of the incumbent;
- B. a resignation when accepted by the board;
- C. the incumbent’s ceasing to qualify for office;
- D. a decision of a competent tribunal that the appointment of the incumbent is void;

- E. removal of the incumbent by action of the Albion City Council for cause as

Once the vacancy is approved, the Mayor and Council can seek to fill the open seat.

Recommendation

It is my recommendation that the EDC Board accept the email and news article as a resignation and vote to declare Barclay’s seat vacant.

Amy Depez

From: Raymond Barclay <rbarclay@albion.edu>
Sent: Tuesday, February 8, 2022 9:34 AM
To: Amy Depez
Cc: Christine Bowman
Subject: Re: Mtg today

Fyi

<https://www.themorningsun.com/2022/02/07/raymond-barclay-named-vp-at-alma-college/>

Let me know if you want to connect to tidy anything up

I hope you both are well and I appreciated the inclusion and engagement while I was here.

All the best, Ray

Sent from my iPhone

On Feb 8, 2022, at 8:53 AM, Amy Depez <adepez@albionedc.org> wrote:

I don't have anything pressing to discuss and two grants that have close deadlines. Unless there is something critical i suggest we cancel today.

Sent via the Samsung Galaxy A52 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

LOCAL NEWS

Raymond Barclay named VP at Alma College

Had been chief planning officer at Albion College



Raymond Barclay named VP at Alma College

By **TIMOTHY RATH** |

PUBLISHED: February 7, 2022 at 3:42 p.m. | UPDATED: February 7, 2022 at 5:48 p.m.

Raymond Barclay, an accomplished higher education professional with a 25-year



His appointment is effective March 1.

“I’m enthused by the wealth of experiences that Raymond brings to our campus, and believe he will be an enormous asset as we move forward with our dynamic plan for Alma,” said Jeff Abernathy, president of Alma College.

“Raymond has a deep understanding of the higher education landscape and what Alma must do to meet the challenges of today and tomorrow. I look forward to our partnership. His unique experience in strategy development, data sciences and analytics, community engagement, and academics brings a helpful integrated lens to the work of the COO as we consider ways to leverage and build on our assets and creatively move the college towards developing new opportunities to further our mission.”

A strategic advisor to the president, the chief operations officer oversees the college’s operating budget and focuses upon strategic matters of the college’s operations and systems such as financial analysis, debt structure, new revenue and innovation efforts, efficiency and sustainability initiatives, and capital projects.

The COO also oversees the college’s finance and administration sector, which includes financial services, facilities management, information technology services, mailing and printing, food services, and auxiliary services.

“I’m thrilled to join the Alma College community, where President Abernathy has provided the stable leadership necessary to create a compelling vision for the future,” said Barclay, a native of Beaver County, Pa. “The idea of a liberal arts college coming together with the community to create a new, unified vision for Alma is powerful and was one of the main attractions for me in pursuing his role. I hope to leverage my skills and experiences through a collaborative leadership approach, deep engagement with the college’s governance structures, and integrated with the strategic planning process to see this vision come to fruition.”

Barclay currently serves as the chief planning officer at Albion College, where he leads the college’s campus planning, institutional effectiveness, capital projects, purchasing, information technology, instructional technology, strategic space management, sustainability and resiliency efforts, and strategic alliances, partnerships, and innovation efforts. Prior to joining Albion, he served as president of Enrollment x Design LLC, an enrollment and academic planning consulting firm in Princeton, N.J., which he founded in 2017.



But his experiences in higher education go back much further than that. Barclay previously served as associate provost for academic budgets and planning/assistant vice president for strategic enrollment management planning and analytics at the New School; as well as associate vice president for analytics and decision support at Stetson University; associate vice president at the College of Charleston; vice chancellor for institutional planning in the University of North Carolina system; director of institutional research and assessment at the College of New Jersey; and policy and planning analyst at Burlington County (N.J.) Community College.

Barclay received his bachelor's degree from Indiana University of Pennsylvania, then obtained a master's in divinity from Princeton Theological Seminary. He also holds a master's in sustainable design from the School of Architecture and the Built Environment at Thomas Jefferson University in Philadelphia. He earned his Ph.D. in educational psychology at Temple University.

He is married to Judith Barclay, who has been a global talent and learning development practitioner for more than 25 years. Judith Barclay is also certified in instructional design from the University of Illinois. She currently manages the learning and development function for the U.S. at Ashfield Health, headquartered in London. They have a son, Jon-Patrick, who attends St. Mary's Preparatory High School in Orchard Lake, Mich.

Barclay joins Alma College at a time of dynamism and transformation across campus. The college last year unveiled "Evergreen," a dynamic plan to give each member of the campus community a clear direction and focus on the institution's shared priorities and goals amid an ever-changing world. Also in 2020, the college launched its first master's degree program, as well as the Center for College and Community Engagement, an organization dedicated to fostering partnerships between the college and the local area. Just this past month, construction began on the learning commons renovation, a project that will culminate in a new hub for learning and collaboration for the entire campus community.

Barclay takes over from Alan Gatlin, who has served Alma well and moved the college forward on many fronts as the chief operating officer and vice president for finance and administration since 2017. Gatlin has announced his intent to retire from the college this summer.





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memo



Albion Economic Development Corporation

To: Albion Brownfield Redevelopment Authority Board
From: Amy Deprez, President & CEO
CC:
Date: February 24, 2022
Re: Brick Street Lofts (404-414 S. Superior Street) - Brownfield Reimbursement

Attached is the Brownfield TIF Request for Reimbursement for the Brick Street Lofts/404-414 S. Superior Street project, Brownfield Plan approved by the Albion BRA on July 16, 2019. The Michigan Strategic Fund approved an Act 381 Workplan for the project as well. The project was completed in 2021 and the developer requested reimbursement on April 23, 2021.

At the ABRA's request, Triterra reviewed and certified the costs submitted for the project. Triterra has provided their review of the documentation and recommends approval of the costs and reimbursement of \$440,274.91. Included is the recommendation from Triterra for your review and consideration, including documentation.

Reimbursement of the costs will follow the Brownfield Reimbursement Agreement executed between the project and the ABRA on April 26, 2019. Tax increment is expected to begin in 2022. Allocation of the tax increment is as follows:

1. 5% local captured taxes allocated to the ABRA for administrative and operating expenses.
2. 3 mills of the State Education Tax allocated to the State Brownfield Revolving Fund.
3. 5% local captured taxes allocated to the Local Brownfield Revolving Fund.
4. Balance of local and school operating captured taxes allocated for reimbursement of eligible activities.

Recommendation: It is our recommendation for the ABRA to approve the costs, as submitted and certified, in the amount of \$440,274.91 for reimbursement to the Developer.

To: Amy Deprez, President & CEO
Albion Economic Development Corporation
City of Albion Brownfield Redevelopment Authority

From: Dave Van Haaren - Triterra

Date: February 2, 2022

Subject: Brick Street Lofts – Brownfield TIF Reimbursement

In 2019 and 2020, the City of Albion Brownfield Redevelopment Authority (BRA) and Michigan Economic Development Corporation (MEDC) approved a Brownfield Plan and Act 381 Work Plan, respectively, in support of the proposed Brick Street Lofts project at 408 S. Superior Street. The project was completed in 2021 and the Developer, Brick Street Lofts, LLC., submitted a Petition for Cost Reimbursement for \$542,301.00 in Eligible Act 381 Brownfield Activities. This memorandum has been prepared for the City of Albion and its BRA to provide a summary of eligible activities expended for the project.

As noted in the attached Table 1, Brownfield Eligible Activities, the Developer completed activities under the project including building and site demolition, site preparation, and preparation of the Brownfield Plan and Act 381 Work Plan. Enclosed with this memorandum is a detailed summary of activities conducted and costs presented by the Developer.

Triterra completed a review of the activities and costs submitted by the Developer to evaluate if the activities and costs presented are eligible for reimbursement under the approved Brownfield Plan and Act 381 Work Plan. After correspondence with the Developer and its General Contractor, First Contracting, Inc., to clarify certain activities and invoices, all documentation provided are considered eligible activities and are recommended for approval, except as noted on Table 1.

Upon review, Triterra recommends reimbursement to the Developer in the amount of \$440,274.91 for the completion of listed Brownfield Eligible Activities at the Brick Street Lofts development project.

**Table 1
Brownfield Eligible Activities
Brick Street Lofts, LLC**

| Item | Approved Act 381 Brownfield Activity | Approved Amount for Brownfield Plan / Act 381 Work Plan | Eligible Activity | Contractor / Subcontractor | Contractor Invoice | Invoice No(s) | Invoice Date(s) | Item No(s) | Total Invoice Amount | Request No. 1 April 23, 2021 | Amount Recommended for Approval | Invoice Attached? | Proof of Payment | Notes |
|------|---------------------------------------|---|---------------------------------------|--|------------------------------------|--------------------|-----------------|------------|----------------------|------------------------------|---------------------------------|-------------------|---|--|
| | ASBESTOS & LEAD ACTIVITIES | \$29,000.00 | | | | | | | | \$ 26,000.00 | \$ - | | | |
| 01 | | | Asbestos & Lead Abatement | First Contracting, Inc. | First Contracting, Inc. | 9691 | 9/30/2020 | | \$ 26,000.00 | \$ 26,000.00 | \$ - | No | | Invoice was rescinded by Bridge Street Lofts, LLC |
| | DEMOLITION | \$448,000.00 | | | | | | | | \$ 493,801.00 | \$ 428,708.26 | | | |
| 02 | | | Demolition | Oakes Property Management, LLC | Oakes Property Management, LLC | N/A | 2/28/2020 | | \$ 8,599.00 | \$ 8,599.00 | \$ 8,599.00 | Yes | Invoice initiated "Paid in Full 3/6/2020" | Billed directly to Bridge Street Lofts, LLC |
| 03 | | | Demolition | First Contracting, Inc. | First Contracting, Inc. | AIA App. 7 | 9/30/2020 | | \$ 1,689,756.70 | \$ 238,410.00 | \$ 238,410.00 | Yes | PUW 9/30/2020 | Demolition cost incurred directly by First Contracting, Inc. |
| 04 | | | Demolition | First Contracting, Inc. / Cusack's Masonry Restoration, Inc. | Cusack's Masonry Restoration, Inc. | AIA App. 5 | 9/30/2020 | | \$ 493,461.00 | \$ 181,752.00 | \$ 149,759.26 | Yes | FUW 2/25/21 | Pay App. line items include Mobilization (pro-rata share / see notes on invoice), Front Elevation-Demolition of Existing Brick, Front Elevation-Washdown/Clean, Rear Elevation-Washdown/Clean. |
| 05 | | | Demolition - mechanical | First Contracting, Inc. / Smith Pumps & Plumbing, Inc. | Smith Pumps & Plumbing, Inc. | AIA App. 4-Revised | 9/25/2020 | | \$ 154,818.00 | \$ 27,840.00 | \$ 27,840.00 | Yes | FUW 2/24/21 | \$28,840.00 of costs presented on invoice are Eligible (demolition) Activities. |
| 06 | | | Demolition | First Contracting, Inc. / Lester Brothers Excavating | Lester Brothers Excavating | 145972 | 8/1/2020 | | \$ 37,200.00 | \$ 37,200.00 | \$ 4,100.00 | Yes | FUW 2/26/21 | \$4,100.00 of costs presented in Invoice 145972 are Eligible (demolition) Activities. The remaining costs listed are related to private utility leads, taps, and/or improvements and are not considered Eligible Brownfield Activities. |
| | SITE PREPARATION | \$15,000.00 | | | | | | | | \$ 4,500.00 | \$ 4,500.00 | | | |
| 07 | | | | | | | | | \$ 1,689,756.70 | \$ 4,500.00 | \$ 4,500.00 | Yes | PUW 9/30/2020 | \$4,500.00 of costs presented are Eligible ("Site Preparation") Activities related to land balancing, grading and/or fill. |
| | CONTINGENCY | \$73,200.00 | | | | | | | | \$ - | \$ - | | | |
| | PREPARATION OF BROWNFIELD PLAN | \$18,000.00 | | | | | | | | \$ 18,000.00 | \$ 7,066.65 | | | |
| 08 | | | Brownfield Plan and Act 381 Work Plan | Triterra | Triterra | 4176 | 8/27/2018 | | \$ 7,066.65 | \$ 18,000.00 | \$ 7,066.65 | Yes | FUW 5/6/21 | Invoice included preparation of Targeted Redevelopment Area (TRA) Brownfield Plan to Revitalize Inc. Per email dated 7/26/2021 from ACE Investment Properties and Brick Street Lofts, LLC; \$7,066.65 of this invoice was allocated to the Brick Street Lofts Project. |
| | Total | \$583,200.00 | | | | | | | | \$ 542,301.00 | \$ 440,274.91 | | | |

ATTACHMENT 1

BRICK STREET LOFTS

PETITION FOR COST REIMBURSEMENT

Exhibit C

Petition for Cost Reimbursement

For Eligible Act 381 Brownfield Activities

Date: 4/23/2021

Project Name (as in Brownfield Plan):

List below the eligible cost being submitted for reimbursement and indicate the eligible activity area for each reimbursement cost: Baseline Environmental Assessment Activities, Brownfield Plan and/or Act 381 Work Plan Preparation, Due Care Activities, Asbestos and Hazardous Materials Activities, Demolition, Site Preparation Activities, infrastructure Improvements, or Eligible Activities permitted under Section 2(1)(iv) of Act 381. Documentation of the Eligible Costs for each reimbursement cost item, pursuant to the requirements of Section 6 of the Reimbursement Agreement, must be included with this submission. This documentation shall include proof of payment and detailed invoices.

Total Requested = \$542,301

| | A | B | C |
|----|----------------------|---|-----------|
| | Reimbursement | Eligible Activity | Eligible |
| | Cost Item | Area | Cost |
| 1. | \$18,000 | Brownfield Plan Preparation | \$18,000 |
| 2. | \$26,000 | Asbestos & Lead Abatement | \$29,000 |
| 3. | \$485,202 | Demolition Activities - First Cont. Invoices | \$463,000 |
| 4. | \$8,599 | Demolition Activities - Oakes Property Management | |
| 5. | | Contingency | \$75,450 |
| 6. | \$4,500 | Site Preparation | \$15,000 |
| 7. | \$545,801 | Total | \$600,450 |

\$542,301

I certify that the information submitted on and with this Request for Cost Reimbursement is accurate and is an eligible cost described in the Brownfield Plan for this project approved by the City of Albion City Council.

Developer: Brick Street Ltr LLC
 Signature: [Signature]
 Title: Manager
 Address: 16000 W Michigan Ave.
Albion, MI 49224

Ronda Sprague
 Notary Public

Ronda Sprague, Notary Public
 Branch County, Michigan
 Acting in Calhoun
 My Commission Expires 07/29/2024

ATTACHMENT 2

INVOICES

Actual

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

To: Brick Street Lofts, LLC
16000 East Michigan Ave.
Albion, Michigan 49224

PROJECT: 404-414 S. Superior St.
Proposed Mixed Use Development
Albion, MI

Application No: SEVEN

Distribution:

App. Date: 09/30/20

OWNER
 CONSTRUCTION MGR.

Period To: 09/30/20

ARCHITECT

From: First Contracting, Inc.
P O Box 75
Ovid, Michigan 48866

Project Nos:

CONTRACTOR
 OTHER

Contract For: General Improvements

VIA (ARCHITECT): DK Design Group

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, G703, is attached

| | |
|---|-----------------------|
| 1. ORIGINAL CONTRACT SUM | \$2,628,870.00 |
| 2. Net change by Change Orders | \$0.00 |
| 3. CONTRACT SUM TO DATE (Line 1 + 2) | \$2,628,870.00 |
| 4. TOTAL COMPLETED & STORED TO DATE | \$1,689,756.70 |
| 5. RETAINAGE: | |
| a. 10% Of Completed Work | \$168,975.67 |
| b. 10% of Stored Material | \$0.00 |
| Total Retainage | \$168,975.67 |
| 6. TOTAL EARNED LESS RETAINAGE | \$1,520,781.03 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | \$1,129,662.72 |
| 8. CURRENT PAYMENT DUE | \$391,118.31 |
| 9. BALANCE TO FINISH, PLUS RETAINAGE | <u>\$1,108,088.97</u> |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: First Contracting, Inc.

By:  Date: 09/30/20
William J. Seeley, Its: Controller

State of Michigan County of Clinton

Subscribed and sworn to before me this 30th day of September, 2020
William J. Seeley, Controller, personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public:  My Commission expires: 10/17/2022
Jamie Floyd - Clinton County, Michigan Acting In Clinton County, Michigan

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-----------|------------|
| Total changes approved in previous months by Owner | \$0.00 | \$0.00 |
| Total approval this Month | \$0.00 | \$0.00 |
| TOTALS | | |
| NET CHANGES by Change Order | \$0.00 | |

| Continuation Sheet G703 | | | | | | Page 2 of 2 pages | | |
|---|-----------------|----------------------------|-------------|----------------------------------|-------------------------------|-----------------------|-------------------|------------|
| | | | | Project: 404-414 S. Superior St. | | | | |
| Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. | | | | Proposed Mixed Use Development | | Application No: SEVEN | | |
| | | | | Albion, MI | | App. Date: 09/30/20 | | |
| | | | | | | Period To: 09/30/20 | | |
| B | C | D | E | F | G | H | I | |
| Description of Work | Scheduled Value | Work Completed | | Materials Presently Stored | Total Completed and Stored To | % | Balance To Finish | Retainage |
| | | From Previous Applications | This Period | | | | | |
| General Conditions | 31,100.00 | 21,753.71 | 6,236.29 | 0.00 | 27,990.00 | 90.00% | 3,110.00 | 2,799.00 |
| Existing Conditions | 39,000.00 | 20,201.84 | 2,811.17 | 0.00 | 23,013.01 | 59.01% | 15,986.99 | 2,301.30 |
| Concrete | 21,000.00 | 0.00 | 21,000.00 | 0.00 | 21,000.00 | 100.00% | 0.00 | 2,100.00 |
| Masonry | 454,380.00 | 454,380.00 | 0.00 | 0.00 | 454,380.00 | 100.00% | 0.00 | 45,438.00 |
| Metals | 36,750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 36,750.00 | 0.00 |
| Wood, Plastics and Composites | 117,800.00 | 77,976.12 | 12,023.88 | 0.00 | 90,000.00 | 76.40% | 27,800.00 | 9,000.00 |
| Thermal & Moisture Protection | 115,000.00 | 85,137.00 | 21,869.50 | 0.00 | 107,006.50 | 93.05% | 7,993.50 | 10,700.65 |
| Openings | 325,176.00 | 168,425.47 | 91,987.14 | 0.00 | 260,412.61 | 80.08% | 64,763.39 | 26,041.26 |
| Finishes | 257,015.00 | 39,611.02 | 72,909.49 | 0.00 | 112,520.51 | 43.78% | 144,494.49 | 11,252.05 |
| Specialties | 17,260.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 17,260.00 | 0.00 |
| Equipment | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 30,000.00 | 0.00 |
| Furnishings | 33,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 33,200.00 | 0.00 |
| Fire Suppression | 110,000.00 | 60,295.00 | 0.00 | 0.00 | 60,295.00 | 54.81% | 49,705.00 | 6,029.50 |
| Plumbing | 105,000.00 | 41,910.00 | 8,025.00 | 0.00 | 49,935.00 | 47.56% | 55,065.00 | 4,993.50 |
| HVAC | 145,000.00 | 33,583.00 | 60,018.00 | 0.00 | 93,601.00 | 64.55% | 51,399.00 | 9,360.10 |
| Electrical | 143,000.00 | 52,468.05 | 47,631.95 | 0.00 | 100,100.00 | 70.00% | 42,900.00 | 10,010.00 |
| Communications | 8,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 8,000.00 | 0.00 |
| Electronic Safety and Security | 17,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 17,500.00 | 0.00 |
| Earthwork | 65,750.00 | 37,307.00 | 20,449.50 | 0.00 | 57,756.50 | 87.84% | 7,993.50 | 5,775.65 |
| Utilities | 13,350.00 | 0.00 | 13,350.00 | 0.00 | 13,350.00 | 100.00% | 0.00 | 1,335.00 |
| Construction Contingency | 142,210.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 142,210.00 | 0.00 |
| General Conditions - 6% | 137,628.00 | 63,699.68 | 22,872.42 | 0.00 | 86,572.10 | 62.90% | 51,055.90 | 8,657.21 |
| Overhead - 2% | 48,629.00 | 21,233.23 | 7,624.14 | 0.00 | 28,857.37 | 59.34% | 19,771.63 | 2,885.74 |
| Profit - 6% | 148,804.00 | 63,699.68 | 22,872.42 | 0.00 | 86,572.10 | 58.18% | 62,231.90 | 8,657.21 |
| Change Order 01 | | | | | | | | |
| Wall Repair | 17,000.00 | 17,000.00 | 0.00 | 0.00 | 17,000.00 | 100.00% | 0.00 | 1,700.00 |
| Change Order 02 | | | | | | | | |
| Credit & Install Swanstone Showers - Option 2 | 6,308.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 6,308.00 | 0.00 |
| Change Order 03 | | | | | | | | |
| Credit to Leave Existing Steel Lintels | (16,500.00) | (16,500.00) | 0.00 | 0.00 | | | | (1,650.00) |
| Window Masonry at Apartment #7 | 8,000.00 | 8,000.00 | 0.00 | 0.00 | | | | 800.00 |
| Window Masonry at Apartment #8 | 5,000.00 | 5,000.00 | 0.00 | 0.00 | | | | 500.00 |
| Change Order 04 | | | | | | | | |
| Mop Sink | 1,100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 1,100.00 | 0.00 |
| Furnace Replacement | 3,620.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 3,620.00 | 0.00 |
| Ice Makers | 1,480.00 | 0.00 | 1,480.00 | 0.00 | 1,480.00 | 100.00% | 0.00 | 148.00 |
| Relocate Bathroom & Kitchenette | 350.00 | 0.00 | 350.00 | 0.00 | 350.00 | 100.00% | 0.00 | 35.00 |
| Relocate Duct Work | 125.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 125.00 | 0.00 |
| Rework H&R Block Building | 2,720.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 2,720.00 | 0.00 |
| Install (30) EPDM Pipe Boots | 1,800.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 1,800.00 | 0.00 |
| Additional Rood Deck Repairs Required | 4,102.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 4,102.00 | 0.00 |
| Change Order 05 | | | | | | | | |

A portion of these highlighted costs are directly related to building, site demolition and site preparation (land balancing and grading). See letter from First Contracting dated December 13, 2021.

| | | | | | | | | |
|----------------------------------|---------------------|---------------------|-------------------|-------------|---------------------|---------------|-------------------|-------------------|
| Fireplace | 2,680.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 2,680.00 | 0.00 |
| Change Order 06 | | | | | | | | |
| Replace Duct for Exhaust Fan | 299.00 | 0.00 | 299.00 | 0.00 | 299.00 | 100.00% | 0.00 | 29.90 |
| Change Order 07 | | | | | | | | |
| Undermount Sinks | 545.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 545.00 | 0.00 |
| Change Order 08 | | | | | | | | |
| Water Softener | 18,202.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 18,202.00 | 0.00 |
| Change Order 09 | | | | | | | | |
| Grid and Drop Ceiling | 8,721.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 8,721.00 | 0.00 |
| Change Order 10 | | | | | | | | |
| Foundation Repair to Apartment 8 | 766.00 | 0.00 | 766.00 | 0.00 | 766.00 | 100.00% | 0.00 | 76.60 |
| | | | | | | | | |
| | | | | | | | | |
| Total | 2,628,870.00 | 1,255,180.80 | 434,575.90 | 0.00 | 1,689,756.70 | 64.28% | 939,113.30 | 168,975.67 |

FIRST CONTRACTING INC.

P O Box 75
Ovid, Michigan 48866

Office (989) 834-1500
Office Fax (989) 834-1300

December 13, 2021

Re: Albion Brick Street Lofts Demolition Costs

To whom it may concern,

The costs listed below are demolition costs incurred by First Contracting, Inc. for the Albion Brick Street Lofts Project. They are separate from demolition costs incurred by subcontractors on this project.

| | |
|------------------------|--------------------|
| Existing Conditions | \$39,000.00 |
| Concrete | \$12,200.00 |
| Wood, Plastics & Comp. | \$30,000.00 |
| Openings | \$102,210.00 |
| Electrical | \$30,000.00 |
| <u>Earthwork</u> | <u>\$25,000.00</u> |
| Total | \$238,410.00 |

Please let us know if there are any questions.

Regards,



William J. Seeley
Controller

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER First Contracting
PO Box 75
Ovid, MI 48866

PROJECT: Albion-404-414 S Superior APPLICATION NO 4-Revised

Distribution to:

| | |
|--------------------------|------------|
| <input type="checkbox"/> | OWNER |
| <input type="checkbox"/> | ARCHITECT |
| <input type="checkbox"/> | CONTRACTOR |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

PERIOD TO: 9/25/2020

FROM CONTRACTOR:
Smith Pumps & Plumbing, Inc
PO Box 13
Owosso, MI 48867

VIA ARCHITECT:

PROJECT NOS:

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

| | | |
|---|----|------------|
| 1. ORIGINAL CONTRACT SUM | \$ | 238,351.00 |
| 2. Net change by Change Orders | \$ | 21,204.00 |
| 3. CONTRACT SUM TO DATE (Line 1 + 2) | \$ | 259,555.00 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | \$ | 154,818.00 |
| 5. RETAINAGE: | | |
| a. % of Completed Work (Column D + E on G703) | \$ | 15,482 |
| b. % of Stored Material (Column F on G703) | \$ | |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | \$ | 15,481.80 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | \$ | 139,336.20 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ | 121,889 |
| 8. CURRENT PAYMENT DUE | \$ | 17,447.40 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | \$ | 120,218.80 |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Kelly Zumara Date: 9-29-20

State of: _____ County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|--------------------|---------------|
| Total changes approved in previous months by Owner | \$15,703.00 | |
| Total approved this Month | \$5,501.00 | |
| TOTALS | \$21,204.00 | \$0.00 |
| NET CHANGES by Change Order | \$21,204.00 | |

\$27,840.00 of total cost was related to Demolition.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 4-Revised
APPLICATION DATE: 9/25/2020

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: Albion-404-414 Superior

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE (IF VARIABLE RATE) |
|------------------|--|-------------------------|---|-------------|---|--|--------------|--------------------------------------|---|
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G + C) | | |
| 1 | Facility Water Distribution-Residential | \$18,700.00 | \$18,700.00 | | | \$18,700.00 | 100.00% | \$0.00 | \$1,870.00 |
| 2 | Facility Water Distribution-Comm | \$2,500.00 | | \$2,500.00 | | \$2,500.00 | 100.00% | \$0.00 | \$250.00 |
| 3 | Facility Sanitary Sewerage-Residential | \$22,710.00 | \$22,710.00 | | | \$22,710.00 | 100.00% | \$0.00 | \$2,271.00 |
| 4 | Facility Sanitary Sewerage-Comm | \$5,525.00 | | \$5,525.00 | | \$5,525.00 | 100.00% | \$0.00 | \$552.50 |
| 5 | Plumbing Fixtures/Equipment-Res | \$43,691.00 | | | | | | \$43,691.00 | |
| 6 | Plumbing Fixtures/Equipment-Comm | \$7,884.00 | | | | | | \$7,884.00 | |
| 7 | Non-Engineered Drawings | \$500.00 | \$500.00 | | | \$500.00 | 100.00% | \$0.00 | \$50.00 |
| 8 | Facility Fuel System-Residential | \$23,835.00 | \$19,068.00 | \$4,767.00 | | \$23,835.00 | 100.00% | \$0.00 | \$2,383.50 |
| 9 | Facility Fuel System-Comm | \$3,100.00 | | \$3,100.00 | | \$3,100.00 | 100.00% | \$0.00 | \$310.00 |
| 10 | Facility System/Equipment-Residential | \$66,166.00 | \$66,166.00 | | | \$66,166.00 | 100.00% | \$0.00 | \$6,616.60 |
| 11 | Facility System/Equipment-Comm | \$43,240.00 | | | | | | \$43,240.00 | |
| 12 | Non-Engineered Drawings | \$500.00 | \$500.00 | | | \$500.00 | 100.00% | | \$50.00 |
| 13 | Change Order 1 Add to furnish & install 34x42 shower Delete garb disp, fountain and showers | \$6,308.00 | \$6,308.00 | | | \$6,308.00 | 100.00% | \$0.00 | \$630.80 |
| 14 | Change Order 2 Install icemaker on refrigerator Relocating bathroom & kitchenette in H&R Building | \$1,480.00 | \$1,480.00 | | | \$1,480.00 | 100.00% | \$0.00 | \$148.00 |
| | Install mop sink in storage closet | \$3,195.00 | | \$3,195.00 | | \$3,195.00 | 100.00% | \$0.00 | \$319.50 |
| | Install new 95% 100,000btu furnace | \$1,100.00 | | | | | | \$1,100.00 | |
| | | \$3,620.00 | | | | | | \$3,620.00 | |
| 15 | Change Order 3 Replace duct for exhaust fan | \$299.00 | | \$299.00 | | \$299.00 | 100.00% | \$0.00 | \$29.90 |
| 16 | Change Order 4 Install water softener | \$4,657.00 | | | | | | \$4,657.00 | |
| 17 | Change Order 5 Change to undermount kitchen sinks | \$545.00 | | | | | | \$545.00 | |
| | GRAND TOTALS | \$259,555.00 | \$135,432.00 | \$19,386.00 | \$0.00 | \$154,818.00 | | \$104,737.00 | \$15,481.80 |

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

TO OWNER: **Albion Restoration**
Brick Street Lofts
404-414 S Superior St
Albion, MI 49224

PROJECT: **Albion Restoration**
Brick Street Lofts
404-414 S Superior St
Albion, MI 49224

APPLICATION NO.: **5**
 PERIOD TO: **09/30/20**
 PROJECT NO.:

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR **X**

FROM SUBCONTRACTOR:
Cusack's Masonry Restoration, Inc.
 P.O. Box 220, Hubbardston, MI 48845
 CONTRACT FOR: \$ **454,380.00**

VIA CONTRACTOR: **First Contracting, Inc.**
Attn: Connor Patton
P.O. Box 75
Ovid, MI 48866

ARCHITECT'S
 PROJECT NO.:
 CONTRACT DATE: **12/12/19**

JOB NO# **20-103**

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

| | | |
|--|----|-------------------|
| 1. ORIGINAL CONTRACT SUM..... | \$ | 454,380.00 |
| 2. Net change by Change Orders..... | \$ | 39,081.00 |
| 3. CONTRACT SUM TO DATE (Line 1 + 2)..... | \$ | 493,461.00 |
| 4. TOTAL COMPLETED & STORED TO DATE..... | \$ | 493,461.00 |
| (Columns G on G703) | | |
| 5. RETAINAGE: | | |
| a. <u>10%</u> % of Completed Work.... | \$ | 49,346.10 |
| (Columns D + E on G703) | | |
| b. _____ % of Stored Material..... | | 0.00 |
| (Column F on G703) | | |
| Total Retainage (Line 5a + 5b or | | |
| Total in Column I of G703)..... | \$ | 49,346.10 |
| 6. TOTAL EARNED LESS RETAINAGE..... | \$ | 444,114.90 |
| (Line 4 Less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... | \$ | 443,425.50 |
| (Line 6 from prior Certificate) | | |
| 8. CURRENT PAYMENT DUE..... | \$ | 689.40 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | | |
| (Line 3 less Line 6)..... | \$ | 49,346.10 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|---------------------|----------------|
| Total changes approved in previous months by Owner | \$ 38,315.00 | |
| Total approved this Month | \$ 766.00 | |
| TOTALS | \$ 39,081.00 | \$ 0.00 |
| NET CHANGES by Change Order | \$ 39,081.00 | |

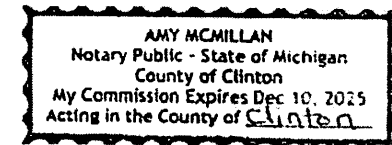
CAUTION You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Subcontractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR: Cusack's Masonry Restoration, Inc.

By: Doug Cusack Date: 9/24/2020
 Doug Cusack, President

State of: Michigan
 County of: Clinton
 Subscribed and sworn to before
 me this 24th day of September, 2020.



Notary Public: Amy McMillan Clinton County
 My Commission expires: 12/10/2025

SUBCONTRACTOR'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Subcontractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONTRACTOR:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Subcontractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

Eligible Demolition costs:
\$149,759.26

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Subcontractor's Signed Certification is attached. In tabulation below, amounts are stated to nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Albion Restoration
Brick Street Lofts
404-414 S Superior Street
Albion, MI 49224

APPLICATION NUMBER: 5
APPLICATION DATE: 09/24/20
PERIOD TO: 09/30/20
ARCHITECT'S PROJECT NO.:

| A ITEM NO# | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE |
|---------------|---|----------------------|---------------------------------|------------------|---|--|---------|--------------------------------|---------------------|
| | | | FROM PREVIOUS APPLICATION (D+E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | | |
| | Mobilization | \$ 40,000.00 | \$ 40,000.00 | \$ 0.00 | | \$ 40,000.00 | 100% | \$ 0.00 | \$ 4,000.00 |
| | Front Elevation Demolition of Existing Brick | \$ 123,580.00 | \$ 123,580.00 | \$ 0.00 | | \$ 123,580.00 | 100% | \$ 0.00 | \$ 12,358.00 |
| | Parge of Existing Brick | \$ 13,950.00 | \$ 13,950.00 | \$ 0.00 | | \$ 13,950.00 | 100% | \$ 0.00 | \$ 1,395.00 |
| | Install New Brick | \$ 169,950.00 | \$ 169,950.00 | \$ 0.00 | \$ 0.00 | \$ 169,950.00 | 100% | \$ 0.00 | \$ 16,995.00 |
| | Washdown/Clean | \$ 6,950.00 | \$ 6,950.00 | \$ 0.00 | | \$ 6,950.00 | 100% | \$ 0.00 | \$ 695.00 |
| | Rear Elevation Brick Infill | \$ 76,500.00 | \$ 76,500.00 | \$ 0.00 | | \$ 76,500.00 | 100% | \$ 0.00 | \$ 7,650.00 |
| | Washdown/Clean | \$ 8,000.00 | \$ 8,000.00 | \$ 0.00 | | \$ 8,000.00 | 100% | \$ 0.00 | \$ 800.00 |
| | Closeouts | \$ 15,450.00 | \$ 15,450.00 | \$ 0.00 | | \$ 15,450.00 | 100% | \$ 0.00 | \$ 1,545.00 |
| | Extra Work | | | | | | | | |
| | CO 1 - Add'l Cost of Brick | \$ 8,315.00 | \$ 8,315.00 | \$ 0.00 | | \$ 8,315.00 | 100% | \$ 0.00 | \$ 831.50 |
| | CO 2 - Tuckpoint/Cut Belt Stone | \$ 17,000.00 | \$ 17,000.00 | \$ 0.00 | | \$ 17,000.00 | 100% | \$ 0.00 | \$ 1,700.00 |
| | CO 3 - Apartment 7 & 8 | \$ 13,000.00 | \$ 13,000.00 | \$ 0.00 | | \$ 13,000.00 | 100% | \$ 0.00 | \$ 1,300.00 |
| | CO 4 - Foundation/Brick Wall | \$ 766.00 | \$ 0.00 | \$ 766.00 | | \$ 766.00 | 100% | \$ 0.00 | \$ 76.60 |
| | | \$ 493,461.00 | \$ 492,695.00 | \$ 766.00 | \$ 0.00 | \$ 493,461.00 | | \$ 0.00 | \$ 49,346.10 |

\$11,229.26

CAUTION: You should sign an original AIA Contract Document on which this text appears in RED. An original assures that changes will not be obscured.

Mobilization related to Demolition = \$11,229.26
 Calculated at 28.1% of all costs presented through App. 5
 Total Completed and Stored = \$493,461.00
 Eligible Demolition cost is \$123,580.00+\$6,950.00+\$8,000.00 = \$138,530.00 or 28.1% of \$493,461.00
 28.1% of \$40,000 (Mobilization) = \$11,229.26

Date: 2/28/2020

Bill to:

Brick Street Lofts
16000 W. Michigan Ave
Albion MI 49224

From:

Oakes Property Management, LLC
215 E. Erie St., Albion, MI 49224

LABOR COST:

8,599.00

MANAGEMENT FEE: 20%

MATERIALS REIMBURSEMENT NON TAXABLE

PAID IN FULL 3/6/2020
JO

TAX

Total Materials:

\$ 0

GRAND TOTAL

\$ 8,599.00

WORK DONE:

Demo of interior space at 404-414
S. Superior St Albion MI.

Lester Brothers Excavating, Inc.

5405 E. Michigan Ave.
Jackson, MI 49201

Invoice

| | |
|----------|-----------|
| Date | Invoice # |
| 8/1/2020 | 145972 |

| |
|--|
| Bill To |
| FIRST CONTRACTING P.O. BOX 75 OVID, MI 48866 |

| |
|--------------------------------|
| Ship To |
| 404 S SUPERIOR ST ALBION MI |

| | | | |
|-------------|-------------|-----------|--------------|
| P.O. Number | Terms | Due Date | Service Date |
| | NET 15 DAYS | 8/16/2020 | 7/30/2020 |

| Quantity | Item Code | Description | Price Each | Amount |
|----------|-----------|---|------------|-----------|
| 1 | EXC | WATER TAP IN ROAD | 9,500.00 | 9,500.00 |
| 1 | EXC | RUN 4" FIRE SUPPRESSION FROM LINE INTO BUILDING | 14,200.00 | 14,200.00 |
| 1 | EXC | DEMO CONCRETE STAIR WELL | 3,500.00 | 3,500.00 |
| 1 | EXC | ASPHALT PATCH | 2,500.00 | 2,500.00 |
| 1 | EXC | INSTALL 4' CATCH BASIN | 6,300.00 | 6,300.00 |
| 1 | EXC | CONNECT PIPE ONTO EXISTING LINE | 600.00 | 600.00 |
| 1 | EXC | SAW CUTTING | 600.00 | 600.00 |

\$4,100 in Demolition costs that are Eligible Brownfield Costs.

| | | |
|-------------------------|--|-------------|
| Sales Tax (6.0%) | | \$0.00 |
| Total | | \$37,200.00 |
| Payments/Credits | | \$0.00 |
| Balance Due | | \$37,200.00 |

| | | | |
|--------------|--------------|---------------------|--------------------|
| Phone # | Fax # | E-mail | Web Site |
| 517-764-7888 | 517-764-7808 | tori@lesterbros.com | www.lesterbros.com |

Invoice included preparation of Targeted Redevelopment Area (TRA) Brownfield Plan to Revitalize Inc. Per email dated 7/26/2021 from ACE Investment Properties and Brick Street Lofts, LLC; \$7,066.65 of this invoice was allocated to the Brick Street Lofts Project.



BROWNFIELD DEVELOPMENT | ENVIRONMENTAL CONSULTING | NATURAL RESOURCES

August 26, 2019

Invoice Number: 04176

Revitalize, LLC
Mr. Bruce Johnston
706 S. Diamond Road
Mason, MI 48854

Project Number: 18-1959

Project Address:
Albion Brownfield
Albion, Michigan

Professional Services completed through August 23, 2019

Task 1: Targeted Redevelopment Area Brownfield Plan

Labor

| | | | | | |
|-------------------------------|--------|---------|---|----------|-------------|
| Principal Geologist/Scientist | 4.00 | hour(s) | @ | \$180.00 | \$720.00 |
| Senior Geologist/Scientist | 165.00 | hour(s) | @ | \$125.00 | \$20,625.00 |
| Staff Geologist/Scientist | 1.00 | hour(s) | @ | \$85.00 | \$85.00 |
| Administrative | 1.50 | hour(s) | @ | \$60.00 | \$90.00 |

Labor Subtotal: \$21,520.00

Task 1 Total: \$21,520.00

Task 2: Preliminary Incentives Evaluation

Labor

| | | | | | |
|----------------------------|-------|---------|---|----------|------------|
| Senior Geologist/Scientist | 23.00 | hour(s) | @ | \$125.00 | \$2,875.00 |
|----------------------------|-------|---------|---|----------|------------|

Labor Subtotal: \$2,875.00

Task 2 Total: \$2,875.00

Invoice Total \$24,395.00

Due on receipt. A finance charge of 1 1/2% per month (18% annually) will be charged on all amounts not paid within 30 days. For your convenience, all major credit cards are accepted.

Remit Payment to:

Triterra
1375 S. Washington Avenue, Suite 300
Lansing, Michigan 48910
Phone: 517.702.0470

We Appreciate Your Business!

ATTACHMENT 2

PROOF OF PAYMENT DOCUMENTATION

PARTIAL UNCONDITIONAL WAIVER

(Under the Construction Lien Act of 1980)

My/Our Contract with: Brick Street Lofts, LLC
16000 East Michigan Ave.
Albion, Michigan 49224

To provide Labor and/or Materials and/or Services for the improvement and/or construction of the property described as:

404-414 S. Superior St.
Proposed Mixed Use Development
Albion, MI
0.00

and hereby acknowledge payment and waive My/Our construction lien rights to the amount of **\$1,520,781.03**

This waiver, together with all previous waivers, if any, does cover all amounts due to Me/Us for contract improvements provided through (Date): **09/30/20**

| | |
|---------------------------|-----------------------|
| Contract Amount | \$2,628,870.00 |
| Previous Payments: | \$1,129,662.72 |
| This Payment: | \$391,118.31 |
| Payments To Date: | \$1,520,781.03 |

First Contracting, Inc.



William Seeley - Controller
P O Box 75
Ovid, Michigan 48866

Signed On: September 30, 2020

FULL UNCONDITIONAL WAIVER
(Under the Construction Lien Act of 1980)

My/Our Contract with: **First Contracting, Inc.**
701 S. Main St.
Ovid, MI 48866

To provide Materials for the improvement and/or construction of the property described as:

Masonry Work - Labor and Materials
Albion Brick Street Lofts
Albion MI

Having been fully paid and satisfied, all My/Our construction lien rights against such property (ies) are hereby waived and released As of 02/23/2021.

Cusacks Masonry Restoration
PO Box 220
Hubbardston, MI 48845



(Signature of Lien Claimant)

Doug Cusack

(Printed Name)

President

(Title)

Signed On: 2/25/2021

(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY

FULL UNCONDITIONAL WAIVER
(Under the Construction Lien Act of 1980)

My/Our Contract with: **First Contracting, Inc.**
701 S. Main St.
Ovid, MI 48866

To provide Materials for the improvement and/or construction of the property described as:

HVAC & Plumbing Work - Labor and Materials
Albion Brick Street Lofts
Albion MI

Having been fully paid and satisfied, all My/Our construction lien rights against such property (ies) are hereby waived and released As of 02/23/2021.

Smith Pumps & Plumbing, Inc
301 S. Lansing St
Owosso, MI 48867

Kelly Zamora
(Signature of Lien Claimant)

Kelly Zamora
(Printed Name)

Office Manager
(Title)

Signed On: 2-24-21
(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY

FULL UNCONDITIONAL WAIVER
(Under the Construction Lien Act of 1980)

My/Our Contract with: **First Contracting, Inc.**
701 S. Main St.
Ovid, MI 48866

To provide Materials for the improvement and/or construction of the property described as:

Excavating Work - Labor and Materials
Albion Brick Street Lofts
Albion MI

Having been fully paid and satisfied, all My/Our construction lien rights against such property (ies) are hereby waived and released As of 02/23/2021.

Lester Brothers Excavating Inc
5405 E Michigan Ave
Jackson, MI 49201

Sally Scott
(Signature of Lien Claimant)

Sally Scott
(Printed Name)

Accounting / HR
(Title)

Signed On: 02/26/2021
(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY

FULL UNCONDITIONAL WAIVER

I/we have contract with Revitalize, LLC
[contracting party]

to provide brownfield consulting services
[work or material to be provided]

for the improvement of the property described as: _____

City of Albion - Targeted Redevelopment Area (TRA) Brownfield Plan and

Act 381 Work Plan, Albion, MI

having been fully paid and satisfied, all my/our construction bond claim rights against such property are hereby waived and released.

Dated: 5/6/21

/s/ 

Name: David A. Van Haaren

Company: Triterra

Address: 1305 S. Washington Avenue,
Suite 102, Lansing, MI 48910

Telephone: 517-702-0470

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

memo



Albion Economic Development Corporation

To: EDC Board of Directors
From: Amy Deprez & Christine Bowman
CC:
Date: February 3, 2022
Re: Economic, Workforce & Community Development Report

Economic Development

Business Retention/Expansion/Attraction

Retention

- 2022 retention visits will commence in February, starting with companies on the EDC and MEDC high priority list.

Expansion & Attraction

- MEDC Site Readiness Grant for 1917 E Michigan Ave (AKA 425 Parcel): Wightman will complete the Master Site Plan on this project by early February 2022.
- Project Copper: Regional attraction project being considered for MEGA site in Marshall. Site has made the final cut and continues to be vetted by the company. Housing has been the topic of importance recently. As the company gets closer to a site decision, understanding the area from which they will need to draw their future employees from and the housing capacity to allow employees to live and work in closer proximity carries considerable weight in the final decision.
- River Fork Solar Project: Bowman and Scott Cubberly, KCC Business and Industry Liaison, met with SOLV Energy/Swinerton Renewable Energy. An official groundbreaking event will likely occur in early Spring 2022. SOLV uses third party vendors to recruit employees. KCC and the EDC will assist SOLV with recruiting as possible and connect them with workforce development resources, i.e., MI WORKS. SOLV also shared about potential Internship opportunities for KCC, Albion College, and Spring Arbor University students in a range of disciplines – marketing, finance, management. SOLV has also connected with MOHS about STEM related educational opportunities SOLV offers to communities they are working in .
- Project Dream: Company has finalized architectural and engineering plans. They anticipate seeking City site plan approval in February and EDC site plan approval in March, which may require a special meeting before the scheduled Economic Forecast.
- Project Ninja Goldfish, LLC: The Sales Agreement was extended through the end of March 2022. More time is needed for environmental due diligence to be completed by buyer. EDC is also working through some legal description discrepancies with the title company.

- 1007 Industrial Dr: The building has been sold. The new owner plans to add onto the existing facility which will house a marijuana grow and processing facility. The new owner anticipates seeking City site plan approval in February and EDC site plan approval in March.
- Marijuana Overlay District: The EDC presented to the City of Albion Planning Commission in January our request to amend the overlay district in the Albion Industrial Park to include all the parcels and out lots. Planning Commission agreed to take this discussion up a schedule a public hearing for a future Planning Commission meeting.
- Q4 2021 Site Selection RFP & General Site Inquiries: Attraction inquiries received: 9 manufacturing related inquiries were received; Albion responded to none as we had no sites that met the site search criteria; we also received 4 service/retail/restaurant; 1 agricultural; and 1 recreational general site inquiries. Retention inquiries received: 0.

Workforce Development

- Skills Development
 - MiLeap Grant: Grant activities will expand the KCC KAMA program in Albion in 2022-2023. KCC will have 2 Program Navigators to work with program participants on board by the beginning of February 2022.
 - STEM Forward program: Companies can receive up to 50% reimbursement of a Michigan college student intern's wages for a 10 – 12- week STEM focused internship, \$3,000 for a full-time intern and up to \$1,500 for a part-time intern.
 - Michigan Workforce Training Center Equipment: The State allocated \$3 million to implement the Michigan Workforce Training Center Equipment Grant Program. Southwest Michigan First will receive a portion of these funds to award to sub-grantees in Region 8 who are qualified training providers, funding to purchase equipment for employer-driven workforce training programs. KCC has applied for this grant for equipment to enhance their CNA and new 16 credit Maintenance Technician Certificate to be offered at the EAC.
 - The [City of Battle Creek Community Development LBP Program](#) is seeking individuals interested in getting trained as lead certified workers. The program also provides contractors who apply to be on the LBP Program approved contractors list, funding to pay the cost of their LBP abatement training and certification, and the cost of their pollution insurance.
 - USDA RD RISE Grant: The Rural Innovation Stronger Economy (RISE) Grant Program provides grant assistance to create and encourage high-wage jobs, accelerate entrepreneurship, and support skills training for industry clusters in eligible low-income rural areas. The EDC consulted with workforce development partners and other EDO's in our region about applying for the very competitive program. It was determined that none involved had the capacity to take on this grant at this time, and that there was no entity in the group currently with the capacity to serve as lead applicant and program coordinator. The group felt our time would be better spent continuing our conversations about how we can create and implement a regional workforce development plan or model that would put us at the ready to take advantage of programs, like the RISE grant, in the future.
- Entrepreneurship
 - **Speaker Series:** In partnership with Albion College, the EDC will host an entrepreneurial educational webinar featuring Albion Alumnus Dannie Lynn Fountain. Dannie is an author, entrepreneur and a Talent Sourcer at Google, with extensive experience in marketing and human resources. She was named a 2020 "100 Most Innovative Entrepreneurs" and

- **Rust Belt Ramen** – DBR Cohort #2 winner is planning to operate a limited menu, curb-side service only restaurant in the Methodist Church in Spring 2022. They are currently working through final details to launch that venture.
- **Match on Main (MoM) Opportunity** – Back in Fall of 2021, the EDC took lead on giving main street businesses an opportunity to apply for MoM funding, a \$25k reimbursable grant. Yellow Bird Chocolate Shop (YBCS) was selected as the project the Albion EDC presented to the State for consideration of a grant. We were notified in mid-December that the project was selected for a MoM award for the Fall 2021 funding round. Yellow Bird was even quoted in the press release from the Governor’s Office, announcing the grant recipients. Read the full press release, included in the information section of your Board packet.
- **Austin School** – Calhoun County Land Bank Authority has a signed purchase agreement with a developer for the Austin School Complex project. CCLBA was to start the listing process for the Albion Manor facility in late 2021 with bid-packages due in January 2022.
- **Risner-Wade Properties RLF Loan Approved** - January 10th the RLF Committee approved a real estate improvement loan for Risner-Wade Properties. The RLF supported a loan by Homestead Savings Bank for the LLC to acquire 306 & 308 S. Superior Street. The \$49,500 loan will be repaid over 8 years at a 2.17% interest rate with payments to start March 1, 2022. Closing is expected February 9, 2022.

Housing Development

- **Project Green (Zero Plus Team)** – The City of Albion is working on a Development Agreement to present to Zero Day for land control of the Urban Renewal. Pending the execution of the Agreement, the project will move forward with additional environmental testing to gain insight relative to the cost of remediation and/or vapor intrusion systems that will be needed. The EDC applied for EGLE funding to offset the \$3.5 m in environmental cleanup and remediation that is expected for the site.
- **Update MSHDA MOD Program 2022** – The full application was submitted on time for the MSHDA MOD grant program. The EDC and City are partnering on this project in an effort to diversify housing options in Albion and gain data needed to set the market rate for new construction. Homestead Savings Bank has agreed, if funded, to assist with the financial management of the project (construction draws, liens).
- **Wildflower Crossing Expansion** – The City and EDC are scheduled to meet with Four Leaf Properties, owner of Wildflower Crossing; and Don Westphal, owner of the expansion parcels for that project to discuss egress access to the development and consider expansion of Bemer Street to accommodate future housing development. That meeting is set for Tuesday, February 1st.
- **Senior Housing Development** – the Senior Housing Group has identified a potential site for development. The EDC offered EPA grant assessment assistance, however due to the time constraints the proposed developer moved forward with their own environmental group eliminating the project from receiving EPA assessment funding. The EDC will remain involved as the project materializes to assist as needed and provide resources that make sense for the project.

Miscellaneous

- **Drone footage** – Zero Day has a drone pilot training program. Through the program, the EDC was able to obtain drone photos at no cost of several developable parcels and targeted development areas including the Albion Industrial Park, the Eaton Street commercial corridor,

the Sheridan 425 site, the 600 Austin Block, Dalrymple School, and Union Steel (500 E Berrien). These photos will be incorporated into EDC print and online marketing materials.

- **Daycare/Preschool Opportunity** – In early January, the EDC was contacted by an individual looking for 1,800 sq ft of space to operate a daycare / preschool in Albion. Staff has worked with the client to identify options and work through the proposed project.
- **Revitalization & Placemaking Grant** – The EDC pursued a regional application for a sub-award under the RAP program that would allow Albion to see some public space and revitalization projects get funding that may not be competitive for normal funding streams. We are currently working on a pipeline of possible projects for Albion and have been in contact with the City, DDA, Chamber, Albion Community Foundation and others.

Strategic / Financial

Strategic

- **Economic Development Strategic Plan (EDSP):** A EDSP Steering Committee meeting was held December 3rd and a Stakeholder meeting is tentatively scheduled for mid-February. The Albion College Community Collaborative (AC3) team continues to work with the EDC on drafting the 2022-2026 plan. A one pager was completed showing the status of the goals identified in the 2017-2021 plan and is attached in your Board packet for your review.
- **2022 Planning:** Bowman and Deprez met in January and put together a priority list for 2022. The priority list is attached to this memo as a list by priority subject and as shown on a calendar. This will give you an understanding of the many priorities that staff will be working on in 2022.

Financial

- **910 Burstein Drive:** As you are aware, 910 Burstein is owned by the EDC and the lease income helps offset staffing and economic development for the community. In 2021, we leased the space to Consumers and part of that negotiation was the EDC covering the maintenance of the property. Below is a summary of the income provided from this lease after maintenance and insurance costs are deducted. The prior tenant provided \$85,000 annually in lease income.

| | | |
|--|---|--------------------|
| Lease Income (February 2021-December 2021) | | \$121,916.63 |
| Maintenance & Insurance | - | <u>\$19,286.63</u> |
| Net Income | | \$102,630.00 |

Planning 2022 – by Priority Subject

| Attraction/Retention/Job Growth | Entrepreneurship | Re-Use/Redevelopment |
|---|---|--|
| <ol style="list-style-type: none"> 1. IDD for AIP 2. 40-acre Industrial Park – Master Plan <ul style="list-style-type: none"> o Close-out MSRP grant o Phase Planning 3. Marijuana Project Land Pricing 4. Target Industries - Define 5. 425 Property – Status (solar) 6. Current Projects <ul style="list-style-type: none"> o 1007 Industrial o Anna Dream o Ninja Goldfish o Project Lilly 7. Workforce Development <ul style="list-style-type: none"> o Job Fair o Resource Summit o Skill Development o Mini Region Strategy o Community Navigator o MiLeap Grant 8. Marketing/Prospect Tracking <ul style="list-style-type: none"> o Tracking/Touches o Resource Dbase o Annual Updates to Templates/Reports o Proposal Template o Website, social and collateral 9. Retention Visits, schedule and administration 10. AIP Enhancement Project 11. 1109 & 1105.5 Austin Parcel combination 12. Industrial Guide Update | <ol style="list-style-type: none"> 1. UDRD RD Grant – Capacity, Programming 2. Hire Specialist 3. Quarterly Networking/Educational <ol style="list-style-type: none"> a. HSB – Financial Series b. Marketing ^(2/17/22) c. AC Assist d. Speaker Series 4. Client Counseling 5. Dream.Build.Rise Programming <ol style="list-style-type: none"> a. Buildout Web interface b. Classes c. Resource Matrix d. Specialist Access Programming 6. Retail Incubator – Cargo Project | <ol style="list-style-type: none"> 1. Place Plans <ol style="list-style-type: none"> a. 500 Berrien b. Dalrymple 2. New BRA funding – create possible project pipeline 3. Related Initiatives included in other priority lists |

| Corridor Development | Housing Development | Strategic Planning |
|--|--|--|
| Downtown <ol style="list-style-type: none"> 1. MOM – YBCS 2. MOM – Spring 2022 3. BAP <ol style="list-style-type: none"> a. BF Agreements b. OPRA 4. Building Tracking & Vacancy Austin <ol style="list-style-type: none"> 1. 600 Block – Retail Incubator Michigan Eaton Corridor Improvement Plan – City | <ol style="list-style-type: none"> 1. MSHDA MOD Project 2. Current Prospects <ol style="list-style-type: none"> a. Zero Day – UR b. Senior Housing c. Wildflower – Bemer | <ol style="list-style-type: none"> 1. RAP Application – Subaward (Jan – April) 2. 2021 Annual Report 3. EDSP 2022-2026 4. RLF Report 5. TIFA Plan Rewrite 6. TIFA Project – Capital Improvement Plan 7. Brownfield Reporting 8. Economic Forecast 9. TIFA Informational Meeting 10. 910 Burstein – Sale of property analysis |

Planning 2023

| Attraction/Retention/Job Growth | Entrepreneurship | Re-Use/Redevelopment |
|--|--|---|
| | <ol style="list-style-type: none"> 1. Invest Albion 2. Regional Buildout | <ol style="list-style-type: none"> 1. Place Plans <ol style="list-style-type: none"> a. Kzoo River Development |
| <div style="border: 1px solid black; background-color: #e0e0e0; padding: 5px; display: inline-block;"> To be completed – placeholders only </div> | | |
| Corridor Development | Housing Development | |
| | | |

Planning 2022 – Calendar

| January | February | March |
|---|---|------------------------------------|
| RAP Subaward Application and Project Pipeline - Apply | | |
| MSRP / 40 acre site | EDSP 2022- 2026 | |
| | USDA Grant - Entrepreneurship – Apply | Workforce - Job Fair |
| | Albion E – Marketing Speaker Event | |
| | Economic Forecast Event | |
| | MSHDA MOD Project - Project Implementation | |
| | | MOM – YBCS – Grant ag. |
| April | May | June |
| EDSP 2022-2026 | TIFA / Capital Improvement Plan | |
| Workforce - Job Fair | MOM – YBCS – Reimbursement | Regional Plan Workforce |
| Entrepreneurship – Hire Specialist | Albion E – Speaker Series | |
| E – Educational – Financial Series | | |
| Business Resource Summit | | |
| MSHDA MOD Project - Project Implementation | | |
| July | August | September |
| E – Educational – TBD | TIFA/AIP – Enhancement Project Implementation | |
| | Albion E – Speaker Series | TIFA Informational Meeting |
| | Albion BRA Reporting | Business Resource Summit |
| | | EDC/TIFA Budget 2023 |
| | | State Farm Community Grant – Apply |
| October | November | December |
| E – Educational – TBD | Albion E – Speaker Series | |
| | EDC/TIFA Budget 2023 | |
| State Farm Community Grant – Apply | | |
| MSHDA MOD Project | | |

INFORMATION

ADVANCING ALBION 2017-2021

Advancing Albion was the theme of the 2017 Economic Development Strategic Plan, developed largely off the City of Albion's Comprehensive Plan to promote densely populated neighborhoods, strong branding/messaging, and ensuring that resources and incentives were available to early adaptor projects that created a strong economy and foundation to attract new development, businesses, residents, and industry to Albion. These guiding principals led the efforts over the last five years, and though many projects and prospects are still in pre-development stages, there are lots of successes worth celebrating. Congratulations Albion and thank you to all that contributed to Advancing Albion forward.

Downtown

- 6 of 20 Redevelopment Projects Completed by 2025 – **30% of goal**
- 3 of 4 Façade Improvements Completed by 2020 – **75% of goal**
- 8 of 55 new Residential Units in Downtown by 2025 – **22% of goal**
- Peabody Building; Courtyard by Marriott; Albion Malleable Brewing; Brick Street Lofts



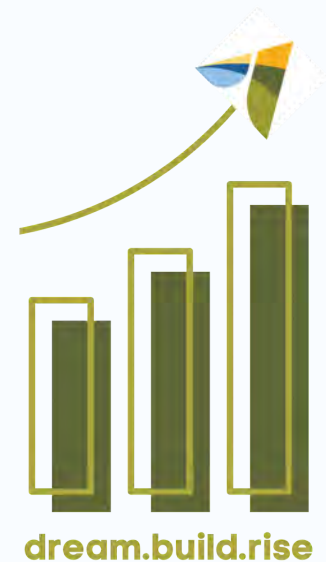
Housing

- Completed: Peabody and Brick Street Lofts
- Construction: Wildflower Crossing and Albion Charming Homes
- Pre-Development: Project Zero, BAP Transformational Project, and Senior Housing Project
- Infill pre-development
- Housing Rehabilitations



Workforce Development

- Workforce Taskforce (Skill Gaps, Child Care, Partnerships)
- Entrepreneurship Development
 - Dream.build.rise Albion Program launched 2021
 - Technical Assistance, mentorship and networking
- New Developments
 - Trident/Greenwell 2021
 - Consumers Energy 2021
- Expansions
 - Sinclair Engineering & Design 2018 & 2020
 - Minerals Technology 2018
 - Knauf 2019



Corridor Development

- Goal of 12 new businesses by 2025 – 21 opened completing **175% of goal**
 - Eaton Corridor – Taco Bell, Dollar Tree
 - Austin Corridor – TNT Beauty, Trident/Greenwell, Inside Out Automotive
 - Michigan Corridor – ACE Realty, Tasty Wagon
 - Downtown – Browns, Bohm II, Kerizma, AMBC, Foundry Bakehouse, Brick Street Marketing, Pure Albion, Teragraphics, Bumblebee Chic Boutique, Superior Nutrition, Mitchell Golf, Cuts by Moose, Yellow Bird Chocolate Shop



For more information, please visit www.Albionedc.org for more details.
Or contact the Albion EDC at 517.629.3926.

PRESS RELEASE

For Immediate Release

CONTACT:
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517.629.3926



Match on Main Grant Approved for Yellow Bird Chocolate Shop

Albion, MI, December 17, 2021: Governor Gretchen Whitmer announced today that 28 communities across Michigan were awarded Match on Main grants to create resiliency and strengthen downtowns. The Albion EDC is pleased to announce that we were awarded a grant on behalf of one of our downtown businesses, Yellow Bird Chocolate Shop. Governor Whitmer’s announcement is attached.

Match on Main is a program that requires an eligible business (government entity) to apply on behalf of a downtown business that has a project that will activate unused or underutilized space, create jobs and has the funding in place for the project. For Albion, it was decided that the Albion EDC, in cooperation with the City and Downtown Development Authority, would take the lead for the Fall 2021 funding round. The Albion EDC announced our intention to apply for the Match on Main funding and opened the opportunity to any downtown business that had an eligible project. We received three applications, that were reviewed and scored according to the published criteria with the expectation to apply to the MEDC for one project selected by the committee. This was the first year Albion was eligible to apply for this program because of its status as a Redevelopment Ready Certified (RRC) Community.

Yellow Bird, located at 306 S. Superior Street, in downtown Albion plans to expand its manufacturing capacity by scaling up machinery and kitchen appliances, as well as further develop online sales capabilities and consumer education. Additionally, the company will be activating an underutilized courtyard to enhance its consumer education and popular chocolate tasting experiences.

A local consideration for the funding was to be actively involved in ongoing development of your business through business counseling and training opportunities. A healthy small business requires ongoing development efforts and accessing the resources that are available. YBCS was the 3rd place winner of dream.build.rise Albion cohort #1 this summer and an active participant in the programming.

YBCS shared in their application, “It is imperative that small business owners to utilize local, regional and state resource when it comes to improving and continuing their business...Through the dream.build.rise program, I was provided valuable knowledge in the nuts and bolts of entrepreneurship, product pricing and competitive analysis.”

“We are truly honored to receive Michigan's Match on Main reimbursement grant opportunity for expanding Yellow Bird Chocolate Shop in downtown Albion. This reimbursement grant means two things to us: first, it will help us meet the local and regional demand for more craft chocolate and artisanal confections; and second, it is an indicator that the State of Michigan is supportive of the efforts and creative development happening in downtown Albion,” said **Jenny Risner-Wade, owner of Yellow Bird Chocolate Shop**. “We are so grateful for the encouragement and guidance of our local economic development corporation, the city of Albion, the Albion Downtown Development Authority and the Dream.Build.Rise Albion program. Thank you!”

The grant is a reimbursement of \$25,000 toward the project costs.

For more information, please contact the Albion EDC at 517.629.3926.

About Albion Economic Development Corporation The [Albion Economic Development Corporation](#) seeks innovative and collaborative solutions to modern business challenges, always mindful of the rich natural, economic, and cultural heritage of our community. The primary mission is to strengthen and revitalize the local economy by alleviating and preventing conditions for unemployment, ultimate responsibility for attracting, assisting and retaining local industries and commercial enterprises, providing means and methods for encouragement of attracting new and expanding current industries and commercial business.

The organization was established by adoption of articles of incorporation dated July 29, 1977, under the statutory authority found at MCL Section 125.1601, et seq. For purposes of coordination, The AEDC, the Tax Increment Finance Authority (TIFA) and the Brownfield Redevelopment Authority (BRA) we merged by action of the City Council on May 3, 1982 and December 4, 2000 and are governed by the same board of directors. For more information, please call (517) 629-3926 or visit www.albionedc.org.

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THE OFFICE OF

GOVERNOR GRETCHEN WHITMER

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Gov. Whitmer Awards Funding to 41 Small Businesses in 28 Communities to Support 228 Jobs and Grow Michigan's Economy

FOR IMMEDIATE RELEASE

December 16, 2021

Contact: press@michigan.gov

Gov. Whitmer Awards Funding to 41 Small Businesses in 28 Communities to Support 228 Jobs and Grow Michigan's Economy

LANSING, Mich. - Governor Gretchen Whitmer today announced that 28 communities across Michigan have been awarded a total of \$1,011,057 in grants aimed at supporting small local businesses to create resiliency and strengthen downtowns through the Michigan Economic Development Corporation's (MEDC) Match on Main grant program, ensuring that the state continues its strong job growth after adding 67,000 jobs in the last three months.

"The Match on Main grants are helping us put small businesses first and build on the 145,000 jobs we added last year by continuing to invest in our communities and main streets across the state," said **Governor Gretchen Whitmer**. "I am so grateful to our hardworking, innovative small business owners who form the backbone of our economy, create jobs, and help countless local communities thrive. We will continue investing in them as we usher in a new era of economic prosperity for Michigan."

"Thriving small businesses are what make Michigan's downtowns unique and authentic while helping to create economic opportunity across the state," said **MEDC Senior Vice President of Community Development Michele Wildman**. "These Match on Main grants will help local businesses find new paths to growth and create and retain jobs, while further developing vibrant, unique, and attractive places where people want to live, work, and play."

MEDC's Match on Main program provides funding to communities that participate as a select and master level community in the Michigan Main Street program or are a Certified Redevelopment Ready community. The communities, who receive the grant funding from the MEDC, in turn award grants of up to \$25,000 to eligible businesses seeking support.

The grants are expected to create or retain 75 full-time and 153 part-time jobs, and the projects are expected to generate a total private investment of more than \$1.7 million.

The Match on Main grants may be used by the business for eligible expenses that support technical assistance, interior building renovations, permanent or semi-permanent activation of an outdoor space, permanent or semi-permanent business infrastructure related to COVID-19 recovery efforts, and other working capital needs such as marketing needs and inventory expenses. Additional needs identified by the business and supported by the local community are also considered.

The Albion Economic Development Corporation will use its \$25,000 to assist with the expansion of Yellow Bird Chocolate Shop, a purveyor of artisanal chocolates in downtown Albion. With the help of the funds, Yellow Bird will expand its manufacturing capacity by scaling up machinery and commercial kitchen appliances, as well as further developing online sales capabilities and consumer education through its popular tasting experiences.

"We are truly honored to receive Michigan's Match on Main reimbursement grant opportunity for expanding Yellow Bird Chocolate Shop in downtown Albion. This reimbursement grant means two things to us: first, it will help us meet the local and regional demand for more craft chocolate and artisanal confections; and second, it is an indicator that the State of Michigan is supportive of the efforts and creative development happening in downtown Albion," said **Jenny Risner-Wade, owner of Yellow Bird Chocolate Shop**. "We are so grateful for the encouragement and guidance of our local economic development corporation, the city of Albion, the Albion Downtown Development Authority and the Dream.Build.Rise.Albion program. Thank you!"

The city of Alpena was awarded \$25,000 to support Fresh Palate, an eatery in downtown Alpena focused on providing healthy, organic, fresh meals in an energetic, earth-conscious, friendly, comfortable environment. The restaurant will use the funds to completely renovate an underutilized property in downtown Alpena into a trendy retail space with a bar. It will help to expand the downtown's newly established social district.

"I can't thank the MEDC enough for the Match on Main grant award! This gives me hope that the future economy of our downtown community is staying strong and in fact thriving in this uncertain time in history," said **Eric Peterson, owner of Fresh Palate**. "A grant of this size makes me feel comfortable that I can complete my expansion project without stressing the whole time over money. A thriving downtown community brings vibrancy and sustainability to a thriving local economy. Business owners really have to put themselves out there and help from someone like the MEDC goes a long way."

"We are thrilled to have two projects in Downtown Alpena selected for support through the Match on Main grant program. Both projects will allow our small businesses to grow and expand-- and help our downtown thrive as a year-round destination as well," said **Alpena Downtown Development Authority Executive Director Anne Gentry**. "The addition of igloos at Hopside Brewery will allow visitors to dine outside year-round, even throughout the winter months. The new bar and food truck court by the Fresh Palate will activate a vacant building and parking lot into a vibrant new food experience downtown. We appreciate the MEDC's support to move these projects forward and help Downtown Alpena grow."

December 2021 Match on Main grant winners:

| RECIPIENT | BUSINESS NAME | GRANT |
|-----------|---------------|-------|
|-----------|---------------|-------|

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| City of Houghton | Bruce Rundman/dba Good Times Music | \$25,000 |
| City of Marquette Downtown Development Authority | Ore Dock Brewing Company, LLC | \$25,000 |
| Sault Sainte Marie Downtown Development Authority | Shilts Enterprises, Inc./dba Co-Ed Flowers and Gifts | \$25,000 |
| City of Marquette Downtown Development Authority | Superior Culture | \$25,000 |
| Charlevoix DDA | Smoke on the Water | \$25,000 |
| City of Petoskey | Old Town Emmet LLC/dba Tom and Dick's Party Store | \$25,000 |
| City of Cadillac | Owl Eye Coffee Roasters LLC | \$25,000 |
| City of Manistee | Blue Fish Kitchen, LLC | \$25,000 |
| Charlevoix DDA | CAFE MERIA, LLC | \$25,000 |
| Downtown Development Authority/Grayling Main Street | Rolling Oak Brewing Company LLC/dba Rolling Oak Brewing | \$18,807 |
| Downtown Development Authority/Grayling Main Street | Three Fires Company, LLC/dba White Pine and Petals | \$25,000 |
| City of Alpena Downtown Development Authority | Hopside Brewery | \$21,250 |
| City of Alpena Downtown Development Authority | The Fresh Palate LLC/dba Backyard's | \$25,000 |
| City of Cheboygan Downtown Development Authority | Kryska Designs, LLC/dba Hair Design/Shine Boutique & Tanning | \$25,000 |
| City of Cheboygan Downtown Development Authority | Cottage & Main, LLC/dba Cheboygan Coffee Roasters | \$25,000 |
| Grand Haven Main Street - Downtown Development Authority | SJW Corporation/dba JW's Food and Spirits | \$25,000 |
| Uptown Grand Rapids, Inc. | 601 Browned Butter LLC/dba Brown Butter Creperie and Café | \$25,000 |



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| Wayland Main Street/DDA | Ottomatic, Inc./dba Wayland Hotel Bar and Grill | \$25,000 |
| Uptown Grand Rapids, Inc. | LORDE Beauty and Cosmetics LLC | \$25,000 |
| City of Allegan | Tantrick Brewing Co, LLC | \$25,000 |
| City of Gladwin | Pale Blue Smoking Co., LLC/dba Pale Blue at the Stone House | \$25,000 |
| City of Gladwin | The Homestead, LLC | \$25,000 |
| Middle Michigan Development Corporation | Richli, Inc./dba Blue Gator Sports Pub and Grill | \$25,000 |
| Middle Michigan Development Corporation | Olive Grove Properties/dba Ginkgo Tree Inn | \$25,000 |
| Saginaw Downtown Development Authority | Gee'Ques LLC | \$25,000 |
| Middle Michigan Development Corporation | Not So Shabby Gifts and Primitives, L.L.C./dba Up North Coffee | \$25,000 |
| City of Swartz Creek | AVH Lockhart LLC/dba Burrito Bro's/Back Alley Subs | \$25,000 |
| Lapeer Downtown Development Authority | Center for the Arts of Greater Lapeer, Inc | \$25,000 |
| Lapeer Downtown Development Authority | Wood Chips LLC/dba Woodchips BBQ | \$25,000 |
| City of St Johns | HBH Consulting, LLC/dba Fab Five Design, LLC | \$25,000 |
| City of Lansing | Strange Matter Coffee/dba Strange Matter Coffee LLC | \$25,000 |
| City of Lansing | Lansing Art Gallery, Inc./dba Lansing Art Gallery & Educational Center | \$25,000 |
| Marshall Area Economic Development Alliance | Marshall Hardware LLC | \$25,000 |
| City of Niles dba Niles Downtown Development Authority | Apothica Teas, LLC | \$21,000 |



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| Downtown Development Authority of the City of South Haven | Rocket Time Amusements Inc./dba Rocket Arcade | \$25,000 |
| Village of Cassopolis | 144 Broadway LLC/dba The 144 Market | \$25,000 |
| Downtown Development Authority of the City of South Haven | Rock "N" Road Cycle | \$25,000 |
| Albion Economic Development Corporation | Yellow Bird Chocolate Shop | \$25,000 |
| Jackson Downtown Development Authority | Jackson Candle Company | \$25,000 |
| Ypsilanti Downtown Development Authority | Earthen Jar Inc | \$25,000 |
| Ypsilanti Downtown Development Authority | Pearl Street Ventures, LLC/dba Bellflower Restaurant | \$25,000 |
| | TOTAL | \$1,011,057 |

In March 2021, MEDC announced that 17 communities around Michigan were awarded a total of \$500,743 in grants aimed at supporting small local businesses to create resiliency and strengthen downtowns around Michigan. A total of 21 small businesses around Michigan received assistance through the program.

Michigan's small businesses are a vital part of the state's economy, employing more than 1.8 million people. Helping businesses to open and grow is a key focus of MEDC, and the Match on Main Street program is one of MEDC's tools that provides opportunities for new and expanding businesses located in Main Street districts to grow and succeed. For more information on the program, visit [here](#). To learn more about MEDC's services for Michigan businesses, visit [here](#).

About Michigan Economic Development Corporation (MEDC)

The Michigan Economic Development Corporation is the state's marketing arm and lead advocate for business development, job awareness and community development with the focus on growing Michigan's economy. For more information on the MEDC and our initiatives, visit www.MichiganBusiness.org. For Pure Michigan® tourism information, your trip begins at www.michigan.org. Join the conversation on: Facebook, Instagram, LinkedIn, and Twitter.

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