



**VILLAGE OF PARMA-SANDSTONE LDFA
Special Board Meeting**

**Wednesday, October 4, 2023 at 5:30 p.m.
Parma Village Office**

AGENDA

Call to Order

Pledge of Allegiance

Public Comment

Approval Meeting Minutes

- June 7, 2023 Meeting Minutes from PLDFA Special Board Meeting*

New Business

- MACI Lift Station Pump Replacement Discussion*
- MEDC Strategic Site Readiness Program*
- Annual Meeting to December Discussion

Old Business

- Western Schools & MACI Lift Station and Equalization Basin Proposal

Director/Staff Comments

Board Comments

Public Comment

Adjourn

**indicates attachment*

Parma LDFA Special Meeting Wednesday, June 7th, 2023, at 5:30 p.m.

Meeting called to order at 5:37 p.m.

Pledge of Allegiance is given.

Guest comment: Smajda shares that the school district is pursuing all options regarding the sewer connection. They have contracted with another civil engineer to see what options are available. He has talked with their attorneys, and it is believed there is an option to connect to the sewer main. They are working on a price for that. Smajda mentions that legal has said that if the route of sharing suggested by Olson is gone with that the school can only contribute what it would cost to hook up. They can only pay for what our school needs. Jenkins mentions that the PLDFA is in the same situation with what and where their money can be spent. Masten from Enterprise group shares that the TIFF Development plan allows money to be spent within the authority district only.

Olson asked if PLDFA was going to spend money on an EQ basin on Maci Blvd. if that money could be used for the same work but at a different location. Masten shares the attorney said no that the money must be spent within the physical park location.

Moore asked if Spring Arbor would normally be the one that would upgrade the current pump station, are we as the PLDFA able to pay for the upgrades on the current pump station? Jenkins responds that is what PLDFA had been doing. PLDFA upgraded the lift station and were working on putting in new pumps and the equalization chambers. That was what the original intent and the money was planned in the budgets for the work.

Smajda shares that there's two options that we're looking at with their engineers. One was what was originally talked about, which is a gravity fed system that would just dump into that lift station in front of the high school and then pumped. The other option is that Western possibly own its own lift station and the EQ basin on the east side of the road on our property. If the engineers say it's \$400,000 to tap in, that's all we can put into the project.

Jenkins mentions Dave from Spring Arbor made a comment about he's not going to put the township into a position to where they can't grow based on the sewer lines. Jenkins asks what happens if they (Spring Arbor) will not allow you the school to tie in? Smajda shares that based on the gallon per minute that Olson has given and the fact that it would be a time release for their discharge the school could put a system in place to regulate their discharge. The downside is the school would own a lift station and EQ basin. Which means they would have to maintain it.

Moore ask Olson "Do we know from Spring Arbor's standpoint, and you may not, I'm not asking you to speak if you don't know, are their hands tied financially from a legal standpoint at all similar to ours on both sides?" Olson responds, "Not really, no."

Marks moves that we accept the previous meeting minutes, Hedges seconds, motion passes.

Hedges asks about the PLDFA contract with Spring Arbor expiring for operating this line. Is that still an issue that the PLDFA needs to get resolved so that we can't get hung out to dry with Spring Arbor isn't going to take the sewer from Maci anymore? Olson responds that they (Spring Arbor) are going to take the wastewater it's just who is going to take care of the lift station.

Moore ask if an answer was given to the question Ackers asked at the last meeting about the calculation in terms of what the actual capacity is still on that line with the pumps at 600 gallons per minute currently up there versus if they were the 800 gallons per minute. Jenkins reads from previous minutes where Acker asked the question if the existing 600-gallon pumps at Maci need to be replaced and Olson responding that they are looking at replacing them. In previous minutes Acker asked if they need to replace them to operate with Olson responding that they're operating now.

Hendges shares that in theory the pumps that are there now, if this project went forward and had the equalization basin at the school property with as far as what Chuck has proposed for this project, the pumps that are there now at Maci could flow more than 600 gallons with reduced head pressure. Flow is, is a calculation of pressure of volume over pressure with less pressure on the line, they should be able to flow more volume. Olson responds that you got the same pressure moving 600 gallons around now we wanted to push that to 650. To make it a little higher because that distance between Maci and the EQ basin where it was going to be, we were going to take a lot of head pressure off the line.

Olson shares that in the original plan some years ago, the EQ basin was going on Maci drive and Spring Arbor was going to contribute the pumps. Jenkins responds that is the plan that the PLDFA is still operating under.

Smajda shares the only other question that they had was with regards to an EQ basin on Western property is the contents coming from Maci. They are trying to get information from them and the drain sewer people in Jackson. They want to be careful what we're retaining on school property. Olson shares that there is an IPP, industrial pre-treatment plan and that every big industry has one of those. That gives protection of the wastewater plant in Jackson.

Hendges asks if there has been any other input from Maci. That Maci was using more water and we were having issues with capacity, but now Maci is changing over to electric vehicle compressors. They're not using as much water and so that it's kind of become a non-issue with capacity from them. Do we need more capacity at the Maci site? If Maci is using less water overall, they're not taking all the capacity.

Jenkins asked what would have to be done so Sandstone could add a development to the sewer system? Olson responds that there's really nothing that can be done. VanWinkle asked if the basin was put in at the school and if the PLDFA was able to increase the pump sizes out there would there be an option for that. Olson shares that if the original plan was done, it would be a little okay. Now we are pumping against the full head from Maci, and we've got room by taking the upstream off that EQ basin, getting more capacity for the industrial park.

Moore asked if what Olson is saying in the original plan is that all three entities would be working together. Maci's pumps would increase to 800 gallons and then there would be a bathtub (EQ basin) at the school. And then the schools' pumps would also be 800 gallons a minute at the school. Olson shares that the new lift station at the EQ basin at the school would be 900 gallons. Moore clarifies that is the original proposal. Olson responds that yes it was. Moore asked if that gives capacity for the corner property in Sandstone if that was ever developed as residential. Olson responds there would be capacity there. However, it's distributed and would be between Spring Arbor and Sandstone, the capacity, would be around 253 Reu's. Hendges mentions that is what Spring Arbor is wanting to put into the system. If Spring Arbor took 250 to 300 reus, there would be nothing left for Sand Sandstone.

Smajda mentions that one of the challenges is you're pushing your 10 inch down past the school and then that six inch picks up. So now you have a six and a 10 inch main point down there. So, I'm wondering, and that's the question together, what does that give both townships?

Hendges asks if he is correct that part of what Olson originally discussed as the original plan was turning that six inch around, running it back to the EQ basin and putting it in a tube for Spring arbor to gain reus there along Dearing Road. They wanted to turn the Spring Arbor was proposing turning that six-inch round, running it back to the school basin and then pumping it into the main from there. That was how Spring Arbor was intending to gain their 200 to 250 to 300 reus is by using that six inch to run the other way.

VanWinkle mentions that unfortunately those 200 or 250 reus Spring Arbor wants are all down King Road, and McCain Road and that still leaves Sandstone without any capacity.

Smajda asks if there is an agreement between Spring Arbor Township and PLDFA for how much capacity we are allowed? How much of the 10-inch line is dedicated to the industrial park. Jenkins shares that the 10-inch line was originally built for Maci.

Jenkins says that what information is needed would come from the school. Smajda shares that once they have a price tag, they can communicate it to Spring Arbor.

Olson shares that if the industrial park gets someone who wants a bigger flow another EQ basin can be added.

Gallon pump. What are we pumping now? I mean I know you had flow meters, all that stuff on your support. Right now, they are pumping 450 to 500.

Smajda shares that western is pursuing an alternative and he would be happy to share that with Spring Arbor. The school is hoping to go out to bid probably August, September with our big project this summer. The sewer line's going to connect in a very similar location, whether it dumps into an EQ basin on the lift station side, or we have our own EQ basin.

Moore asked if Masten can find out how much bound financially by a certain amount towards this project? Masten shares the amount is \$271,000. Moore asked if that is the most that the PLDFA can contribute. Masten responds that yes that is what's written our TIF, and development plan and we cannot spend more than that.

Jenkins requested we set up another meeting once the school has their information and has had a chance to talk with Spring Arbor. Discussion follows. Meeting is set for August 2nd at 5:30 at the Village of Parma office. Marks asked if it would be possible to have regular PLDFA meetings moved back to December.

Masten shares that she has been working I did want to mention that I've been working with a site search consultant that is very interested in the Parma, PLDFA land. They've been asking a lot of questions about the site and I'm hoping that I'll be able to take them for a tour.

Crisenberry moves to adjourn at 6:28 p.m., VanWinkle seconds, motion passes.

Respectively submitted,

Joanne Havican



J.K of Michigan
 3201 W. Michigan Ave.
 Jackson, MI 49202
 (517)321-4486
 Fax (517)783-1874

WORK PROPOSAL

PROPOSAL # *Bypass Pump*

DATE 8/22/2023

PREPARED BY Bryce

SUBMITTED TO	JOB NAME	CONTACT PERSON	
		Spring Arbor Township 107 E. Main P.O. Box 250 Spring Arbor, MI. 49283	MACI
		PRIMARY PHONE	517-206-1218
		SECONDARY PHONE	517-750-2800 Ext. 201
		EMAIL	dherlein@springarbor.org

WORK TO BE PERFORMED	PAYMENT TERMS
Maci Project Bypass Pumping	NET 30

DESCRIPTION

During this project we recommend having 2 bypass pumps onsite. One pump for the lead operation and a second for the lag operation for emergency use.

We recommend this due to the very small response time at this site.

Both bypass pumps will be set up out of the same suction manhole, each with its own suction line.

Both pumps discharge piping will connect together and run into 1 hose which will be connected to the bypass 90 onsite.

Both bypass pumps will be fenced & coned off.

Both bypass pumps will have their own alarm system that will callout if either pumps alarms for any issues or high water.

Bypass Equipment Cost: \$ 13,860.00
 Bypass Labor (Set up & Tear down & Fueling & Maintaining): \$ 15,250.00

JK has tested bypass pumps at this location before and confirmed they operated properly with the force mains condition/head pressure.

Quote is valid for 30 days.

*This is a per month cost (We would expect this project to take 4 weeks from start to finish)
 *Bypass pumps are expected/will be fueled & checked daily during this project.

Anything found over and above the scope of work on the quote will be brought to the owner's attention and repaired at an additional cost.

TO ACCEPT THIS QUOTATION SIGN HERE AND RETURN		TOTAL	\$29,110.00
SIGNATURE	DATE SIGNED		



J.K of Michigan
 3201 W. Michigan Ave.
 Jackson, MI 49202
 (517)321-4486
 Fax (517)783-1874

WORK PROPOSAL

PROPOSAL # 1

DATE 8/22/2023

PREPARED BY Bryce

SUBMITTED TO	JOB NAME	CONTACT PERSON	
		Spring Arbor Township 107 E. Main P.O. Box 250 Spring Arbor, MI. 49283	MACI
		PRIMARY PHONE	517-206-1218
		SECONDARY PHONE	517-750-2800 Ext. 201
		EMAIL	dherlein@springarbor.org

WORK TO BE PERFORMED	PAYMENT TERMS
Update Station with Myers Pumps	NET 30

DESCRIPTION
<p align="center">Mechanical:</p> <p>Ball off station after bypass has been tested & clean out with a vac truck. Remove all old piping, fittings, 90's, pumps, bases, brackets.</p> <p>Install new Ductile iron discharge piping (wet well only), mega flanges, eccentric reducers, 90's, (All N69-1211 coated), gaskets, stainless steel hardware, re-support guide rail bracket, new guide rails, (Re-use existing bases). Coat & paint all piping.</p> <p align="right">Materials: \$ 23,395.36 Pumps: \$ 68,235.29 Labor: \$ 29,720.00 New Bases (If chosen to), Price not included in total cost: \$ 7,500.00</p> <p align="center">Update Electrical:</p> <p>Remove extra junction box & old conduits. Install new PVC conduit from junction box on south side of the control panel to the wet well. Patch all cored holes in the wet well.</p> <p align="right">Materials: \$ 6,218.30 Labor: \$ 6,912.00</p> <p>*Note a new wet well floor may be needed for this project (Not included in total price) New concrete floor cost (Price not included in total): \$ 7,500.00</p> <p align="center"><u>Quote is valid for 30 days.</u></p> <p>*Bypass pricing is on separate proposal. *Some parts may have a lead time of 20-24 weeks upon approval. Anything found over the scope of work on the quote will be brought to the owner's attention and repaired at an additional cost.</p>

TO ACCEPT THIS QUOTATION SIGN HERE AND RETURN		TOTAL	\$134,480.95
SIGNATURE	DATE SIGNED		



J.K of Michigan
 3201 W. Michigan Ave.
 Jackson, MI 49202
 (517)321-4486
 Fax (517)783-1874

WORK PROPOSAL

PROPOSAL # 1

DATE 8/22/2023

PREPARED BY Bryce

SUBMITTED TO	JOB NAME	CONTACT PERSON	
		NAME	Dave Herlein
Spring Arbor Township 107 E. Main P.O. Box 250 Spring Arbor, MI. 49283	MACI	PRIMARY PHONE	517-206-1218
		SECONDARY PHONE	517-750-2800 Ext. 201
		EMAIL	dherlein@springarbor.org

WORK TO BE PERFORMED	PAYMENT TERMS
Update Station with Myers Pumps	NET 30

DESCRIPTION	
<p align="center">Mechanical:</p> <p>Ball off station after bypass has been tested & clean out with a vac truck. Remove all old piping, fittings, 90's, pumps, bases, brackets. Dig between pits & install new piping, once piping has been installed we will seal new piping into the wet well & vault, backfill with pea stone & topsoil. Install new Ductile iron discharge piping (all the way into the valve vault), mega flanges, solid sleeves, mega lugs & gaskets, eccentric reducers, 90's, (All N69-1211 coated), gaskets, stainless steel hardware, re-support guide rail bracket, new guide rails, (Re-use existing bases). Coat & paint all piping.</p>	
Materials: \$	34,895.06
Pumps: \$	68,235.29
Labor: \$	39,848.00
New Bases (If chosen to), Price not included in total cost: \$	7,500.00
<p align="center">Update Electrical:</p> <p>Remove extra junction box & old conduits. Install new PVC conduit from junction box on south side of the control panel to the wet well. Patch all cored holes in the wet well.</p>	
Materials: \$	6,218.30
Labor: \$	6,912.00
<p>*Note a new wet well floor may be needed for this project (Not included in total price) New concrete floor cost (Price not included in total): \$ 7,500.00</p>	
<u>Quote is valid for 30 days.</u>	
*Bypass pricing is on separate proposal.	
*Some parts may have a lead time of 20-24 weeks upon approval.	
Anything found over the scope of work on the quote will be brought to the owner's attention and repaired at an additional cost.	

TO ACCEPT THIS QUOTATION SIGN HERE AND RETURN		TOTAL	\$148,608.65
SIGNATURE	DATE SIGNED		



J.K of Michigan
 3201 W. Michigan Ave.
 Jackson, MI 49202
 (517)321-4486
 Fax (517)783-1874

WORK PROPOSAL

PROPOSAL # 2

DATE 8/22/2023

PREPARED BY Bryce

SUBMITTED TO	JOB NAME	CONTACT PERSON	
		Spring Arbor Township 107 E. Main P.O. Box 250 Spring Arbor, MI. 49283	MACI
		SECONDARY PHONE 517-750-2800 Ext. 201	EMAIL dherlein@springarbor.org

WORK TO BE PERFORMED	PAYMENT TERMS
Update Station with ABS Pumps	NET 30

DESCRIPTION	
<p>Mechanical: Ball off station after bypass has been tested & clean out with a vac truck. Remove all old piping, fittings, 90's, pumps, bases, brackets. Install new Ductile iron discharge piping (wet well only), mega flanges, eccentric reducers, 90's, (All N69-1211 coated), gaskets, stainless steel hardware, new guide rails, bases & brackets. Coat & paint all piping. Install new ABS pumps & bases (including new seal fail relay/circuit)</p>	
	Materials: \$ 23,395.36 Pumps & Bases: \$ 87,482.35 Labor: \$ 29,720.00
<p>Update Electrical: Remove extra junction box & old conduits. Install new PVC conduit from junction box on south side of the control panel to the wet well. Patch all cored holes in the wet well.</p>	
	Materials: \$ 6,218.30 Labor: \$ 6,912.00
<p>*Note a new wet well floor may be needed for this project (Not included in total price) New concrete floor cost (Price not included in total): \$ 7,500.00</p>	
<p><u>Quote is valid for 30 days.</u></p>	
<p>*Bypass pricing is on separate proposal. *Some parts may have a lead time that 12-16 weeks. *Note that this pump would operate in College Lift Station in emergency situation. Anything found over the scope of work on the quote will be brought to the owner's attention and repaired at an additional cost.</p>	

TO ACCEPT THIS QUOTATION SIGN HERE AND RETURN		TOTAL	\$153,728.01
SIGNATURE	DATE SIGNED		



J.K of Michigan
 3201 W. Michigan Ave.
 Jackson, MI 49202
 (517)321-4486
 Fax (517)783-1874

WORK PROPOSAL

PROPOSAL # 2

DATE 8/22/2023

PREPARED BY Bryce

SUBMITTED TO	JOB NAME	CONTACT PERSON			
		Spring Arbor Township 107 E. Main P.O. Box 250 Spring Arbor, MI. 49283	MACI	NAME	Dave Herlein
				PRIMARY PHONE	517-206-1218
				SECONDARY PHONE	517-750-2800 Ext. 201
				EMAIL	dherlein@springarbor.org

WORK TO BE PERFORMED	PAYMENT TERMS
Update Station with ABS Pumps	NET 30

DESCRIPTION
<p align="center">Mechanical:</p> <p>Ball off station after bypass has been tested & clean out with a vac truck. Remove all old piping, fittings, 90's, pumps, bases, brackets. Dig between pits & install new piping, once piping has been installed we will seal new piping into the wet well & vault, backfill with pea stone & topsoil. Install new Ductile iron discharge piping (all the way into the valve vault), mega flanges, solid sleeves, mega lugs & gaskets, eccentric reducers, 90's, (All N69-1211 coated), gaskets, stainless steel hardware, new guide rails & brackets. Coat & paint all piping. Install new ABS pumps & bases (including new seal fail relay/circuit)</p> <p align="right">Materials: \$ 34,895.06 Pumps & Bases: \$ 87,482.35 Labor: \$ 39,848.00</p> <p align="center">Update Electrical:</p> <p>Remove extra junction box & old conduits. Install new PVC conduit from junction box on south side of the control panel to the wet well. Patch all cored holes in the wet well.</p> <p align="right">Materials: \$ 6,218.30 Labor: \$ 6,912.00</p> <p>*Note a new wet well floor may be needed for this project (Not included in total price) New concrete floor cost (Price not included in total): \$ 7,500.00</p> <p align="center"><u>Quote is valid for 30 days.</u></p>

*Bypass pricing is on separate proposal.

*Some parts may have a lead time that 12-16 weeks.

*Note that this pump would operate in College Lift Station in emergency situation.

Anything found over the scope of work on the quote will be brought to the owner's attention and repaired at an additional cost.

TO ACCEPT THIS QUOTATION SIGN HERE AND RETURN

SIGNATURE	DATE SIGNED	TOTAL	\$167,855.71



J.K. of Michigan

3201 W. Michigan Ave.
 Jackson, MI 49202
 (517)321-4486
 Fax (517)783-1874

WORK PROPOSAL

PROPOSAL # 3

DATE 8/22/2023

PREPARED BY Bryce

SUBMITTED TO	JOB NAME	CONTACT PERSON	
		NAME	Dave Herlein
Spring Arbor Township 107 E. Main P.O. Box 250 Spring Arbor, MI. 49283	MACI	PRIMARY PHONE	517-206-1218
		SECONDARY PHONE	517-750-2800 Ext. 201
		EMAIL	dherlein@springarbor.org

WORK TO BE PERFORMED	PAYMENT TERMS
Valve Vault Update	NET 30

DESCRIPTION
<p>Remove all old worn out valving & piping. Install new check valves, plug valves, spool pieces & fittings. We will re-use existing tee & 90. All hardware will be stainless steel Remove old non-operational sump pump. Install new sump pump & piping, run new electrical from control panel to wet well for sump pump power.</p>
<p>Materials: \$ 22,573.32 Labor: \$ 11,520.00</p>
<p><u>Quote is valid for 30 days.</u></p>
<p>*Some parts have a lead time of 4-6 weeks Anything found over and above the scope of work on the quote will be brought to the owner's attention and repaired at an additional cost.</p>

TO ACCEPT THIS QUOTATION SIGN HERE AND RETURN		TOTAL	\$34,093.32
SIGNATURE	DATE SIGNED		



STRATEGIC SITE READINESS PROGRAM GUIDELINES

The Strategic Site Readiness Program (SSRP) provides financial incentives to eligible applicants to conduct eligible activities on, or related to, strategic sites and mega-strategic sites in Michigan, for the purpose of creating a statewide inventory of investment-ready sites to attract and promote investment in Michigan. Administered by the Michigan Economic Development Corporation (MEDC) on behalf of the Michigan Strategic Fund (MSF), the SSRP provides access to grants, loans, and other economic assistance.

ELIGIBLE APPLICANT

An applicant for an SSRP award must be an eligible applicant.

An eligible applicant means one or more the following:

- 1) A political subdivision of Michigan, including without limitation, a county, city, village, township, charter township, or instrumentality of any of the foregoing;
- 2) A local economic development corporation or similar authority;
- 3) A person who is the owner of the site for which the improvements are proposed but is not its end user, provided that person must apply jointly with an eligible applicant under No. 1 or No. 2 above;
- 4) If identified, a person that is or will be the end user of a site.

END USER

End user means with respect to a site that is the subject of an SSRP application, the person, either directly or through an affiliate, that will establish and operate the manufacturing or other commercial enterprise that constitutes the end use of the improved site.

ELIGIBLE ACTIVITIES

Eligible activities mean one or more of the following for an applicable site:

- Land acquisition and assembly;
- Site preparation and improvement;
- Infrastructure improvements that directly benefit the site, including without limitation, transportation; infrastructure, water and wastewater infrastructure, and utilities necessary to service the site;
- Any demolition, construction, alteration, rehabilitation, or improvement of buildings on the site;
- Environmental remediation; and
- Architectural, engineering, surveying, and other predevelopment work required to commence construction on site improvements; or
- To develop a spending plan and proposal for capital investment in site readiness.

STRATEGIC SITE

Strategic site means a site, whether publicly or privately owned, that is, or subsequent to a proposed acquisition will be, used for manufacturing or another commercial use.

MEGA-STRATEGIC SITE

A mega-strategic site means a strategic site that is or will be used for a large industrial site.

QUALIFIED JOB

Qualified job means a job performed by an individual who is a resident of this state whose Michigan income taxes are withheld by an employer, or an employee leasing company or professional employer organization on behalf of the employer, or by an individual who is not a resident of this state and is employed by a business at a project location that is located in this state, as determined and verified by the MSF.

APPLICATION FOR SSRP AWARD

The SSRP shall have an application, approval, and compliance process in a form and manner determined by MSF, that shall be published and available on the MSF website, which at a minimum, shall include separate application criteria for mega-strategic sites and landfill facilities, and for sites that have a specifically identified end user and those that do not.

General criteria for consideration of all SSRP awards

To the extent reasonably applicable as reasonably determined by the MSF board to the type of project proposed, the MSF shall consider and document at least all of the following criteria for all SSRP awards before entering into a written agreement:

- The importance of the project or eligible activities to the community in which it is located and the state of Michigan;
- If the project will act as a catalyst for additional revitalization of the community where it is located and the state of Michigan;
- The amount of local community and financial support for the project;
- The amount of any other economic assistance or support provided by Michigan for the project;
- The amount of any other economic assistance or support provided by the federal government for the project, including without limitation, federal appropriations or tax credits;
- The amount of any private funds or investments for the project, including the eligible applicant's own investments in the project;
- The eligible applicant's financial need for a grant, loan, or other economic assistance under the SSRP;
- The extent of reuse of vacant buildings, public or private, reuse of historic resources and redevelopment of blighted property;
- Creation or retention of qualified jobs as a result of a technological shift in product or production at the project location and within Michigan;
- Whether and how the project is financially and economically sound;



STRATEGIC SITE READINESS PROGRAM GUIDELINES cont.

- Whether and how the project converts abandoned public buildings to private use;
- Whether and how the project promotes sustainable development;
- Whether and how the project involves the rehabilitation of a historic resource;
- Whether and how the project addresses area-wide redevelopment;
- Whether and how the project addresses underserved markets of commerce;
- The level and extent of environmental contamination;
- Whether and how the project will compete with or affect existing Michigan businesses within the same industry;
- Whether and how the project's proximity to rail and utility will impact the performance of the project and will maximize energy and logistics needs in the community in which it is located, and in Michigan;
- The risk of obsolescence that the project, products, and investments in the future;
- The overall return on investment to Michigan;
- Whether the proposed strategic site or mega-strategic site is incorporated into a strategic plan of a political subdivision of State of Michigan;
- Whether the eligible applicant has agreed to use a consistent statewide rating system to identify the level of readiness for each site;
- Whether the eligible applicant has agreed to submit each site to a statewide inventory of large strategic sites; and
- Any other additional criteria approved by the MSF board that are specific to each individual project, and consistent with the purpose of the SSRP.

Specific criteria for a strategic site where an end user has not been identified:

For a strategic site for which an end user has not been specifically identified, the MSF shall consider and document as reasonably determined by the MSF:

- Each of the general criteria for consideration of all SSRP awards listed above;
- The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:
 - » Whether the proposed site is currently assembled;
 - » Whether the proposed site is under site control; and
 - » Whether the proposed site is of a size, configuration, location, and condition that makes the site substantially ready for marketing and competitive for development upon completion of the SSRP award, and demonstrated matching contributions;
- Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination;

- The degree of local matching contributions;
- Whether the SSRP award will promote geographic equity in the distribution of funds among different areas of Michigan;
- Whether the eligible applicant has pursued all available cost-containment measures; and
- Whether the application contains a site assessment and investment proposal developed pursuant to the SSRP guidelines.

Specific criteria for a mega-strategic site where an end user has not been identified:

For a mega-strategic site for which an end user has not been specifically identified, the MSF shall consider, and document as reasonably determined by the MSF:

- Each of the general criteria for consideration of all SSRP awards listed above;
- The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:
 - » Whether the proposed site is currently assembled;
 - » Whether the proposed site is under site control; and
 - » Whether the proposed site is of a size, configuration, location, and condition that makes the site substantially ready for marketing and competitive for development upon completion of the SSRP award, and demonstrated matching contributions;
- Whether the proposed mega-strategic site is supported by a strategic analysis that supports the demand for the proposed site;
- The feasibility of proposed land acquisition;
- Utility and transportation availability and the feasibility of necessary utility and transportation improvements;
- Workforce availability and training capability;
- Environmental and topographical conditions and the feasibility of necessary site improvements to address environmental and topographical conditions; and
- Whether the proposal is consistent with the MSF's mega-strategic site strategic plan.

In making an award for a mega-strategic site without a specifically identified end user, the MSF, working in collaboration with the eligible applicant, shall prepare a mega-strategic site investment strategy and spending plan that details the sequence and cost of anticipated investments in the selected site, the benchmarks for bringing the mega-strategic site to a marketable condition, and the marketing strategy for the mega-strategic site. Each plan must have the objective of establishing a certified mega-strategic site under a nationally recognized third-party certification program.



STRATEGIC SITE READINESS PROGRAM GUIDELINES cont.

Specific criteria for a strategic site and a mega-strategic site where an end user has been identified:

For a strategic site and a mega-strategic site for which an end user has been specifically identified, the MSF shall consider, and document as reasonably determined by the MSF:

- Each of the general criteria for consideration of all SSRP awards listed above;
- The strategic economic importance of the project to the community where it is located and Michigan;
- Whether the financial assistance is needed to secure the project in Michigan;
- The degree to which the project is a priority for the local governmental unit or local economic development corporation in the jurisdiction of which the site is located;
- The level of creation or retention of qualified jobs as a result of a technological shift in product or production;
- Whether the qualified jobs created or retained as a result of a technological shift in product or production equal or exceed the average wage for the county in which the project is located;
- The level of capital investment; and
- The evidence of the end user's commitment to the site.

Specific criteria for landfill facilities redevelopment for future economic development, the Michigan Strategic Fund shall give priority to projects that meet all of the following criteria:

- The site was used as a landfill and contains solid waste placed on or under the property;
- The site has not been actively used for solid waste in the immediately preceding 15 years;
- The current owner of the site did not cause or contribute to the solid waste disposal at the site;
- The current owner of the site has agreed to contribute an amount equal to at least 10% of the total grant amount toward necessary environmental remediation costs;
- Private investment into the project will total at least \$15,000,000, exclusive of environmental remediation costs; and
- Projects that can be initiated in the immediate near-term following award.

WRITTEN AGREEMENTS

All MSF support is subject to available funding, completion of due diligence the results of which are satisfactory to the MEDC, and shall be memorialized by a final written agreement, with terms and conditions relating to the award as determined by the MSF board, in accordance with state law, these guidelines and otherwise satisfactory to the MSF, including, without limitation:

- Specific dates and benchmarks for the eligible applicant to receive a grant, loan, or other economic assistance from the SSRP, including conditions for the disbursement of funds in installments; provided that disbursements are not permitted to an eligible applicant that has not fully repaid all money subject to clawback required to be repaid under a specific repayment provision in a written agreement under the SSRP or if the eligible applicant is in default on any grant, loan, investment, or other economic assistance made or guaranteed by State of Michigan.
- For an SSRP award provided to a person identified as the end user of the site, a clawback and specific repayment provision if the person fails to comply with the provisions of the written agreement.
- A provision that all money that is subject to clawback or required to be repaid under a specific repayment provision must be paid within 90 days of notification by the fund. Any amounts not paid within that 90-day period are subject to a penalty of 1% per month, prorated on a daily basis.
- A provision that State of Michigan shall have a security interest as defined in Section 1201(2)(ii) of the uniform commercial code, 1962 PA 174, MCL 440.1201, to the extent of the grant, loan, or other economic assistance provided under this program. This provision does not apply if it conflicts with any contractual obligation of the eligible applicant or any federal or state bankruptcy or insolvency laws.
- An audit provision that requires the MSF to verify that the established benchmarks for the project have been met.
- A provision that the eligible applicant will provide the data described in the written agreement that is necessary for MSF to report to the legislature as required under the SSRP; and
- Other provisions requiring periodic reporting of data, and any other information required to facilitate reporting to the MSF and the Michigan Legislature, including periodic reporting after completion of a project.

Provided however, notwithstanding any of the above, the MSF may make grants and provide technical assistance to local economic development corporations for the purpose of creating an inventory of development-ready sites, provided that the inventory shall utilize nationally recognized criteria to identify the readiness of those sites for investment, and provided further, the MSF shall maintain a comprehensive inventory of these sites on its website, including in an interactive and user-friendly manner a listing of all local and state development-ready sites with pictures, maps and documentation related to those sites.