

CHARTER TOWNSHIP OF OSCODA
SPECIAL BOARD MEETING
AGENDA'D & NOTICED
April 28, 2023 – 10:00 A.M.
Robert J. Parks Library
6010 N. Skeel Ave.
Oscoda, MI 48750
(989)739-9581

Posted Date: April 27 2023

Press Notification Date: April 27, 2023

Posted By: Tara Lyons

CALL TO ORDER

ROLL CALL

AGENDA ADDITIONS / CHANGES:

PUBLIC COMMENTS:

NEW BUSINESS:

1. EIC Recommendation to Adopt the Brownfield Redevelopment Authority Plan
2. Resolution No. 2023-08 Adopting Brownfield Plan
3. Resolution No. 2023-09 Adopting Final Project Planning Document for Wastewater System Improvements and Designating an Authorized Project Representative

ADJOURNMENT

**OSCODA CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**RESIDENTIAL DEVELOPMENT OF 21 PARCELS
ON PINE DRIVE, OAK DRIVE, CALIFORNIA STREET, SKEEL AVENUE, AND
PERIMETER ROAD
OSCODA TOWNSHIP, IOSCO COUNTY, MICHIGAN**

APRIL 28, 2023

**Approved by the Brownfield Redevelopment Authority on April 27, 2023
Approved by the Township Board of Commissioners [date approved]**

Prepared on Behalf of:

**Au Sable Developments, LLC
360 E. Spruce Road
Spruce, MI 48762**

Prepared by:

**Fleis & VandenBrink Engineering, Inc.
2960 Lucerne Drive SE
Grand Rapids, Michigan 49546**



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- Attachment A Brownfield Plan Resolution(s)
- Attachment B Development and/or Reimbursement Agreement
- Attachment D BEA Acknowledgement Letter, if applicable

ACT 381 BROWNFIELD PLAN

PROJECT SUMMARY

Project Name:	Skeel Avenue Residential Development
Project Location:	The property includes 21 contiguous residential parcels of land located on the southeast side of Oscoda-Wurtsmith Airport between Skeel Avenue and Perimeter Road (F41) and south of California Street, Oscoda Charter Township, Iosco County, MI
Eligible Activity:	Site demolition, public utility relocation and upgrade.
Developer Reimbursable Costs:	\$425,579 includes 15% contingency
Years for Reimbursement:	16
Estimated Capital Investment:	The investment includes site demolition and utility infrastructure and building and construction costs and is estimated to be \$44,000,000.
Job Creation:	Au Sable Developments, LLC estimates that the development will generate 4 new jobs associated with the coffee shop and sandwich shop.
Project Overview:	<p>The project will include a 4-story multi-family residential building (for rent) with a total of 227,973 square feet containing 216 units. Future development includes plans for (3) townhouse style residential buildings with 18,950 total square footage containing 13 units with attached garages.</p> <p>The facility will also incorporate exterior gathering space with grilling and outdoor dining area, fire pits, tiki bar, walking trails, bicycle racks and dog park area for resident use</p>

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The project consists of the redevelopment of 9.38 acres of land located east of Skeel Ave, south of California St. and west of Perimeter Road, immediately north of the Veteran's Memorial in Oscoda Township, Michigan. Phase 1 of the project will include a 4-story multi-family residential building (for rent) with a total of 227,973 square feet. Building 1 will include 216 total units, 53,897 sf/floor plus 12,283 sf of common space/amenities on the main level. The 216 total units consist of (64) unit A (1 Bedroom) at 698 sf/unit, (96) unit B (2 Bedroom) at 1,005 sf/unit, (24) unit C (3 Bedroom) at 1,215 sf/unit and (32) unit D (studio style) at 592 sf/unit. The main level common area will include a manger/ leasing office, conference/ meeting space, resident lounge with "zoom"/ media cubbies/cafe, fitness area and storage. The facility will also incorporate exterior gathering space with grilling and outdoor dining area, fire pits, tiki bar, walking trails, bicycle racks and dog park area for resident use. Phase 1 will provide parking at 1.25 vehicles/ residential unit. Also, as part of Phase 1, the development will include a free-standing coffee shop (+/-360 sf). Building 2 will be located at the southeast corner of California St. and Skeel Ave.

Phase 2 of the development plans for (3) townhouse style residential buildings with 18,950 total square footage constructed along Skeel Ave. Buildings 3A/3B/3C will include (13) total units, (6) units of 1,680 sf/ea with (2) car garages and (5) units of 1,774 sf/ea with (1) car garage.

It is anticipated that 4 new full-time equivalent (FTE) jobs will be created for management, leasing, and maintenance. The private investment is approximately \$44,000,000, which is the total cost of the project. The anticipated eligible activities will be completed in 2023 and the redevelopment project is estimated to be completed in 2024. The project is located in Oscoda Township, which is not a qualified local governmental unit (QLGU).

1.2 Eligible Property Information

The project is comprised of 21 parcels, two of which have been determined to be facility parcels and the remaining are adjacent or contiguous. Figure 1 depicts the project location and Figure 2 depicts the project parcels and how the parcels qualify.

Tax ID Number	Address	Parcel Size	Qualifying Status
066-028-200-017-00	1702 Skeel Avenue	0.40 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.40 M/L PART OF NW 1/4 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 10.15 FT @ RIGHT ANGLES TO SD SEC LINE TH S 52D 08M 41S W 121.28 FT TH S 38D 33M 44S E 62.66 FT TO POB TH S 51D 33M 28S W 144.69 FT TH S 38D 26M 32S E 127.61 FT TH N 51D 33M 28S E 100.71 FT TH N 08D 40M 57S E 60.27 FT TH N 38D 33M 44S 86.60 FT TO POB			
066-028-200-006-00	1710 Pine Drive	0.41 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.41 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS : COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH N 82D 49M 08S W 83.58 FT TH S 21D 41M 20S W 20.66 FT TH S			

Tax ID Number	Address	Parcel Size	Qualifying Status
67D 27M 13S W 106.79 FT TH S 55D 13M 53S E 103.05 FT TO POB TH S 38D 11M 04S W 83.91 FT TH S 51D 48M 56S W 170.88 FT TO BEG TANGENT CRV TO RIGHT RADIUS 30.00 FT CNTRL CRV 89D 44M 30S & SUBTENDEDED CHRD N 83D 18M 49S W 42.33 FT TH ALG ARC SD CRV 46.99 FT TH N 38D 26M 32S W 66.06 FT ALG NELY LN SKEEL AVE TH N 55D 13M 53S E 201.54 FT TO POB			
066-028-200-007-00	1712 Pine Drive	0.23 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.23 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT TH S 52D 08M 41S W 92.31 FT TH S 82D 49M 08S 83.58 FT TH S 21D 41M 20S W 20.66 FT TH S 67D 27M 13S W 69.61 FT TO POB TH S 17D 03M 20S E 80.87 FT TH S 62D 22M 43S W 42.13 FT TH S 51D 48M 56S W 68.34 FT TH N 38D 11M 04S W 83.91 FT TH N 55D 13M 52S E 103.05 FT TH N 67D 27M 13S E 37.18 FT TO POB			
066-028-200-011-00	1715 Pine Drive	0.65 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.65 M/L PART OF NW 1/4 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 729.38 FT ALONG THE N-S 1/4 LINE TH S 88D 32M 40S W 125.46 FT @ RIGHT ANGLES TO SAID N-S 1/4 LINE TH N 63D 08M 26S W 56.71 FT TO POB TH S 71D 41M 41S E 44.59 FT TH S 51D 48M 56S W 238.73 FT TH S 06D 41M 12S E 47.26 FT TH S 38D 26M 32S E 20.86 FT TH S 70D 33M 24S E 33.63 FT TH S 71D 41M 41S E 51.70 FT TH N 52D 8M 41S E 155.20 FT TH N 07D 15M 33S E 140.60 FT TO POB			
066-028-200-008-00	1716 Pine Drive	0.31 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.31 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 30S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH N 82D 49M 08S W 83.58 FT TH S 21D 41M 20S W 20.66 FT TO POB TH S 82D 49M 08S E 118.15 FT TH S 32D 03M 21S W 119.91 FT TH N 82D 30M 04S W 97.97 FT ALONG THE NLY LINE OF PINE ST TH N 17D 03M 30S W 80.87 FT TH N 67D 27M 13S E 69.61 FT TO POB			
066-028-200-010-00	1718 Pine Drive	0.33 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.33 M/L PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH N 82D 49M 08S W 83.58 FT TH S 21D 41M 20S W 20.66 FT TH S 82D 49M 08S E 118.15 FT TO POB TH S 37D 51M 19S E 153.99 FT TH S 52D 08M 41S W 105.66 FT TH N 37D 51M 19S W 73.56 FT ALG NELY LN PINE DR TO BEG OF TANGENT CRV TO LEFT RADIUS OF 114.25 FT CNTRL ANG 20D 05M 20S SUBTENDEDED BY CHRD N 47D 53M 59S W 39.85 FT ALG SD CRV 401.06 FT TH N 32D 03M 21S E 119.91 FT TP POB			
066-028-200-012-00	1719 Pine Drive	0.26 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.26 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 729.38 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 125.46 FT @ RIGHT ANGLES TO SD N-S 1/4 LINE TO POB TH N 63D 08M 26S W 56.71 FT TH S 07D 15M 53S W 140.60 FT TH S 38D 33M 44S E 36.66 FT TH N 52D 08M 41S E 122.61 FT TH N 37D 51M 19S W 86.25 FT TO POB			
066-028-200-013-00	1721 Pine Drive	0.30 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.30 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 729.38 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 125.46 FT @ RIGHT ANGLES TO SD N-S 1/4 LINE TH S 37D 51M 19S E 86.25 FT ALONG THE SWLY ROW LINE FOR PINE DR TO THE POB TH CONT S 37D 51M 19S E 107.67 FT TH S 52D 08M 41S W 121.28 FT TH N 38D 33M 44S W 107.68 FT TH N 52D 08M 41S E 122.61 FT TO POB			

Tax ID Number	Address	Parcel Size	Qualifying Status
066-028-100-001-00	1724 Pine Drive	0.73 acres	Facility
T24N R9E SEC 28 A-.73 M/L PART OF NW 1/4 & PART OF GOVERNMENT LOT 2 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 591.32 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 184.95 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH S 19D 28M 40S E 127.46 FT ALONG THE SWLY ROW LINE FOR PERIMETER RD TH S 52D 08M 41S W 241.48 FT TH N 37D 51M 19S W 120.96 FT ALONG NELY ROW OF LINE FOR PINE DR TH N 52D 08M 41S E 281.66 FT TO POB			
066-028-100-002-00	1726 Pine Drive	0.61 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.61 PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 591.32 FT ALONG THE N-S 1/4 TH N 88D 37M 40S E 184.95 FT @ RT ANGLES TO SD SEC LINE TH S 19D 28M 40S E 127.46 FT TO POB TH S 18D 52M 10S E 126.86 FT TH S 52D 08M 41S W 200.21 FT TH N 37D 51M 19S W 119.96 FT ALONG THE NELY ROW LINE OF PINE ST TH N 52D 08M 41S E 241.48 FT TO POB			
066-028-200-014-00	1727 Pine Drive	0.30 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.30 M/L PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 10.15 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH S 37D 51M 19S E 109.28 FT ALONG THE SWLY ROW LINE FOR PINE DR TH S 52D 08M 41S W 119.93 FT TH N 38D 33M 44S W 109.29 FT TH N 52D 08M 41S E 121.28F T TO POB			
066-028-200-015-00	1729 Pine Drive	0.26 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.26 M/LR PART OF NW 1/4 & PART OF GOV'T LOT 2 DSECRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 TH S 37D 51M 19S E 109.28 FT TO POB TH CONT S 37D 51M 19S E 91.36 FT ALONG SWLY ROW OF PINE DR H S 12D 51M 15S E 52.23 FT TH N 83D 05M 53S W 138.10 FT TH N 38D 33M 44S W 39.97 FT TH N 52D 08M 41S E 119.93 FT TO POB			
066-028-100-003-00	1730 Pine Drive	0.57 acres	Adjacent & Contiguous
T24N R9E SE 28 A-.57 M/L PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 591.32 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 184.95 FT @ RIGHT ANGLES TO SD SEC LINE TH S 19D 10M 28S E 254.32 FT TH S 18D 08M 50S E 174.96 FT TH S 70D 46M 33S W 155.09 FT TH N 28D 32M 23S W 35.72 FT TH N 37D 51M 19S W 80.07 FT TH N 52D 08M 41S E 200.21 FT TO POB			
066-028-100-004-00	1732 Pine Drive	0.73 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.73 M/L PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1214.47 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 64.95 FT @ RIGHT ANGLES TO SAID SEC LINE TH N 53D 01D 50M E 73.81 FT ALONG THE SELY ROW FOR PINE DR TH N 42D 45M 01S E 39.42 FT TO POB TH N 06D 37M 22S E 95.78 FT TH N 70D 46M 33S E 155.09 FT TH S 17D 13M 56S E 207.52 FT TH S 70D 04M 08S W 93 FT TH N 57D 31M 49S W 155.91 FT TO POB			
066-028-200-016-00	1735 Pine Drive	0.38 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.38 M/L PART OF NW 1/4 & GOV'T LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 10.15 FT @ RIGHT ANGLES TO SD SEC LINE TH S 52D 08M 41S W 121.28 FT TH S 38D 33M 44S E 149.26 FT TO POB TH S 83D 05M 53S E 138.10 FT TH S 32D 35M 19S W 42.70 FT TH S 53D 01M 50S W 173.23 FT TH N 82D 42M 21S W 46.35 FT TH N 38D 26M 32S W 36.37 FT TH N 51D 33M 28S E 100.71 F TH N 08D 40M 57S E 60.27 FT TO POB			

Tax ID Number	Address	Parcel Size	Qualifying Status
066-028-100-005-00	1736 Pine Drive	0.35 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.35 M/L PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1214.47 FT ALONG TH N-S 1/4 LINE TH N 88D 37M 40S E 64.95 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH N 53D 01M 50S E 73.81 FT ALONG THE SELY LINE OF PINE DR TH N 42D 45M 01S E 39.42 FT TH S 57D 31M 49S E 155.91 FT TH S 70D 04M 08S W 174.81 FT TH N 36D 58M 10S W 87.76 FT TO POB			
066-028-100-006-00	1738 Pine Drive	0.32 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.32 M/L PART OF N 1/2 & GOV'T LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1214.47 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 64.95 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH S 36D 58M 10S E 87.76 FT TH S 61D 04M 00S W 192.72 FT TH N 38D 26M 32S E 30.06 FT ALONG THE NELY LINE OF SKEEL AVE TH N 07D 17M 39S E 47.90 FT TH N 53D 01M 50S E 161.61 FT ALONG THE SELY ROW FOR PINE DR TO POB			
066-028-200-005-00	California Street	0.48 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.48 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH 82D 49M 08S W 83.58 FT TH S 21D 41M 20S E 20.66 FT TH S 67D 27M 13S E 106.79 FT TH S 55D 13M 53S W 77.60 FT TO POB TH S 55D 13M 53S W 226.99 FT TH N 38D 26M 32S W 62.18 FT TH N 09D 31M 41S E 50.23 FT TH N 57D 29M 55S E 203.41 FT TH S 32D 30M 05S E 85.97 FT TO POB			
066-028-200-018-00	Oak Drive	0.69 acres	Facility
T24N R9E SEC 28 A-.69 M/L PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1007.32 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 69.80 FT @ RIGHT ANGLES TO SD N-S 1/4 LINE TO POB TH S 51D 33M 28S W 144.69 FT TH N 38D 26M 32S W 166.88 FT TH N 53D 07M 55S W 43.58 FT TH N 52D 8M 41S E 155.20 FT TH S 38D 33M 44S E 206.99 FT TO POB			
066-028-200-052-00	Oak Drive & Skeel Ave		Adjacent & Contiguous
T24N R9E SEC 28 PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1254.19 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 127.30 FT TO POB TH N 38D 25M 32S W 329.20 FT TH S 51D 33M 28S W 23.56 FT TH S 38D 26M 32S W 329.20 FT TH N 51D 33M 28S E 23.56 FT TO POB			
066-028-200-009-00	Perimeter Road	0.94 acres	Adjacent & Contiguous
T24N R9E SEC 28 A-.94 M/L PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TO THE POB TH N 52D 08M 41S E 150.24 FT TH S 20D 15M 25S E 198.20 FT ALONG THE WLY LINE OF PERIMETER RD TH S 52D 08M 41S W 176.00 FT TH N 37D 51M 19S E 153.99 FT TH N 82D 49M 08S W 118.15 FT TH N 21D 41M 20S E 20.66 FT TH S 82D 49M 08S E 83.58 FT TH N 52D 08M 41S E 92.31 FT TO POB			

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

The Developer will be reimbursed for the costs of eligible activities necessary to address brownfield conditions and prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated from the Property after redevelopment and captured by the Oscoda Township Brownfield Redevelopment Authority (OTBRA), subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement"). If available, this Plan will capture all new personal property taxes generated by this project.

The Developer and the Township acknowledge that this plan may be amended if future amendments to Act 381 impact the scope of eligible activities or allow for capture of State School tax not currently eligible.

The estimated total cost of eligible Department Specific Activities eligible for reimbursement from tax increment revenues under this Plan are \$9,504 for due diligence already incurred. Request for reimbursement of Non-Environmental Activities from local taxes is \$416,075. The eligible activities are summarized in Table 1.

The costs of identified activities eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions encountered during redevelopment. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1994, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, \$425,579, subject to reimbursement. The plan includes 5% simple interest on the balance of unreimbursed eligible activities. As long as the total of eligible costs described in this Plan are not exceeded, line-item eligible activities, tasks, and costs within each respective category may be adjusted without Plan amendment after the date of this Plan, to the extent the adjustments do not violate the terms of Act 381. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Pursuant to Act 381, the Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. It is the intent of the Authority to capture five percent (10%) of the available incremental taxes annually for administrative use and \$9,504 in year 3 for deposit in the LBRF. During the term of this plan an estimated total of \$9,504 will be captured as shown in Table 3, and deposited in the LBRF and \$51,925 for administrative use; however, at the sole discretion of the OTBRA, all or part of the incremental local taxes captured for the LBRF in any tax year may be used to pay the administrative and operational costs of the Authority incurred in that year.

2.2 Summary of Eligible Activities

Table 1 depicts the eligible activities proposed for the eligible parcels.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The 2022 taxable value for the parcels is \$0 as the parcels were owned by Oscoda Township. The estimated captured taxable value for this redevelopment is estimated to be \$2,000,000. The incremental tax by year and in aggregate is depicted in Table 2. The OTBRA will capture 100% of the available incremental local tax revenues generated from the Property to reimburse Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Additionally, tax revenue associated with all new personal property, if any, will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is not anticipated but this plan may be amended should amendments to Act 381 alter eligible activities and eligible property.

It is the intent of this Plan to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursement and LBRF funding described in this Plan are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. It is estimated that all the developer's eligible costs will be reimbursed within 17 years after the first year of capture. Capture of incremental taxes in the amount of \$9,504 to fund the LBRF and administrative operations as needed, will occur during year 3, as shown in Table 3. The total tax increment revenues captured for eligible activities, administrative use, and LBRF are \$487,008.

2.4 Method of Financing and Description of Advances Made by the Municipality

Developer will be responsible for financing the costs of eligible activities included in this Plan. Neither the OTBRA nor Oscoda Charter Township will advance any funds to finance the eligible activities. All Plan financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the OTBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cumulative eligible costs limit described in this Plan, unless the Plan is further amended.

2.5 Maximum Amount of Note or Bonded Indebtedness

Not applicable.

2.6 Duration of Brownfield Plan

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursement of \$425,579 or 2) the maximum duration provided for in Act 381 (MCLA 125.2663(22)). The proposed date for beginning tax capture is tax year 2022, unless said date is amended by action of the OTBRA. It is anticipated that the eligible expenses will be

fully reimbursed and the LBRF will be funded within 16 years after the first year of tax increment capture.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

Available incremental local tax revenue generated by the project will be captured by the OTBRA until all incurred eligible brownfield redevelopment costs and OTBRA administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan. The tax revenues available for capture by the OTBRA are the local sources, with 100% being reimbursed with local tax revenues.

The Developer and the Township acknowledge that this plan may be amended if future amendments to Act 381 impact the scope of eligible activities or allow for capture of State School tax not currently eligible.

The impact of the OTBRA incremental tax capture on local taxing jurisdictions is presented in Table 2 and Table 3.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property is approximately 9.38 acres and is comprised of 21 parcels of land. Two of the parcels are defined as a “facility” under Part 201 and the remaining are adjacent or contiguous. Figure 2 depicts the parcels and their qualifying status. Person property is not anticipated to be significant but to the extent available will be captured for reimbursement of eligible activities. Legal descriptions for each parcel are included above.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no occupied structures on the Property. No individuals or families will be displaced due to the development, therefore a demographic survey is not applicable and has not been completed as part of this plan.

2.10 Plan for Relocation of Displaced Persons

Not applicable as there will be no displacement of people as part of this development.

2.11 Provisions for Relocation Costs

Not applicable as there will be no displacement of people as part of this development.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

Not applicable as there will be no displacement of people as part of this development.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The Authority has established a Local Brownfield Revolving Fund (LBRF) in accordance with Act 381. Funds from the LBRF may be used, at the sole discretion of the Authority, to finance or reimburse eligible activities described in this Brownfield Plan or eligible activities subsequently approved, solely for LBRF funding, by administrative action of the Authority to be conducted on the eligible property described in this Brownfield Plan.

\$9,504 of local tax increment revenues as described in Section III.A are projected to be deposited in the LBRF under this Plan through capture of incremental taxes in year 3 or in

the first year after developer reimbursement. The LBRF funds will be used to support future redevelopment of brownfield sites within Oscoda Township. It is estimated that \$51,925 will be captured for administrative use.

TABLE 1 Local-only Eligible Activities Costs and Schedule		
Eligible Activities	Cost	Completion Season/Year
Phase I ESA, Phase II ESA, BEA	\$9,504	2022
Environmental Sub-Total	\$9,504	
Non-Environmental Sub-Total		
Mobilization	\$12,500	2023
Asphalt site demolition	\$56,000	2023
Curb and gutter site demolition	\$19,000	2023
Storm sewer site demolition	\$22,000	2023
Watermain site demolition	\$29,000	2023
Bypass sanitary and sanitary site demolition	\$69,000	2023
Sewer structures site demolition	\$17,500	2023
Backfill and site restoration	\$68,000	2023
Construction fencing	\$20,000	2023
Non-Environmental Sub-Total	\$313,000	
Eligible Activities Sub-Total	\$322,504	
Contingency (15 %)	\$46,950	
Interest (5 %)	\$16,125	
Brownfield Plan	\$10,000	2023
Brownfield Plan Implementation	\$30,000	
Eligible Activities Total Costs	\$425,579	

Figure 1

Project Location Map



Van Etten
Lake

Subject
Property

Roads

Approximate Subject Properties

AU SABLE DEVELOPMENTS LLC
21 VACANT PARCELS ON SKEEL AVE.
OSCODA, MI

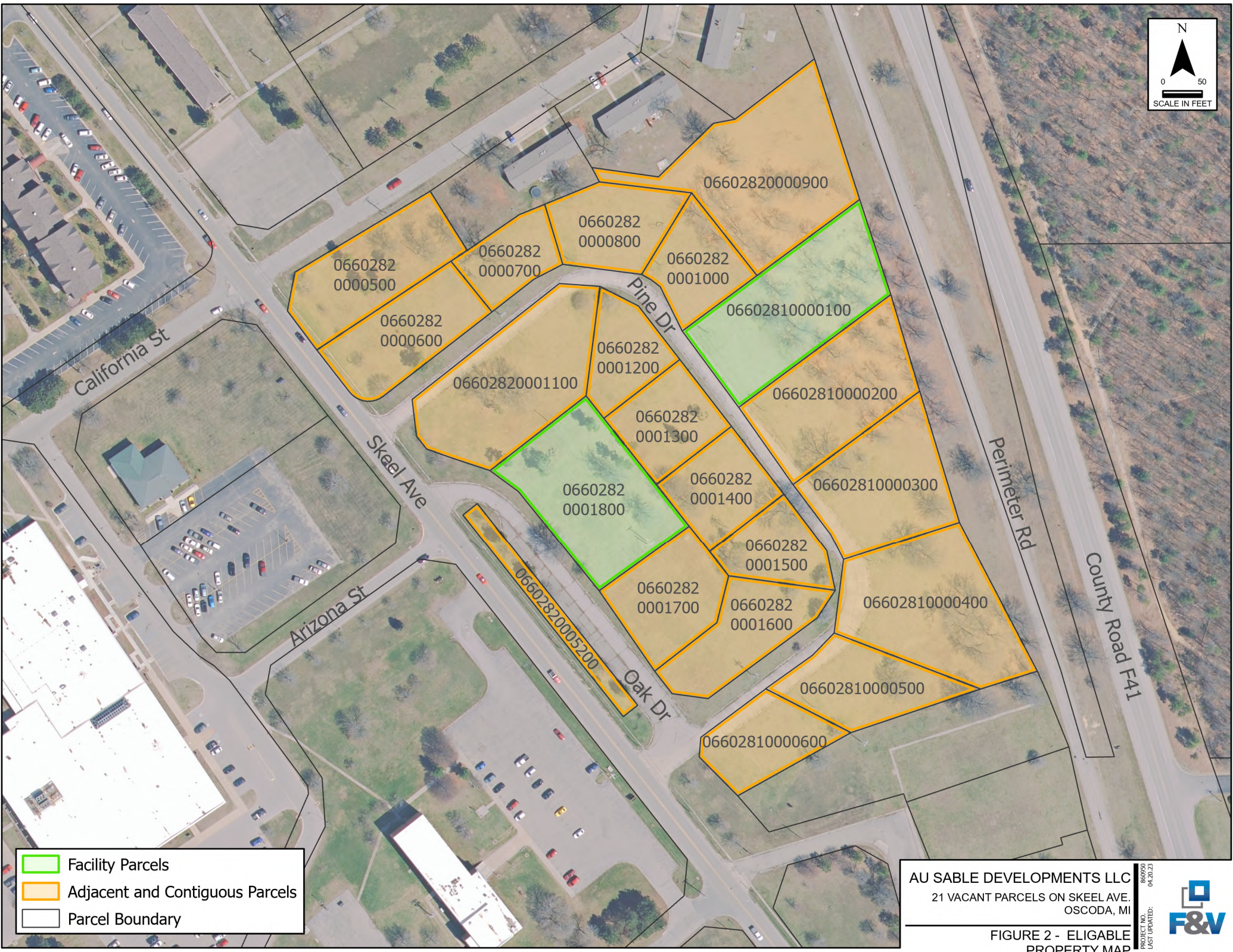
FIGURE 1 - SUBJECT PROPERTIES

PROJECT NO. 04-20-23
LAST UPDATED: 04/20/23



Figure 2

**Legal Description and Map of the Eligible Property and
Qualifying Parcels**



- Facility Parcels
- Adjacent and Contiguous Parcels
- Parcel Boundary

AU SABLE DEVELOPMENTS LLC
21 VACANT PARCELS ON SKEEL AVE.
OSCODA, MI

FIGURE 2 - ELIGIBLE
PROPERTY MAP

PROJECT NO: 860950
LAST UPDATED: 04/26/23



066-028-200-017-00

PART OF NW 1/4 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 10.15 FT @ RIGHT ANGLES TO SD SEC LINE TH S 52D 08M 41S W 121.28 FT TH S 38D 33M 44S E 62.66 FT TO POB TH S 51D 33M 28S W 144.69 FT TH S 38D 26M 32S E 127.61 FT TH N 51D 33M 28S E 100.71 FT TH N 08D 40M 57S E 60.27 FT TH N 38D 33M 44S 86.60 FT TO POB

066-028-200-006-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS : COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH N 82D 49M 08S W 83.58 FT TH S 21D 41M 20S W 20.66 FT TH S 67D 27M 13S W 106.79 FT TH S 55D 13M 53S E 103.05 FT TO POB TH S 38D 11M 04S W 83.91 FT TH S 51D 48M 56S W 170.88 FT TO BEG TANGENT CRV TO RIGHT RADIUS 30.00 FT CNTRL CRV 89D 44M 30S & SUBTENDE CHRD N 83D 18M 49S W 42.33 FT TH ALG ARC SD CRV 46.99 FT TH N 38D 26M 32S W 66.06 FT ALG NELY LN SKEEL AVE TH N 55D 13M 53S E 201.54 FT TO POB

066-028-200-007-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT TH S 52D 08M 41S W 92.31 FT TH S 82D 49M 08S 83.58 FT TH S 21D 41M 20S W 20.66 FT TH S 67D 27M 13S W 69.61 FT TO POB TH S 17D 03M 20S E 80.87 FT TH S 62D 22M 43S W 42.13 FT TH S 51D 48M 56S W 68.34 FT TH N 38D 11M 04S W 83.91 FT TH N 55D 13M 52S E 103.05 FT TH N 67D 27M 13S E 37.18 FT TO POB

066-028-200-011-00

PART OF NW 1/4 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 729.38 FT ALONG THE N-S 1/4 LINE TH S 88D 32M 40S W 125.46 FT @ RIGHT ANGLES TO SAID N-S 1/4 LINE TH N 63D 08M 26S W 56.71 FT TO POB TH S 71D 41M 41S E 44.59 FT TH S 51D 48M 56S W 238.73 FT TH S 06D 41M 12S E 47.26 FT TH S 38D 26M 32S E 20.86 FT TH S 70D 33M 24S E 33.63 FT TH S 71D 41M 41S E 51.70 FT TH N 52D 8M 41S E 155.20 FT TH N 07D 15M 33S E 140.60 FT TO POB

066-028-200-008-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 30S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH N 82D 49M 08S W 83.58 FT TH S 21D 41M 20S W 20.66 FT TO POB TH S 82D 49M 0S E 118.15 FT TH S 32D 03M 21S W 119.91 FT TH N 82D 30M 04S W 97.97 FT ALONG THE NLY LINE OF PINE ST TH N 17D 03M 30S W 80.87 FT TH N 67D 27M 13S E 69.61 FT TO POB

066-028-200-010-00

PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH N 82D 49M 08S W 83.58 FT TH S 21D 41M 20S W 20.66 FT TH S 82D 49M 08S E 118.15 FT TO POB TH S 37D 51M 19S E 153.99 FT TH S 52D 08M 41S W 105.66 FT TH N 37D 51M 19S W 73.56 FT ALG NELY LN PINE DR TO BEG OF TANGENT CRV TO LEFT RADIUS OF 114.25 FT CNTRL ANG 20D 05M 20S SUBTENDE BY CHRD N 47D 53M 59S W 39.85 FT ALG SD CRV 401.06 FT TH N 32D 03M 21S E 119.91 FT TP POB

066-028-200-012-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 729.38 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 125.46 FT @ RIGHT ANGLES TO SD N-S 1/4 LINE TO POB TH N 63D 08M 26S W 56.71 FT TH S 07D 15M 53S W 140.60 FT TH S 38D 33M 44S E 36.66 FT TH N 52D 08M 41S E 122.61 FT TH N 37D 51M 19S W 86.25 FT TO POB

066-028-200-013-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 729.38 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 125.46 FT @ RIGHT ANGLES TO SD N-S 1/4 LINE TH S 37D 51M 19S E 86.25 FT ALONG THE SWLY ROW LINE FOR PINE DR TO THE POB TH CONT S 37D 51M 19S E 107.67 FT TH S 52D 08M 41S W 121.28 FT TH N 38D 33M 44S W 107.68 FT TH N 52D 08M 41S E 122.61 FT TO POB

066-028-100-001-00

PART OF NW 1/4 & PART OF GOVERNMENT LOT 2 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 591.32 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 184.95 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH S 19D 28M 40S E 127.46 FT ALONG THE SWLY ROW LINE FOR PERIMETER RD TH S 52D 08M 41S W 241.48 FT TH N 37D 51M 19S W 120.96 FT ALONG NELY ROW OF LINE FOR PINE DR TH N 52D 08M 41S E 281.66 FT TO POB

066-028-100-002-00

PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 591.32 FT ALONG THE N-S 1/4 TH N 88D 37M 40S E 184.95 FT @ RT ANGLES TO SD SEC LINE TH S 19D 28M 40S E 127.46 FT TO POB TH S 18D 52M 10S E 126.86 FT TH S 52D 08M 41S W 200.21 FT TH N 37D 51M 19S W 119.96 FT ALONG THE NELY ROW LINE OF PINE ST TH N 52D 08M 41S E 241.48 FT TO POB

066-028-200-014-00

PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 10.15 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH S 37D 51M 19S E 109.28 FT ALONG THE SWLY ROW LINE FOR PINE DR TH S 52D 08M 41S W 119.93 FT TH N 38D 33M 44S W 109.29 FT TH N 52D 08M 41S E 121.28 FT TO POB

066-028-200-015-00

PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 TH S 37D 51M 19S E 109.28 FT TO POB TH CONT S 37D 51M 19S E 91.36 FT ALONG SWLY ROW OF PINE DR H S 12D 51M 15S E 52.23 FT TH N 83D 05M 53S W 138.10 FT TH N 38D 33M 44S W 39.97 FT TH N 52D 08M 41S E 119.93 FT TO POB

066-028-100-003-00

PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 591.32 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 184.95 FT @ RIGHT ANGLES TO SD SEC LINE TH S 19D 10M 28S E 254.32 FT TH S 18D 08M 50S E 174.96 FT TH S 70D 46M 33S W 155.09 FT TH N 28D 32M 23S W 35.72 FT TH N 37D 51M 19S W 80.07 FT TH N 52D 08M 41S E 200.21 FT TO POB

066-028-100-004-00

PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1214.47 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 64.95 FT @ RIGHT ANGLES TO SAID SEC LINE TH N 53D 01D 50M E 73.81 FT ALONG THE SELY ROW FOR PINE DR TH N 42D 45M 01S E 39.42 FT TO POB TH N 06D 37M 22S E 95.78 FT TH N 70D 46M 33S E 155.09 FT TH S 17D 13M 56S E 207.52 FT TH S 70D 04M 08S W 93 FT TH N 57D 31M 49S W 155.91 FT TO POB

066-028-200-016-00

PART OF NW 1/4 & GOV'T LOT 2 DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 885.30 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 10.15 FT @ RIGHT ANGLES TO SD SEC LINE TH S 52D 08M 41S W 121.28 FT TH S 38D 33M 44S E 149.26 FT TO POB TH S 83D 05M 53S E 138.10 FT TH S 32D 35M 19S W 42.70 FT TH S 53D 01M 50S W 173.23 FT TH N 82D 42M 21S W 46.35 FT TH N 38D 26M 32S W 36.37 FT TH N 51D 33M 28S E 100.71 FT TH N 08D 40M 57S E 60.27 FT TO POB

066-028-100-005-00

PART OF GOVERNMENT LOT 2 DESCRIBED AS: COMM@ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1214.47 FT ALONG TH N-S 1/4 LINE TH N 88D 37M 40S E 64.95 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH N 53D 01M 50S E 73.81 FT ALONG THE SELY LINE OF PINE DR TH N 42D 45M 01S E 39.42 FT TH S 57D 31M 49S E 155.91 FT TH S 70D 04M 08S W 174.81 FT TH N 36D 58M 10S W 87.76 FT TO POB

066-028-100-006-00

PART OF N 1/2 & GOV'T LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1214.47 FT ALONG THE N-S 1/4 LINE TH N 88D 37M 40S E 64.95 FT @ RIGHT ANGLES TO SD SEC LINE TO THE POB TH S 36D 58M 10S E 87.76 FT TH S 61D 04M 00S W 192.72 FT TH N 38D 26M 32S E 30.06 FT ALONG THE NELY LINE OF SKEEL AVE TH N 07D 17M 39S E 47.90 FT TH N 53D 01M 50S E 161.61 FT ALONG THE SELY ROW FOR PINE DR TO POB

066-028-200-005-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ TH N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TH S 52D 08M 41S W 92.31 FT TH 82D 49M 08S W 83.58 FT TH S 21D 41M 20S E 20.66 FT TH S 67D 27M 13S E 106.79 FT TH S 55D 13M 53S W 77.60 FT TO POB TH S 55D 13M 53S W 226.99 FT TH N 38D 26M 32S W 62.18 FT TH N 09D 31M 41S E 50.23 FT TH N 57D 29M 55S E 203.41 FT TH S 32D 30M 05S E 85.97 FT TO POB

066-028-200-018-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1007.32 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 69.80 FT @ RIGHT ANGLES TO SD N-S 1/4 LINE TO POB TH S 51D 33M 28S W 144.69 FT TH N 38D 26M 32S W 166.88 FT TH N 53D 07M 55S W 43.58 FT TH N 52D 08M 41S E 155.20 FT TH S 38D 33M 44S E 206.99 FT TO POB

066-028-200-052-00

PART OF NW 1/4 OF SD SEC DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 1254.19 FT ALONG THE N-S 1/4 LINE TH S 88D 37M 40S W 127.30 FT TO POB TH N 38D 25M 32S W 329.20 FT TH S 51D 33M 28S W 23.56 FT TH S 38D 26M 32S W 329.20 FT TH N 51D 33M 28S E 23.56 FT TO POB

066-028-200-009-00

PART OF NW 1/4 & PART OF GOV'T LOT 2 DESCRIBED AS: COMM @ THE N 1/4 COR OF SD SEC TH S 01D 22M 20S E 493.12 FT ALONG THE N-S 1/4 LINE TO THE POB TH N 52D 08M 41S E 150.24 FT TH S 20D 15M 25S E 198.20 FT ALONG THE WLY LINE OF PERIMETER RD TH S 52D 08M 41S W 176.00 FT TH N 37D 51M 19S E 153.99 FT TH N 82D 49M 08S W 118.15 FT TH N 21D 41M 20S E 20.66 FT TH S 82D 49M 08S E 83.58 FT TH N 52D 08M 41S E 92.31 FT TO POB

Figure 3

Proposed Development Plan

project
**AUSABLE
LANDINGS**

SKEEL AVE
OSCODA, MI

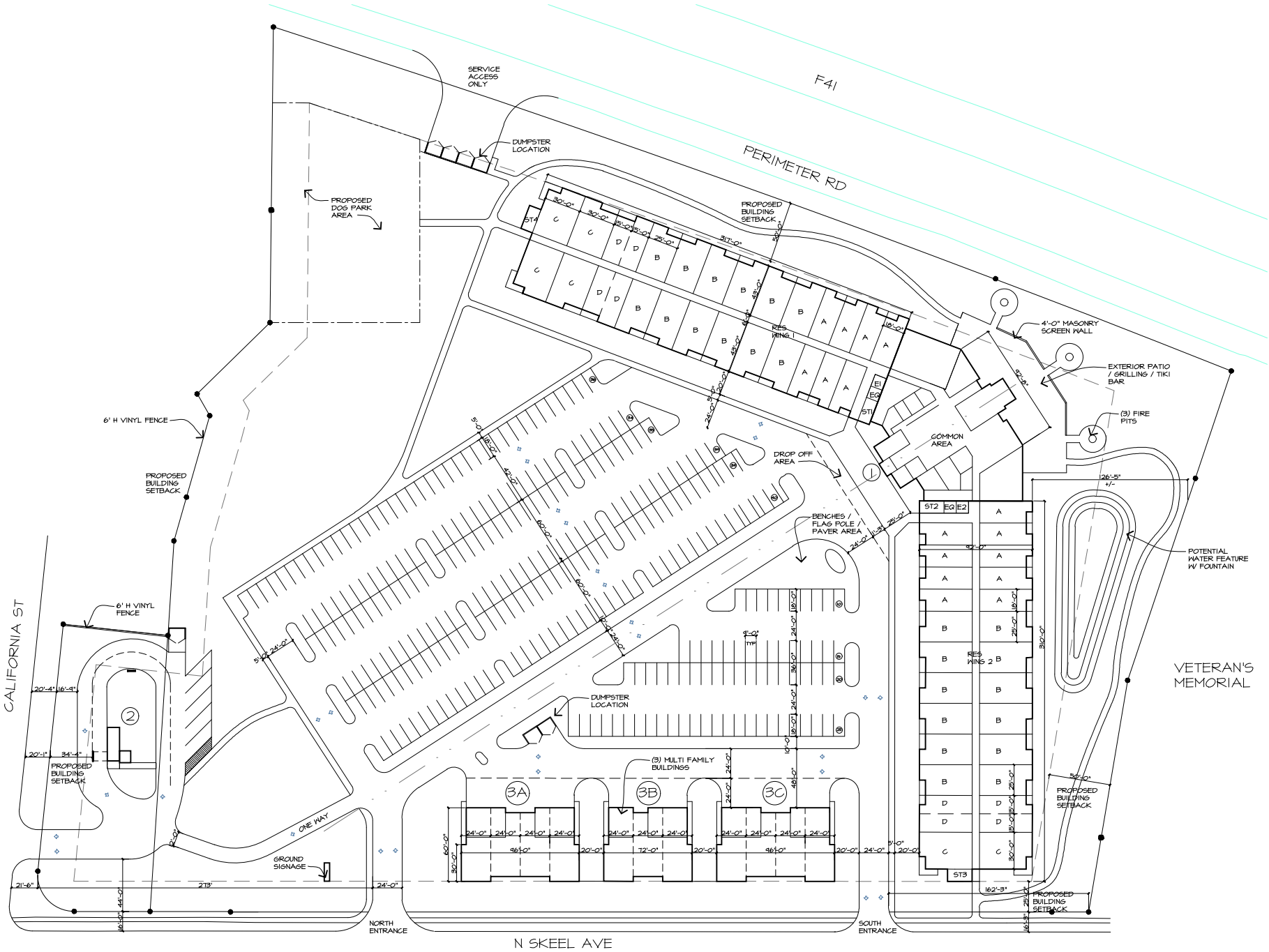
sheet title
**OVERALL
CONCEPTUAL SITE
PLAN**

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

date	
MARCH 19, 2023	REVIEW
MARCH 22, 2023	REVIEW
APRIL 21, 2023	REVIEW

job no.
2304

sheet
SP-1.0



OVERALL CONCEPTUAL SITE PLAN
SCALE: 1"=50'-0"

BUILDING SQUARE FOOTAGE	
PHASE 1	
① MULTI FAMILY (APT)	221,913 SF
② COFFEE SHOP	360 SF
PHASE 2	
③ MULTI FAMILY (T' HOMES)	18,400 SF

ZONING : RM
PARKING REQ'D (1.25) PER UNIT
PARKING REQUIRED: 216 x 1.25 = 270
PARKING PROVIDED: 293 SPACES

① MULTI FAMILY	
FIRST FLOOR	53,841 SF
COMMON AREA	12,283 SF
SECOND FLOOR	53,841 SF
THIRD FLOOR	53,841 SF
FOURTH FLOOR	53,841 SF
TOTAL	221,913 SF

BUILDING ① UNIT COUNT PER TYPE	
(64) UNIT A (1 BED):	648 SF
(96) UNIT B (2 BED):	1,005 SF
(24) UNIT C (3 BED):	1,215 SF
(32) UNIT D (STUDIO):	542 SF
(216) TOTAL UNITS	

③ MULTI FAMILY	
(6) UNITS W/ 2 CAR GAR.	1,680 SF
(5) UNITS W/ 1 CAR GAR.	1,774 SF
TOTAL	18,450 SF
*DOES NOT INCLUDE GARAGE SF	

Table 2 and Table 3

TIF Table (Tax Capture/Reimbursement Schedule)

Table 2
Tax Increment Revenue Capture Estimates
21 Parcels
Skeel Avenue
Oscoda Township, Michigan
April 2023

Estimated Taxable Value (TV) Increase Rate:		2% per year										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Calendar Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Parcel 001	axable Value	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Estimated New TV (Provided by City Assessor)		\$ 0	\$ 36,000	\$ 2,000,000	\$ 2,040,000	\$ 2,080,800	\$ 2,122,416	\$ 2,164,864	\$ 2,208,162	\$ 2,252,325	\$ 2,297,371	\$ 2,343,319
Incremental Difference (New TV - Base TV)		\$ 0	\$ 36,000	\$ 2,000,000	\$ 2,040,000	\$ 2,080,800	\$ 2,122,416	\$ 2,164,864	\$ 2,208,162	\$ 2,252,325	\$ 2,297,371	\$ 2,343,319

Local Capture	Millage Rate														
Township Tax	4.6908	\$ 0	\$ 169	\$ 9,382	\$ 9,569	\$ 9,761	\$ 9,956	\$ 10,155	\$ 10,358	\$ 10,565	\$ 10,777	\$ 10,992			
Township Fire EQ/OP	0.9000	\$ 0	\$ 32	\$ 1,800	\$ 1,836	\$ 1,873	\$ 1,910	\$ 1,948	\$ 1,987	\$ 2,027	\$ 2,068	\$ 2,109			
Police OP	0.8000	\$ 0	\$ 29	\$ 1,600	\$ 1,632	\$ 1,665	\$ 1,698	\$ 1,732	\$ 1,767	\$ 1,802	\$ 1,838	\$ 1,875			
Senior Center	0.0989	\$ 0	\$ 4	\$ 198	\$ 202	\$ 206	\$ 210	\$ 214	\$ 218	\$ 223	\$ 227	\$ 232			
Community Aging	0.2908	\$ 0	\$ 10	\$ 582	\$ 593	\$ 605	\$ 617	\$ 630	\$ 642	\$ 655	\$ 668	\$ 681			
Community Aging II	0.2088	\$ 0	\$ 8	\$ 418	\$ 426	\$ 434	\$ 443	\$ 452	\$ 461	\$ 470	\$ 480	\$ 489			
Medical Facility Operating	0.4554	\$ 0	\$ 16	\$ 911	\$ 929	\$ 948	\$ 967	\$ 986	\$ 1,006	\$ 1,026	\$ 1,046	\$ 1,067			
Iosco Transportation	0.1449	\$ 0	\$ 5	\$ 290	\$ 296	\$ 302	\$ 308	\$ 314	\$ 320	\$ 326	\$ 333	\$ 340			
Ambulance	0.5996	\$ 0	\$ 22	\$ 1,199	\$ 1,223	\$ 1,248	\$ 1,273	\$ 1,298	\$ 1,324	\$ 1,350	\$ 1,378	\$ 1,405			
Library	0.4912	\$ 0	\$ 18	\$ 982	\$ 1,002	\$ 1,022	\$ 1,043	\$ 1,063	\$ 1,085	\$ 1,106	\$ 1,128	\$ 1,151			
MSU-4H	0.1199	\$ 0	\$ 4	\$ 240	\$ 245	\$ 249	\$ 254	\$ 260	\$ 265	\$ 270	\$ 275	\$ 281			
Animal Control	0.1500	\$ 0	\$ 5	\$ 300	\$ 306	\$ 312	\$ 318	\$ 325	\$ 331	\$ 338	\$ 345	\$ 351			
911 CDM	0.6795	\$ 0	\$ 24	\$ 1,359	\$ 1,386	\$ 1,414	\$ 1,442	\$ 1,471	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,592			
Veterans Affairs	0.1000	\$ 0	\$ 4	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216	\$ 221	\$ 225	\$ 230	\$ 234			
Pilice CSO/DET	0.7000	\$ 0	\$ 25	\$ 1,400	\$ 1,428	\$ 1,457	\$ 1,486	\$ 1,515	\$ 1,546	\$ 1,577	\$ 1,608	\$ 1,640			
County Park and Rec	0.2498	\$ 0	\$ 9	\$ 500	\$ 510	\$ 520	\$ 530	\$ 541	\$ 552	\$ 563	\$ 574	\$ 585			
ISD Cvocational Ed	0.6480	\$ 0	\$ 23	\$ 1,296	\$ 1,322	\$ 1,348	\$ 1,375	\$ 1,403	\$ 1,431	\$ 1,460	\$ 1,489	\$ 1,518			
ISD Operating	0.2113	\$ 0	\$ 8	\$ 423	\$ 431	\$ 440	\$ 448	\$ 457	\$ 467	\$ 476	\$ 485	\$ 495			
ISD Operating 2	0.0377	\$ 0	\$ 1	\$ 75	\$ 77	\$ 78	\$ 80	\$ 82	\$ 83	\$ 85	\$ 87	\$ 88			
ISD Special Ed	0.6351	\$ 0	\$ 23	\$ 1,270	\$ 1,296	\$ 1,322	\$ 1,348	\$ 1,375	\$ 1,402	\$ 1,430	\$ 1,459	\$ 1,488			
ISD Special Ed 2	0.1125	\$ 0	\$ 4	\$ 225	\$ 229	\$ 234	\$ 239	\$ 244	\$ 248	\$ 253	\$ 258	\$ 264			
County Operating	3.9105	\$ 0	\$ 141	\$ 7,821	\$ 7,977	\$ 8,137	\$ 8,300	\$ 8,466	\$ 8,635	\$ 8,808	\$ 8,984	\$ 9,164			
Local Total	16.2347	\$ 0	\$ 584	\$ 32,469	\$ 33,119	\$ 33,781	\$ 34,457	\$ 35,146	\$ 35,849	\$ 36,566	\$ 37,297	\$ 38,043			

Non-Capturable Millages	Millage Rate														
SET	6.0000	\$ 0	\$ 216	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989	\$ 13,249	\$ 13,514	\$ 13,784	\$ 14,060			
OAS Operating	18.0000	\$ 0	\$ 648	\$ 36,000	\$ 36,720	\$ 37,454	\$ 38,203	\$ 38,968	\$ 39,747	\$ 40,542	\$ 41,353	\$ 42,180			
OAS Debt Service	1.4600	\$ 0	\$ 53	\$ 2,920	\$ 2,978	\$ 3,038	\$ 3,099	\$ 3,161	\$ 3,224	\$ 3,288	\$ 3,354	\$ 3,421			
OAS Sinking Fund	1.2292	\$ 0	\$ 44	\$ 2,458	\$ 2,508	\$ 2,558	\$ 2,609	\$ 2,661	\$ 2,714	\$ 2,769	\$ 2,824	\$ 2,880			
Total Non-Capturable Taxes	26.6892	\$ 0	\$ 961	\$ 53,378	\$ 54,446	\$ 55,535	\$ 56,646	\$ 57,778	\$ 58,934	\$ 60,113	\$ 61,315	\$ 62,541			

Total Tax Increment Revenue (TIR) Available for Capture	\$ 0	\$ 584	\$ 32,469	\$ 33,119	\$ 33,781	\$ 34,457	\$ 35,146	\$ 35,849	\$ 36,566	\$ 37,297	\$ 38,043				
Running Total TIR	\$ 0	\$ 584	\$ 33,054	\$ 66,173	\$ 99,954	\$ 134,411	\$ 169,557	\$ 205,405	\$ 241,971	\$ 279,268	\$ 317,311				



Table 2
Tax Increment Revenue Capture Estimates
21 Parcels
Skeel Avenue
Oscoda Township, Michigan
April 2023

Estimated Taxable Value (TV) Increase Rate:

Plan Year		12	13	14	15	16	17	18	19	20	21	22	TOTAL
Calendar Year		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Parcel 001	axable Value	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Estimated New TV (Provided by City Assessor)		\$ 2,390,185	\$ 2,437,989	\$ 2,486,749	\$ 2,536,484	\$ 2,587,213	\$ 2,638,958	\$ 2,691,737	\$ 2,745,571	\$ 2,800,483	\$ 2,856,492	\$ 2,913,622	
Incremental Difference (New TV - Base TV)		\$ 2,390,185	\$ 2,437,989	\$ 2,486,749	\$ 2,536,484	\$ 2,587,213	\$ 2,638,958	\$ 2,691,737	\$ 2,745,571	\$ 2,800,483	\$ 2,856,492	\$ 2,913,622	
Local Capture		Millage Rate											
Township Tax	4.6908	\$ 11,212	\$ 11,436	\$ 11,665	\$ 11,898	\$ 12,136	\$ 12,379	\$ 12,626	\$ 12,879	\$ 13,137	\$ 13,399	\$ 13,667	\$ 228,117
Township Fire EQ/OP	0.9000	\$ 2,151	\$ 2,194	\$ 2,238	\$ 2,283	\$ 2,328	\$ 2,375	\$ 2,423	\$ 2,471	\$ 2,520	\$ 2,571	\$ 2,622	\$ 43,768
Police OP	0.8000	\$ 1,912	\$ 1,950	\$ 1,989	\$ 2,029	\$ 2,070	\$ 2,111	\$ 2,153	\$ 2,196	\$ 2,240	\$ 2,285	\$ 2,331	\$ 38,905
Senior Center	0.0989	\$ 236	\$ 241	\$ 246	\$ 251	\$ 256	\$ 261	\$ 266	\$ 272	\$ 277	\$ 283	\$ 288	\$ 4,810
Community Aging	0.2908	\$ 695	\$ 709	\$ 723	\$ 738	\$ 752	\$ 767	\$ 783	\$ 798	\$ 814	\$ 831	\$ 847	\$ 14,142
Community Aging II	0.2088	\$ 499	\$ 509	\$ 519	\$ 530	\$ 540	\$ 551	\$ 562	\$ 573	\$ 585	\$ 596	\$ 608	\$ 10,154
Medical Facility Operating	0.4554	\$ 1,088	\$ 1,110	\$ 1,132	\$ 1,155	\$ 1,178	\$ 1,202	\$ 1,226	\$ 1,250	\$ 1,275	\$ 1,301	\$ 1,327	\$ 22,146
Iosco Transportation	0.1449	\$ 346	\$ 353	\$ 360	\$ 368	\$ 375	\$ 382	\$ 390	\$ 398	\$ 406	\$ 414	\$ 422	\$ 7,047
Ambulance	0.5996	\$ 1,433	\$ 1,462	\$ 1,491	\$ 1,521	\$ 1,551	\$ 1,582	\$ 1,614	\$ 1,646	\$ 1,679	\$ 1,713	\$ 1,747	\$ 29,159
Library	0.4912	\$ 1,174	\$ 1,198	\$ 1,221	\$ 1,246	\$ 1,271	\$ 1,296	\$ 1,322	\$ 1,349	\$ 1,376	\$ 1,403	\$ 1,431	\$ 23,887
MSU-4H	0.1199	\$ 287	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 323	\$ 329	\$ 336	\$ 342	\$ 349	\$ 5,831
Animal Control	0.1500	\$ 359	\$ 366	\$ 373	\$ 380	\$ 388	\$ 396	\$ 404	\$ 412	\$ 420	\$ 428	\$ 437	\$ 7,295
911 CDM	0.6795	\$ 1,624	\$ 1,657	\$ 1,690	\$ 1,724	\$ 1,758	\$ 1,793	\$ 1,829	\$ 1,866	\$ 1,903	\$ 1,941	\$ 1,980	\$ 33,045
Veterans Affairs	0.1000	\$ 239	\$ 244	\$ 249	\$ 254	\$ 259	\$ 264	\$ 269	\$ 275	\$ 280	\$ 286	\$ 291	\$ 4,863
Pillice CSO/DET	0.7000	\$ 1,673	\$ 1,707	\$ 1,741	\$ 1,776	\$ 1,811	\$ 1,847	\$ 1,884	\$ 1,922	\$ 1,960	\$ 2,000	\$ 2,040	\$ 34,042
County Park and Rec	0.2498	\$ 597	\$ 609	\$ 621	\$ 634	\$ 646	\$ 659	\$ 672	\$ 686	\$ 700	\$ 714	\$ 728	\$ 12,148
ISD Cvocational Ed	0.6480	\$ 1,549	\$ 1,580	\$ 1,611	\$ 1,644	\$ 1,677	\$ 1,710	\$ 1,744	\$ 1,779	\$ 1,815	\$ 1,851	\$ 1,888	\$ 31,513
ISD Operating	0.2113	\$ 505	\$ 515	\$ 525	\$ 536	\$ 547	\$ 558	\$ 569	\$ 580	\$ 592	\$ 604	\$ 616	\$ 10,276
ISD Operating 2	0.0377	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 99	\$ 101	\$ 104	\$ 106	\$ 108	\$ 110	\$ 1,833
ISD Special Ed	0.6351	\$ 1,518	\$ 1,548	\$ 1,579	\$ 1,611	\$ 1,643	\$ 1,676	\$ 1,710	\$ 1,744	\$ 1,779	\$ 1,814	\$ 1,850	\$ 30,885
ISD Special Ed 2	0.1125	\$ 269	\$ 274	\$ 280	\$ 285	\$ 291	\$ 297	\$ 303	\$ 309	\$ 315	\$ 321	\$ 328	\$ 5,471
County Operating	3.9105	\$ 9,347	\$ 9,534	\$ 9,724	\$ 9,919	\$ 10,117	\$ 10,320	\$ 10,526	\$ 10,737	\$ 10,951	\$ 11,170	\$ 11,394	\$ 190,171
Local Total	16.2347	\$ 38,804	\$ 39,580	\$ 40,372	\$ 41,179	\$ 42,003	\$ 42,843	\$ 43,700	\$ 44,574	\$ 45,465	\$ 46,374	\$ 47,302	\$ 789,505
Non-Capturable Millages		Millage Rate											
SET	6.0000	\$ 14,341	\$ 14,628	\$ 14,920	\$ 15,219	\$ 15,523	\$ 15,834	\$ 16,150	\$ 16,473	\$ 16,803	\$ 17,139	\$ 17,482	\$ 291,784
OAS Operating	18.0000	\$ 43,023	\$ 43,884	\$ 44,761	\$ 45,657	\$ 46,570	\$ 47,501	\$ 48,451	\$ 49,420	\$ 50,409	\$ 51,417	\$ 52,445	\$ 875,353
OAS Debt Service	1.4600	\$ 3,490	\$ 3,559	\$ 3,631	\$ 3,703	\$ 3,777	\$ 3,853	\$ 3,930	\$ 4,009	\$ 4,089	\$ 4,170	\$ 4,254	\$ 71,001
OAS Sinking Fund	1.2292	\$ 2,938	\$ 2,997	\$ 3,057	\$ 3,118	\$ 3,180	\$ 3,244	\$ 3,309	\$ 3,375	\$ 3,442	\$ 3,511	\$ 3,581	\$ 59,777
Total Non-Capturable Taxes	26.6892	\$ 63,792	\$ 65,068	\$ 66,369	\$ 67,697	\$ 69,051	\$ 70,432	\$ 71,840	\$ 73,277	\$ 74,743	\$ 76,237	\$ 77,762	\$ 1,297,916
Total Tax Increment Revenue (TIR) Available for Capture		\$ 38,804	\$ 39,580	\$ 40,372	\$ 41,179	\$ 42,003	\$ 42,843	\$ 43,700	\$ 44,574	\$ 45,465	\$ 46,374	\$ 47,302	\$ 789,505
Running Total TIR		\$ 356,115	\$ 395,695	\$ 436,067	\$ 477,246	\$ 519,249	\$ 562,091	\$ 605,791	\$ 650,364	\$ 695,829	\$ 742,204	\$ 789,505	



Table 3
Tax Increment Revenue Reimbursement Allocation Table
21 Parcels in Oscoda
Skeel Avenue
Oscoda Township, Michigan
April 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State				
Local	100.0%		\$ 425,579	\$ 425,579
TOTAL			\$ 425,579	\$ 425,579
EGLE				
MSF				

Estimated Total
Years of Plan: 16

Estimated Capture			
Administrative Fees	\$	51,925	\$ 51,925
State Brownfield Redevelopment Fund	\$	-	\$ -
Local Brownfield Revolving Fund	\$	9,504	\$ 9,504

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL
Total Local Incremental Revenue		\$ 0	\$ 584	\$ 32,469	\$ 33,119	\$ 33,781	\$ 34,457	\$ 35,146	\$ 35,849	\$ 36,566	\$ 37,297	\$ 38,043	\$ 38,804	\$ 39,580	\$ 40,372	\$ 41,179	\$ 42,003	\$ 519,249
BRA Administrative Fee (10%)		\$ 0	\$ 58	\$ 3,247	\$ 3,312	\$ 3,378	\$ 3,446	\$ 3,515	\$ 3,585	\$ 3,657	\$ 3,730	\$ 3,804	\$ 3,880	\$ 3,958	\$ 4,037	\$ 4,118	\$ 4,200	\$ 51,925
Local TIR Available for Reimbursement		\$ 0	\$ 526	\$ 29,222	\$ 29,807	\$ 30,403	\$ 31,011	\$ 31,631	\$ 32,264	\$ 32,909	\$ 33,567	\$ 34,239	\$ 34,924	\$ 35,622	\$ 36,334	\$ 37,061	\$ 37,802	\$ 467,324
Total Local TIR Available		\$ 0	\$ 526	\$ 29,222	\$ 29,807	\$ 30,403	\$ 31,011	\$ 31,631	\$ 32,264	\$ 32,909	\$ 33,567	\$ 34,239	\$ 34,924	\$ 35,622	\$ 36,334	\$ 37,061	\$ 37,802	\$ -
DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 425,579	\$ 425,579	\$ 425,053	\$ 405,335	\$ 375,528	\$ 345,125	\$ 314,113	\$ 282,482	\$ 250,218	\$ 217,309	\$ 183,742	\$ 149,503	\$ 114,579	\$ 78,957	\$ 42,623	\$ 5,562	\$ (0)	\$ 425,579
Local Only Costs	\$ 425,579	\$ 0	\$ 526	\$ 19,718	\$ 29,807	\$ 30,403	\$ 31,011	\$ 31,631	\$ 32,264	\$ 32,909	\$ 33,567	\$ 34,239	\$ 34,924	\$ 35,622	\$ 36,334	\$ 37,061	\$ 5,562	\$ -
Local Tax Reimbursement	\$ 425,579	\$ 0	\$ 526	\$ 19,718	\$ 29,807	\$ 30,403	\$ 31,011	\$ 31,631	\$ 32,264	\$ 32,909	\$ 33,567	\$ 34,239	\$ 34,924	\$ 35,622	\$ 36,334	\$ 37,061	\$ 37,802	\$ -
Total Local Reimbursement Balance		\$ 425,579	\$ 425,053	\$ 405,335	\$ 375,528	\$ 345,125	\$ 314,113	\$ 282,482	\$ 250,218	\$ 217,309	\$ 183,742	\$ 149,503	\$ 114,579	\$ 78,957	\$ 42,623	\$ 5,562	\$ (0)	\$ -
Total Annual Developer Reimbursement	\$ 425,579	\$ 0	\$ 526	\$ 19,718	\$ 29,807	\$ 30,403	\$ 31,011	\$ 31,631	\$ 32,264	\$ 32,909	\$ 33,567	\$ 34,239	\$ 34,924	\$ 35,622	\$ 36,334	\$ 37,061	\$ 5,562	\$ 425,579
LOCAL BROWNFIELD REVOLVING FUNC																		
LBRF Deposits *	\$ -	\$ -	\$ 9,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	0.0%	\$ -	\$ -	\$ 9,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OCBRA Total Capture	LBRF	\$ -	\$ -	\$ 9,504														\$ 9,504
	Administrative	\$ 0	\$ 58	\$ 3,305	\$ 6,617	\$ 9,995	\$ 13,441	\$ 16,956	\$ 20,541	\$ 24,197	\$ 27,927	\$ 31,731	\$ 35,612	\$ 39,570	\$ 43,607	\$ 47,725	\$ 51,925	\$ 51,925
																		\$ 487,008

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

Footnotes:
Includes 5% capture per year for administrative use
Includes 10% capture for LBRF and an additional 5 years after developer reimbursement

Attachment A

Brownfield Plan Resolution(s)

Attachment B

Development and/or Reimbursement Agreement

Attachment C

BEA Acknowledgement Letter



Charter Township of Oscoda
110 South State Street
Oscoda, Michigan 48750
Office of Supervisor: (989)739-3211
Office of Clerk: (989)739-4971
Office of Treasurer: (989)739-7471
Office of Superintendent: (989)739-8299
Fax: (989)739-3344

CHARTER TOWNSHIP OF OSCODA

Resolution NO. 2023-08

Adopting Brownfield Plan

CHARTER TOWNSHIP OF OSCODA RESOLUTION APPROVING A BROWNFIELD PLAN FOR THE CHARTER TOWNSHIP OF OSCODA PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the Township Board of the Charter Township of Oscoda of Iosco County, Michigan, held in the Robert J. Parks Library of said Township on the 28 day of April, 2023, at 10 a.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the Charter Township of Oscoda, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Township Board, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the Township Board at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the Financing Plan about the fiscal and economic implications of the proposed Financing Plan, and the Board has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan in accordance with Sections 14(4) and (5) of the Act; and

WHEREAS, the Board has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets the requirements for a Brownfield Plan set forth in Section 13 and 13b of the Act;
- C. The proposed method of financing the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Board wishes to approve the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. **Plan Approved.** Pursuant to the authority vested in the Board by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

UPON A VOTE FOR THE ADOPTION OF SAID RESOLUTION, THE VOTE WAS:

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN

CHARTER TOWNSHIP OF OSCODA

COUNTY OF IOSCO

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Oscoda County of Iosco, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Oscoda at a regular meeting held on the 28 day of April, 2023, the original of which resolution is on file in my office and available to the public.

Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Michigan Pubic Acts of 1976, including the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

IT WITNESS WHEREOF, I have hereunto set my official signature, this ____ day of ____ [month], ____ [year].

CLERK

Charter Township of Oscoda

Resolution Number 2023-09

CHARTER TOWNSHIP OF OSCODA

Resolution Adopting:

Final Project Planning Document for Wastewater System Improvements and Designating an Authorized Project Representative For April 28, 2023

WHEREAS, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) provides funding through low interest loans/grants to participating local agencies for their use on sanitary sewer treatment and collection projects (Clean Water State Revolving Fund/CWSRF) of priority interest in the local community including preparation of project plans and application; and

WHEREAS, the Oscoda Charter Township recognizes the need to make improvements to its existing wastewater treatment and collection system; and

WHEREAS, the Oscoda Charter Township authorized Rowe Professional Services Company to prepare a Project Planning Document, attached hereto as Exhibit A, which recommends the construction improvements to the existing wastewater system including work to pump stations, sewers and manholes, and PFAS treatment; and

WHEREAS, said Project Planning Document was presented at the Oscoda Charter Township Board Meeting held on April 24, 2023, at 6:30 pm and all public comments have been considered and addressed.

NOW THEREFORE, BE IT RESOLVED,, that the Oscoda Charter Township Board formally adopts said Project Planning Document that recommends to implement the selected Alternative 2 - Rehab/Replace Pump Stations, Rehab Sewers and Manholes, PFAS Treatment of Wastewater if approved by Environment, Great Lakes, and Energy (EGLE), as more fully described in attached Exhibit A. Oscoda Charter Township reserves the right to revise these recommendations in the best interest of the Oscoda Charter Township prior to final acceptance of EGLE approval,

Moved by: _____.

Supported by: _____.

Yeas: _____.

Nays: _____.

Absent: _____.

Adopted this ____ day of _____.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Oscoda, County of Iosco, and State of Michigan, at a meeting held on _____, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Dated: _____

Joshua Sutton, Township Clerk

EXHIBIT A
(attached Project Planning Document)

DRAFT