

# CITY COUNCIL AGENDA

## Regular Meeting

August 3, 2026 at 7:00 PM



**1) CALL TO ORDER**

**2) ROLL CALL**

**3) INVOCATION**

**4) PLEDGE OF ALLEGIANCE**

**5) APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.

**6) PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

**7) CONSENT AGENDA**

**A. City Council Minutes**

Regular Session - July 20, 2026

**B. City Bills**

Purchases 7/17/2026

\$9,138.04

Purchases 7/20/2026

\$369,882.74

Purchases 7/24/2026

\$422,610.19

**TOTAL**

**\$801,630.97**

**C. GREAT ESCAPE STAGE CO. - CHARITABLE GAMING LICENSE**

**8) PRESENTATIONS AND RECOGNITIONS**

**9) INFORMATIONAL ITEMS**

**A. 2026 ACTION PLAN - 6 MONTH UPDATE**

**10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.

**A. MILLBROOK DEVELOPMENT - BROWNFIELD HOUSING TIF PLAN**

**11) OLD BUSINESS**

**12) REPORTS AND RECOMMENDATIONS**

**A. SET PUBLIC HEARING - OPRA DISTRICT ESTABLISHMENT - 110 S. HAMILTON**

**13) APPOINTMENTS / ELECTIONS**

**14) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

MAYOR: Scott Wolfersberger    CITY MANAGER: Derek N. Perry  
COUNCIL MEMBERS: Theresa Chaney-Huggett, Jacob Gates, James Hackworth,  
Andrew Scibbe, Ryan Traver, Ryan Underhill  
, 323 W Michigan Ave, Marshall, MI 49068

- 15) COUNCIL AND MANAGER COMMUNICATIONS**
- 16) ADJOURNMENT**



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## CITY COUNCIL MINUTES

July 20, 2026

Regular Meeting - 7:00 PM

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[IGNORE\_INDENT]

### 1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, July 20, 2026 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Wolfersberger.

### 2) ROLL CALL

Roll was called:

Present: Mayor Scott Wolfersberger, Theresa Chaney-Huggett, James Hackworth, Ryan Traver, and Ryan Underhill

Also Present: Manager Perry and Clerk Eubank

Absent: Jacob Gates and Andrew Scibbe

### 3) INVOCATION

### 4) PLEDGE OF ALLEGIANCE

### 5) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

**Moved** by James Hackworth, supported by Ryan Traver to approve the agenda as presented. On a voice vote: **Motion carried.**

### 6) PUBLIC COMMENT ON AGENDA ITEMS

Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

Regis Klingler of Butler Ct, Lynn Sleight of Fair St, Victoria McGuffin of Marshall Twp, Linda Smoot of Fredonia Twp, and Barry Wayne Adams of 622 W Green St gave public comment.

### 7) CONSENT AGENDA

**Moved** by Ryan Traver, supported by James Hackworth to approve the consent agenda as presented. On a roll call vote:

Ayes: Theresa Chaney-Huggett, James Hackworth, Ryan Traver, Ryan Underhill, Scott Wolfersberger

Nays: None

Abstain: None

**Motion carried.**

#### A. City Council Minutes

Work Session - July 6, 2026

Regular Session - July 6, 2026

#### B. City Bills

Purchases 7/2/2026

\$5,029.77

|                     |                       |
|---------------------|-----------------------|
| Purchases 7/6/2026  | \$19,430.11           |
| Purchases 7/7/2026  | \$11,117.20           |
| Purchases 7/10/2026 | \$480,555.18          |
| June Power Purchase | \$1,043,813.67        |
| <b>TOTAL</b>        | <b>\$1,559,945.93</b> |

**C. RESOLUTION 2026-21 - OPERATION AND MAINTENANCE OF THE I69  
BRIDGE AESTHETIC**

**CITY OF MARSHALL, MICHIGAN**

**RESOLUTION NO. 2026-21**

**A RESOLUTION TO OPERATE AND MAINTAIN MICHIGAN AVENUE BRIDGE  
AESTHETIC OVER I-69**

Minutes of a regular meeting of the Council of the City of Marshall, held on July 20, 2026 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

**WHEREAS**, as part of the planned construction in 2025 through 2027 along Interstate 69, the Michigan Department of Transportation (MDOT) has constructed a gateway treatment to the Michigan Avenue bridge over Interstate 69; and

**WHEREAS**, the City supported the design of the bridge aesthetic in June of 2025 through resolution 2025-14; and

**WHEREAS**, now that the aesthetic is constructed, the City will take ownership of the aesthetic treatment and commit to performing all necessary operations and maintenance activities at the expense of the City; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL** approves the MDOT Operation and Maintenance Contract 25-5406 and authorizes the City Manager to sign the document.

Resolution declared adopted this 20th day of July 2026.

\_\_\_\_\_  
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on July 20, 2026 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

\_\_\_\_\_  
Michelle Eubank, City Clerk

**D. RESOLUTION 2026-22 - EMPLOYEE MERS SERVICE CREDIT PURCHASE REQUEST**

**CITY OF MARSHALL, MICHIGAN**

**RESOLUTION NO. 2026-22**

**A RESOLUTION OF THE CITY OF MARSHALL CITY COUNCIL  
APPROVING AN EMPLOYEE REQUESTED AND EMPLOYEE  
FUNDED DEFINED BENEFIT RETIREMENT  
4 YEAR CREDIT PURCHASE**

Minutes of a regular meeting of the Council of the City of Marshall, held on July 20, 2026, at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

WHEREAS, the City of Marshall participates in and makes available to its current full-time employees of the Police and Fire Departments a defined benefit retirement benefit through the Municipal Employee's Retirement System (MERS) of Michigan; and

WHEREAS, an option within the MERS defined benefit retirement plan allows employers and/or employees to purchase up to five years of service credit; and

WHEREAS, Jacob Patterson, who has worked for the City of Marshall for 4 years, 2 months, has submitted a request to purchase, at his own expense, 4 years of service credit; and

WHEREAS, MERS has provided the City an actuarially determined cost for the service purchase to be \$70,736.00; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL that the Marshall City Council reviewed the request and the actuarial report and has approved Jacob Patterson's request to purchase the additional 4 years of service credit at his own expense; and

BE IT FURTHER RESOLVED, the Marshall City Council approves the naming of the City Manager as employment positions with the City who are authorized to sign and execute contracts and service credit purchases specifically by resolution approved by the City Council.

Resolution declared adopted this 20th day of July 2026.

\_\_\_\_\_  
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on July 20, 2026 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

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Michelle Eubank, City Clerk

**E. CONTRACT - OAKRIDGE CEMETERY MAINTENANCE GARAGE REPAIR**

**F. CONTRACT - BROOKS FOUNTAIN RESTORATION ENGINEERING**

**G. PURCHASE - FIRE DEPARTMENT INSPECTION TRUCK**

**H. PURCHASE - 2026 POLICE PATROL VEHICLE**

**I. PURCHASE — IT NETWORK SWITCHES**

**J. TRAFFIC CONTROL ORDERS #139, #140, #141**

**K. SPECIAL EVENT REQUEST - HOME TOUR**

**8) PRESENTATIONS AND RECOGNITIONS**

**A. POLICE DEPARTMENT REACCREDITATION REPORT AND RECOGNITION**

Chief Lankerdt presented on the Marshall Police Department reaccreditation.

**9) INFORMATIONAL ITEMS**

**10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.

**11) OLD BUSINESS**

**12) REPORTS AND RECOMMENDATIONS**

**A. RESOLUTION 2026-20- LIQUOR LICENSE REQUEST FOR THE CRONIN AND THE 101 CLUB**

**Moved** by James Hackworth, supported by Theresa Chaney-Huggett to approve Resolution 2026-20, A Resolution of Recommendation for a DDA Class C Economic Development Liquor License for The Cronin and The 101 Club at 101 West Michigan Avenue and authorize the City Manager and City Clerk to sign the necessary documents. On a roll call vote:

Ayes: Ryan Traver, Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett, James Hackworth

Nays: None

Abstain: None

**Motion carried.**

**B. PURCHASE - TRAFFIC SAFETY EQUIPMENT**

**Moved** by Ryan Traver, supported by James Hackworth to approve the purchase of two (2) All Traffic Solutions ATS-3 SpeedAlert 18 Radar Speed Display Trailers and one (1) Stalker LidarCam 2 handheld laser in the total amount of \$29,605.45, utilizing the Marshall Special Projects Fund and authorize the City Manager to sign the necessary documents. On a roll call vote:

Ayes: Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett, James Hackworth, Ryan Traver

Nays: None

Abstain: None

**Motion carried.**

**C. SET PUBLIC HEARING FOR MILLBROOK DEVELOPMENT - BROWNFIELD HOUSING TIF PLAN**

**Moved** by Ryan Underhill, supported by James Hackworth to schedule a Public Hearing for the Millbrook Development Brownfield Housing TIF Plan for August 3, 2026, at the regularly scheduled City Council meeting. On a voice vote: **Motion carried.**

**D. GRANT REQUEST - COLDWATER RIVER STORAGE CONSERVATION GRANT**

**Moved** by Theresa Chaney-Huggett, supported by Ryan Underhill to approve the submission of the \$40,000 Coldwater River Storage Conservation Grant, in substantial form, and authorize the City Manager to sign the necessary documents. On a voice vote: **Motion carried.**

**13) APPOINTMENTS / ELECTIONS**

**14) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

Victoria McGuffin, Regis Klingler, Lynn Sleight, Ryan Watson of N Mulberry, William LaTarte of N Grand, and Barry Wayne Adams gave public comment.

**15) COUNCIL AND MANAGER COMMUNICATIONS**

**16) ADJOURNMENT**

The meeting was adjourned at 8:05 pm.

Respectfully submitted by,

Michelle Eubank  
City Clerk

07/17/2026 09:39 AM  
User: KWAGNER  
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL  
EXP CHECK RUN DATES 07/17/2026 - 07/17/2026  
JOURNALIZED  
PAID

Page: 1/1

| INVOICE<br>NUMBER | EXPECTED<br>CHECK<br>RUN | VENDOR<br>NAME         | DESCRIPTION                               | AMOUNT<br>PAID |
|-------------------|--------------------------|------------------------|-------------------------------------------|----------------|
| 07172026          | 07/17/2026               | BURGHODRF, CODY        | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07172026          | 07/17/2026               | CITY OF MARSHALL       | REIMBURSEMENT FOR FARMER'S MARKET PETTY   | 712.60         |
| 07172026          | 07/17/2026               | CRUZ, CHANDLER         | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07172026          | 07/17/2026               | ERB, JASON             | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07172026          | 07/17/2026               | FREDS, MATT            | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07082026-A        | 07/17/2026               | FREDS, MATT            | CLOTHING ALLOWANCE - FREDS, MATT          | 127.18         |
| 07082026-B        | 07/17/2026               | FREDS, MATT            | CLOTHING ALLOWANCE - FREDS, MATT          | 242.79         |
| 07172026          | 07/17/2026               | FULLER, MIKE           | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07152026-A        | 07/17/2026               | GROENEVELD, ANDREW     | TRAVEL REIMBURSEMENT TO NASRO CONFERENCE  | 333.97         |
| 07152026-B        | 07/17/2026               | GROENEVELD, ANDREW     | TRAVEL REIMBURSEMENT TO NASRO CONFERENCE  | 1,710.89       |
| 07/17/2026        | 07/17/2026               | HINDE, DANIEL & NIKI   | UB refund for account: 1200580019         | 161.11         |
| 07172026          | 07/17/2026               | MACK, JEFF             | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07142026          | 07/17/2026               | MILLER'S WATER HAULING | REFUND FIRE HYDRANT PERMIT FEE (LESS \$22 | 280.00         |
| 07172026          | 07/17/2026               | PEHRSON, KORY          | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07/17/2026        | 07/17/2026               | REYNOLDS, MITCH        | UB refund for account: 1601560001         | 32.36          |
| 07172026          | 07/17/2026               | SCHIPPER, CLINT        | ARTICLE 32 SECTION 9: MEALS 7/3/26        | 10.00          |
| 07172026          | 07/17/2026               | SMITH, PHIL            | BOOT ALLOWANCE - SMITH, PHIL              | 61.14          |
| 326               | 07/17/2026               | TOP TO BOTTOM TREE SER | ELECTRIC LINE CLEARANCE 7/6/26 - 7/12/26  | 5,396.00       |
| GRAND TOTAL:      |                          |                        |                                           | 9,138.04       |

APPROVAL LIST FOR CITY OF MARSHALL  
EXP CHECK RUN DATES 07/20/2026 - 07/20/2026  
JOURNALIZED  
PAID

| INVOICE<br>NUMBER | EXPECTED<br>CHECK<br>RUN | VENDOR<br>NAME          | DESCRIPTION                                 | AMOUNT<br>PAID |
|-------------------|--------------------------|-------------------------|---------------------------------------------|----------------|
| 109279            | 07/20/2026               | ALEXANDER CHEMICAL CORP | CHLORINE, SULFUR DIOXIDE                    | 3,319.78       |
| 95223             | 07/20/2026               | ALL-TRONICS, INC.       | SERVICE CALL FOR PHONES AT MRLEC            | 257.00         |
| 1K9C-147K-KX7N    | 07/20/2026               | AMAZON CAPITAL SERVICE  | ACCT NO. A1P4GM99HG1EO2 REC SUPPLIES        | 300.62         |
| 17GR-NJWT-L7WX    | 07/20/2026               | AMAZON CAPITAL SERVICE  | ACCT NO. A1P4GM99HG1EO2 REC SUPPLIES        | 9.99           |
| 1KQC-KC6W-YW3J    | 07/20/2026               | AMAZON CAPITAL SERVICE  | ACCT NO. A1P4GM99HG1EO2 HAND SANITIZER D    | 98.07          |
| 16Y1-X7V3-H641    | 07/20/2026               | AMAZON CAPITAL SERVICE  | ACCT NO. A1P4GM99HG1EO2 WADERS              | 123.27         |
| 1KDG-QQFJ-G3GQ    | 07/20/2026               | AMAZON CAPITAL SERVICE  | ACCT NO. A1P4GM99HG1EO2 MIKROTIK ROUTERS    | 745.62         |
| 1KDG-QQFJ-KJPG    | 07/20/2026               | AMAZON CAPITAL SERVICE  | ACCT NO. A1P4GM99HG1EO2 WADERS              | 102.97         |
| 42294466          | 07/20/2026               | APPLIED CAPITAL, LLC    | CONTRACT NO. 132-1753516-000 MRLEC COPIE    | 117.52         |
| 035976            | 07/20/2026               | ASI SECURITY            | ALARM.COM COMMERCIAL INTERACTIVE JUNE 20    | 65.00          |
| 036136            | 07/20/2026               | ASI SECURITY            | ALARM.COM COMMERCIAL INTERACTIVE JULY 20    | 65.00          |
| 225-540955        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 OIL DRI                   | 103.14         |
| 225-540954        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 WIPER ARM PULLER, 7/32    | 36.78          |
| 225-541062        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 VEHICLE BATTERIES, SCR    | 274.06         |
| 225-541086        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 16-14 GAUGE TERMS, SWI    | 58.34          |
| 225-541144        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 VEHICLE BATTERY           | 156.00         |
| 225-541168        | 07/20/2026               | AUTO VALUE MARSHALL     | 1-13/16 COMBO WR                            | 98.59          |
| 225-541269        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 MILTON GAUGE, HOSE HOL    | 48.48          |
| 225-541241        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 CORE RETURN               | (18.00)        |
| 225-541312        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 3/4 X 36 GUIDES           | 28.49          |
| 225-541310        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 ANTI-FREEZE, METAL CAS    | 126.23         |
| 225-541324        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 SENSOR TEMPE, HI TEMP     | 39.02          |
| 225-541325        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 16-14 GAUGE TERM          | 13.19          |
| 225-541372        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 OIL FILTER, OIL           | 66.46          |
| 225-541386        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 2 HDGM CLMP               | 13.16          |
| 225-541407        | 07/20/2026               | AUTO VALUE MARSHALL     | ACCT NO. 22500610 SPIRAX S6 ATF A668        | 3,285.69       |
| BLU-14368         | 07/20/2026               | BLUFISH CONSULTING, LL  | 2026 BLUES FEST CAMPAIGN MATERIALS          | 13,134.68      |
| 644566            | 07/20/2026               | BOSHEARS FORD SALES,    | IWINDSHIELD MOLDINGS                        | 354.73         |
| 174804            | 07/20/2026               | BOSHEARS FORD SALES,    | IIREPAIRS TO #M10                           | 758.70         |
| 121573            | 07/20/2026               | BUD'S TOWING & AUTOMOT  | MOVE GENERATOR FROM WATER PLANT TO PSB      | 800.00         |
| 121990            | 07/20/2026               | BUD'S TOWING & AUTOMOT  | TOW/HOOK FEE VEHICLE #325                   | 364.00         |
| TC 256-26         | 07/20/2026               | CALHOUN COUNTY TREASUR  | ASSESSOR PRE CHANGE PARCEL #53-000-462-0    | 18.23          |
| 957873395         | 07/20/2026               | CANNON TECHNOLOGIES,    | HEATON GRID SENSORS IN PERSON TRAINING QU   | 625.00         |
| AJ81A5H           | 07/20/2026               | CDW GOVERNMENT          | OPENGEAR 5 YEAR FOUNDATION SUP              | 372.40         |
| 131281214CML-1    | 07/20/2026               | CHICAGO TITLE OF MICH   | ISEARCH FEE FOR KETCHUM PARK TRUST FUND G   | 2,500.00       |
| 4274215508        | 07/20/2026               | CINTAS CORP             | UNIFORM SERVICES - PSB & ELECTRIC 6/30/2    | 36.43          |
| 4274215517        | 07/20/2026               | CINTAS CORP             | UNIFORM SERVICES - WASTEWATER 6/30/26       | 66.68          |
| 4274215538        | 07/20/2026               | CINTAS CORP             | UNIFORM SERVICES - WATER 6/30/26            | 55.15          |
| 367321            | 07/20/2026               | CIVICPLUS LLC           | MUNICODE CODIFICATION 6/17/26 - 6/16/27     | 2,356.60       |
| 1187              | 07/20/2026               | CODE CONCEPTS GROUP     | LLCONSULTING SERVICES FOR BOBP MONTHLY RET. | 10,000.00      |
| 0237827           | 07/20/2026               | COOPERATIVE RESPONSE    | CISUPPORT AND CALLS FOR JUNE 2026           | 1,638.73       |
| 36991             | 07/20/2026               | CRYSTAL FLASH, INC.     | ACCT NO. 149759-1 REC GAS 6/26/26           | 2,390.69       |
| 199779            | 07/20/2026               | D & D MAINTENANCE SUPP  | ACCT NO. CIMA1 JANITORIAL SUPPLIES (MRLE    | 260.08         |
| 199890            | 07/20/2026               | D & D MAINTENANCE SUPP  | ACCT NO. CIMA1 JANITORIAL SUPPLIES (MRLE    | 25.88          |
| 200925            | 07/20/2026               | D & D MAINTENANCE SUPP  | ACCT NO. CIMA1 JANITORIAL SUPPLIES (MRLE    | 161.96         |
| 670685            | 07/20/2026               | DARLING ACE HARDWARE    | 140 FT TRIMMER LINE, AUTOCUT HEAD           | 54.98          |
| 670834            | 07/20/2026               | DARLING ACE HARDWARE    | PUNCH PIN 5-1/2 X 3/16"                     | 7.59           |
| 670914            | 07/20/2026               | DARLING ACE HARDWARE    | TAPE MEASURE                                | 23.98          |
| 671227            | 07/20/2026               | DARLING ACE HARDWARE    | BOX PVC 2GANG FSE 3/4"                      | 11.99          |
| 671207            | 07/20/2026               | DARLING ACE HARDWARE    | WIRE 50' 6/3 BLK NMWG, FLEX CONDUIT PVC,    | 488.30         |
| 671326            | 07/20/2026               | DARLING ACE HARDWARE    | M18 BATTERY 2PK, M18 CRDLS JOBSIT FAN       | 569.98         |
| 671327            | 07/20/2026               | DARLING ACE HARDWARE    | SCRUBBER PADS, CONNECTOR, COUPLER           | 35.73          |
| 671322            | 07/20/2026               | DARLING ACE HARDWARE    | PAINT ROLLER                                | 15.79          |
| 671408            | 07/20/2026               | DARLING ACE HARDWARE    | PARKING HANDICAP STENCIL, STRIPING PAINT    | 83.93          |
| 671406            | 07/20/2026               | DARLING ACE HARDWARE    | CABLE TIES, GLUE COVE LATEX                 | 27.97          |
| 671411            | 07/20/2026               | DARLING ACE HARDWARE    | RED GRNT HMR BIT 1/4' X 6"                  | 9.59           |
| 671417            | 07/20/2026               | DARLING ACE HARDWARE    | STUD SENSOR, CABLE TIES, ELECTRIC TAPE      | 105.13         |
| 671469            | 07/20/2026               | DARLING ACE HARDWARE    | EXT TUBE SJ 1-1/2 X 6, P-TRAP 1-1/2 PLST    | 12.98          |
| 671479            | 07/20/2026               | DARLING ACE HARDWARE    | NUTS, WASHERS, TAILPIECE 1-1/2 X 6 POLY     | 12.77          |
| 671505            | 07/20/2026               | DARLING ACE HARDWARE    | BATTERIES, TUBE ALUMINUM                    | 27.96          |
| 3743              | 07/20/2026               | DEPENDABLE FIRE APPARA  | BRUSH 12 BUILDOUT                           | 25,989.76      |
| 4662              | 07/20/2026               | DEWOLF & ASSOCIATES     | FTO TRAINING UPDATE - GOODRICH              | 275.00         |
| INV87018          | 07/20/2026               | DORNBOS SIGN, INC.      | ROAD SIGNS                                  | 143.40         |
| S0022440          | 07/20/2026               | EMERGENCY VEHICLE PROD  | REMOVE OUTFITTING FROM POLICE VEHICLE (M    | 1,905.00       |
| S0022455          | 07/20/2026               | EMERGENCY VEHICLE PROD  | PATROL VEHICLE OUTFITTING FOR 2026 FORD     | 23,092.32      |
| 0544325           | 07/20/2026               | EN ENGINEERING, LLC     | SCADA ENHANCEMENTS & RTU MODIFICATIONS 5    | 14,819.75      |
| I144204           | 07/20/2026               | ERIC DALE HEATING & AI  | SERVICE CALL FOR AC AT PSB                  | 169.00         |
| I144267           | 07/20/2026               | ERIC DALE HEATING & AI  | SERVICE CALL FOR UNIT AT BREWER STREET S    | 731.00         |
| 900246678         | 07/20/2026               | ESRI, INC.              | ANNUAL ARCGIS SUBSCRIPTION 7/28/26 - 7/2    | 13,351.00      |
| MIBAT360242       | 07/20/2026               | FASTANEL COMPANY        | CABLE TIES, MISC PARTS                      | 43.24          |
| 0244641           | 07/20/2026               | FERGUSON WATERWORKS #3  | 4.40-5.60 INNER GSKET F/MACRO HP            | 867.64         |
| CM018355          | 07/20/2026               | FERGUSON WATERWORKS #3  | 3.50-4.30 MACRO LO RANGE GSKT               | (444.76)       |
| 18389             | 07/20/2026               | FIRE CATT, LLC          | ANNUAL FIRE HOSE & GROUND LADDER TESTING    | 4,361.45       |
| 64479             | 07/20/2026               | FLASH SANITATION INC    | FARMER'S MARKET PORTABLE TOILET SERVICE     | 140.00         |
| 567418            | 07/20/2026               | FOREMOST PROMOTIONS     | PROMOTIONAL ITEMS FOR POLICE DEPARTMENT     | 1,053.17       |
| 124573062         | 07/20/2026               | GLOBAL INDUSTRIAL       | DEWALT GLOVES                               | 193.79         |
| 30785558          | 07/20/2026               | GRANGER WASTE SERVICES  | ACCT NO. 18422860 CITY BUILDINGS RECYCLI    | 72.93          |
| 30857790          | 07/20/2026               | GRANGER WASTE SERVICES  | ACCT NO. 2782490 CITY BUILDINGS WASTE JU    | 930.78         |
| 30851000          | 07/20/2026               | GRANGER WASTE SERVICES  | ACCT NO. 18400290 RESIDENTIAL WASTE JULY    | 36,051.94      |

APPROVAL LIST FOR CITY OF MARSHALL  
EXP CHECK RUN DATES 07/20/2026 - 07/20/2026  
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| INVOICE<br>NUMBER | EXPECTED<br>CHECK<br>RUN | VENDOR<br>NAME                | DESCRIPTION                                | AMOUNT<br>PAID |
|-------------------|--------------------------|-------------------------------|--------------------------------------------|----------------|
| 2776159           | 07/20/2026               | GRIFFIN PEST SOLUTIONS        | PEST SERVICES AT MRLEC 6/29/26             | 136.00         |
| 2775899           | 07/20/2026               | GRIFFIN PEST SOLUTIONS        | PEST SERVICES AT FIRE STATION 6/26/26      | 48.00          |
| 2774849           | 07/20/2026               | GRIFFIN PEST SOLUTIONS        | PEST SERVICES AT PSB 6/26/26               | 55.00          |
| 3204443099        | 07/20/2026               | IDEXX DISTRIBUTION, INC.      | LAB SUPPLIES                               | 2,357.40       |
| 09-777595         | 07/20/2026               | INTERSTATE BILLING SERVICE    | CARLETON EQUIPMENT - REPAIRS TO BOBCAT T   | 5,386.44       |
| 44056             | 07/20/2026               | J AND K PLUMBING SUPPLY       | DRINKING FAUCET                            | 111.44         |
| 44092             | 07/20/2026               | J AND K PLUMBING SUPPLY       | SINK BASKET, PLUMBERS PUTTY                | 25.51          |
| 1822242           | 07/20/2026               | J HARLEN CO., INC.            | EARPLUGS                                   | 172.77         |
| 4313              | 07/20/2026               | JACK FROST DRAIN SERVICE      | DRAIN CLEANING AT POWER HOUSE              | 285.00         |
| 11675             | 07/20/2026               | JIMMY'S JOHN'S PORTABLE       | 2026 BLUES FEST PORTABLE TOILETS & WASH    | 2,280.00       |
| 10453             | 07/20/2026               | JS BUXTON                     | CHEMICALS - LIME                           | 1,822.00       |
| 0013043           | 07/20/2026               | JUSTICE FENCE ACQUISITION     | SERVICE CALL TO REPAIR MRLEC GATE          | 480.00         |
| 929               | 07/20/2026               | JW2 FIRE CONSULTANTS          | PREPARATION AND SUBMISSION OF AFG 2025-F   | 1,500.00       |
| 651563            | 07/20/2026               | KISM, LLC.                    | ARV FLOAT IN HSPS                          | 324.68         |
| 020314            | 07/20/2026               | LEWEY'S SHOE REPAIR           | EQUIPMENT BAG                              | 12.00          |
| 020901            | 07/20/2026               | LEWEY'S SHOE REPAIR           | BOOT ALLOWANCE - LETTS, ANDREW             | 38.97          |
| 020313            | 07/20/2026               | LEWEY'S SHOE REPAIR           | BOOT ALLOWANCE - HEATH, MIRANDA            | 248.99         |
| 020316            | 07/20/2026               | LEWEY'S SHOE REPAIR           | BOOT ALLOWANCE - STRAND, MARK              | 260.00         |
| 020320            | 07/20/2026               | LEWEY'S SHOE REPAIR           | BOOT ALLOWANCE - WISE, JOSH                | 37.99          |
| 020321            | 07/20/2026               | LEWEY'S SHOE REPAIR           | BOOT ALLOWANCE - VANDENBOSS, BRANDON       | 259.91         |
| INVLEX11272182    | 07/20/2026               | LEXIPOL, LLC                  | ANNUAL FIRE POLICY & ONLINE TRAINING PLA   | 7,412.49       |
| INVLEX11273104    | 07/20/2026               | LEXIPOL, LLC                  | LAW ENFORCEMENT FULL IMPLEMENTATION        | 8,408.25       |
| 57356943          | 07/20/2026               | LINDE GAS & EQUIPMENT,        | CUST NO. 59879658 GASES                    | 251.28         |
| R91724996701      | 07/20/2026               | MACALLISTER RENTALS           | 35' TOWABLE BOOM RENTAL (GRAND STREET MU   | 1,048.25       |
| 06242026-38378    | 07/20/2026               | MARSHALL HARDWARE, LLC        | M18 DRILL & IMP DRIVER, 3/8" SQ SOCKET A   | 260.98         |
| 06252026-38433    | 07/20/2026               | MARSHALL HARDWARE, LLC        | 92' 5/16" G30 CHAIN                        | 41.76          |
| 06292026-38611    | 07/20/2026               | MARSHALL HARDWARE, LLC        | DISHPAN                                    | 4.69           |
| 06262026          | 07/20/2026               | MARSHALL PUBLIC SCHOOL        | 2026 DADDY DAUGHTER DATE NIGHT FACILITY    | 560.00         |
| 06302026          | 07/20/2026               | MARSHALL PUBLIC SCHOOL        | SUMMER FUN PLAYGROUND TRANSPORTATION       | 212.50         |
| 4637              | 07/20/2026               | MARSHALL WELDING & FAB        | STEEL FOR POWER HOUSE                      | 85.00          |
| 06292026          | 07/20/2026               | MCGINTY, HITCH, PERSON        | CLIENT NO. 4030.001 SERVICES THROUGH 5/3   | 13,632.00      |
| S5713274.001      | 07/20/2026               | MEDLER ELECTRIC COMPANY       | HEADLAMP                                   | 39.89          |
| S5712622.001      | 07/20/2026               | MEDLER ELECTRIC COMPANY       | TEMP POWER BOARD                           | 258.97         |
| 315116126041070   | 07/20/2026               | MENARDS COMMERCIAL            | CREDIT ACCT NO. 587737 2X4-8 STUDS         | 77.00          |
| 315117426030114   | 07/20/2026               | MENARDS COMMERCIAL            | CREDIT ACCT NO. 587737 #2 QUALITY BOARD,   | 336.84         |
| 87595             | 07/20/2026               | MERIT LABORATORIES, INC.      | BLUE OVAL IPP ANALYSIS                     | 348.00         |
| 52911361          | 07/20/2026               | MSC INDUSTRIAL SUPPLY         | SAFETY GLASSES                             | 89.20          |
| 537069            | 07/20/2026               | NORTH CENTRAL LABORATORY      | LABORATORY SUPPLIES                        | 102.04         |
| 537666            | 07/20/2026               | NORTH CENTRAL LABORATORY      | LABORATORY SUPPLIES                        | 1,112.70       |
| 950633            | 07/20/2026               | NYE UNIFORM COMPANY           | POLICE UNIFORM STOCK                       | 52.00          |
| 4788-480652       | 07/20/2026               | O'REILLY FIRST CALL           | ACCT NO. 1741510 WASH BRUSH, MICRO MIT,    | 53.97          |
| 4788-482093       | 07/20/2026               | O'REILLY FIRST CALL           | ACCT NO. 1741510 6' 180# ROLL, 6' 320# R   | 8.93           |
| 4788-482926       | 07/20/2026               | O'REILLY FIRST CALL           | ACCT NO. 1741510 REC TUBE                  | 39.99          |
| 4788-482927       | 07/20/2026               | O'REILLY FIRST CALL           | ACCT NO. 1741510 REC TUBE                  | (12.00)        |
| 11638             | 07/20/2026               | PARRISH EXCAVATING, INC.      | RIPRAP PLACEMENT AT PERRIN DAM QUOTE #B2   | 4,611.00       |
| 56976245          | 07/20/2026               | POWER LINE SUPPLY             | WIRE CONCH                                 | 990.00         |
| 56982617          | 07/20/2026               | POWER LINE SUPPLY             | WIRE CONCH                                 | (990.00)       |
| 56982764          | 07/20/2026               | POWER LINE SUPPLY             | INSULATOR PIN POLY 15KV (TONKA TOY)        | 6,222.00       |
| 20129             | 07/20/2026               | PRECISE MACHINING UNLIMITED   | CUSTOM HYDRO GATE UNIT PARTS               | 1,375.00       |
| 401816            | 07/20/2026               | PVS TECHNOLOGIES, INC.        | TREATMENT CHEMICALS - FERRIC CHLORIDE      | 9,431.06       |
| 26-0459           | 07/20/2026               | QUALITY EXCAVATORS INC        | 4 YARDS SAND, 3 YARDS GRAVEL               | 244.00         |
| 26-0460           | 07/20/2026               | QUALITY EXCAVATORS INC        | 1 YARD LIMESTONE                           | 51.00          |
| 3119375           | 07/20/2026               | RESCO                         | 8 TERMINAL SOCKETS                         | 1,086.90       |
| 250063            | 07/20/2026               | RIDGEWEAR SPORTS & IMP        | FIRE LOGO 250TH APPAREL                    | 67.00          |
| 188084            | 07/20/2026               | RIVERSIDE FIRE & SECURITY     | SERVICED FIRE ALARM SYSTEM AT PSB          | 743.61         |
| 7010375865        | 07/20/2026               | STAPLES                       | CUST ACCT # DET 10081052 OFFICE SUPPLIES   | 290.78         |
| 1322439           | 07/20/2026               | STEENSMA                      | CUST NO. 5154 PULLEY                       | 66.29          |
| 9212642287        | 07/20/2026               | STRYKER SALES, LLC            | LIFEPACK CR2 DEFIBRILLATORS (QTY 23)       | 39,427.60      |
| 9212656406        | 07/20/2026               | STRYKER SALES, LLC            | PROCARE SERVICE CONTRACT DATA SERVICES 6   | 5,799.60       |
| 9212642894        | 07/20/2026               | STRYKER SALES, LLC            | CREDIT MEMO                                | (2,800.00)     |
| S014607078.003    | 07/20/2026               | STUART C. IRBY COMPANY        | ISOLATING STICK                            | 534.00         |
| 422330            | 07/20/2026               | SUNBELT SOLOMON SERVICE       | 750 KVA PADMOUNT DUAL VOLTAGE TRANSFORMER  | 32,310.00      |
| 422742            | 07/20/2026               | SUNBELT SOLOMON SERVICE       | 25 KVA POLE MOUNT TRANSFORMERS - DUAL VO   | 22,950.00      |
| IN195248          | 07/20/2026               | TELNET WORLDWIDE              | ACCT NO. 8948 JULY 2026                    | 1,029.39       |
| INV01087777       | 07/20/2026               | USABBLUEBOOK                  | PUMP REPAIR KIT                            | 124.46         |
| INV01088727       | 07/20/2026               | USABBLUEBOOK                  | HACH DPD FOR 10ML SAMPLE 100/PK, POWDER    | 310.80         |
| 20333             | 07/20/2026               | UTILITY CONTRACTING COMPANY   | BORING OF CONDUIT FOR NEW FIBERNET SERVICE | 9,936.00       |
| 6147577879        | 07/20/2026               | VERIZON WIRELESS              | ACCT NO. 987146080-00001 6/2/26 - 7/1/26   | 1,501.21       |
| INV-1262459       | 07/20/2026               | VERTICAL SUPPLY GROUP         | TRT EQUIPMENT & TRAINING                   | 2,304.36       |
| 5929540-00        | 07/20/2026               | VESCO OIL CORPORATION         | MOBIL GARD 312; 55 GALLON DRUMS PER QUOT   | 5,943.76       |
| SI60820           | 07/20/2026               | VICTOR STANLEY, LLC           | PLAQUES FOR SPONSOR BENCHES AT PICKLEBALL  | 1,220.00       |
| 6636033           | 07/20/2026               | VITAL RECORDS CONTROL         | MRLEC SHRED SERVICE JUNE 2026              | 106.60         |
| BROOKSJUNE26      | 07/20/2026               | WHITE COLLAR LAWN & LANDSCAPE | 2026 LAWN MOWING AT BROOKS AIRPORT JUNE    | 3,750.00       |
| 42346274          | 07/20/2026               | XEROX FINANCIAL SERVICES      | ACCT NO. 1017736 XEROX LEASE 211-1017736   | 290.00         |
| GRAND TOTAL:      |                          |                               |                                            | 369,882.74     |



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APPROVAL LIST FOR CITY OF MARSHALL  
EXP CHECK RUN DATES 07/24/2026 - 07/24/2026  
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| INVOICE<br>NUMBER | EXPECTED<br>CHECK<br>RUN | VENDOR<br>NAME          | DESCRIPTION                                   | AMOUNT<br>PAID |
|-------------------|--------------------------|-------------------------|-----------------------------------------------|----------------|
| 07012026          | 07/24/2026               | ACRISURE GREAT LAKES P  | 2026 - 2027 TOKIO MARINE INSURANCE & CYB      | 376,856.25     |
| 07/23/2026        | 07/24/2026               | ANDERSON, CONNIE        | UB refund for account: 3200140024             | 12.55          |
| 07212026          | 07/24/2026               | ASHBY, RON              | REIMBURSEMENT FOR CDL RENEWAL                 | 70.00          |
| 07242026          | 07/24/2026               | CITY OF MARSHALL        | REIMBURSEMENT FOR FARMER'S MARKET PETTY       | 534.00         |
| JULY2026          | 07/24/2026               | CONSUMERS ENERGY        | CONSUMERS ENERGY UTILITY BILLS JULY 2026      | 2,508.74       |
| 1488              | 07/24/2026               | DR LAB SERVICES, LLC    | ANNUAL LAB EQUIPMENT PREVENTATIVE MAINTENANCE | 1,955.00       |
| I143338           | 07/24/2026               | ERIC DALE HEATING & AIR | SERVICE CALL FOR CITY HALL BREAKROOM AC       | 297.00         |
| I143488           | 07/24/2026               | ERIC DALE HEATING & AIR | SERVICE CALL FOR CITY HALL BREAKROOM AC       | 360.00         |
| 07202026          | 07/24/2026               | LIBBRECHT, SUSAN        | REFUND KETCHUM PARK PAVILION RESERVATION      | 75.00          |
| 07242026          | 07/24/2026               | MACK, JEFF              | CLOTHING ALLOWANCE - MACK, JEFF               | 272.31         |
| 07/23/2026        | 07/24/2026               | MCCULLOUGH, ALVIN & CO  | UB refund for account: 293000                 | 38.24          |
| 07222026          | 07/24/2026               | MICHIGAN DEPT OF TRANS  | OVERPAYMENT 26MLAPZ01349 DECEMBER 2025 T      | 25,958.79      |
| 07/23/2026        | 07/24/2026               | SCHNAITMAN, EMMA        | UB refund for account: 2900160026             | 75.20          |
| 07212026          | 07/24/2026               | STATE OF MICHIGAN       | PESTICIDE APPLICATOR CERTIFICATION APPLI      | 75.00          |
| 327               | 07/24/2026               | TOP TO BOTTOM TREE SER  | ELECTRIC LINE CLEARANCE 7/13/26 - 7/19/26     | 3,648.00       |
| 07242026          | 07/24/2026               | UNITED STATES POSTAL S  | POSTAGE PREPAY POC #5582930 TO QUADIENT       | 8,500.00       |
| 07/23/2026        | 07/24/2026               | VANNATTER, JENNIFER & J | UB refund for account: 2103520016             | 140.70         |
| 07/23/2026        | 07/24/2026               | WALBRIDGE               | UB refund for account: 4427                   | 1,233.41       |
| GRAND TOTAL:      |                          |                         |                                               | 422,610.19     |

# ITEM: 7.C

## ADMINISTRATIVE REPORT

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**TO:** Honorable Mayor and City Council  
**FROM:** Derek N. Perry, City Manager  
**DATE:** August 3, 2026  
**SUBJECT:** **GREAT ESCAPE STAGE CO. - CHARITABLE GAMING LICENSE**

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The Great Escape Stage Co. 501(c)(3) organization (Great Escape Inc. - EIN 37-1518350) desires to conduct licensed gaming events (50/50 raffle at performances) as allowed by Public Act 382 of 1972. In order to complete their application to the State of Michigan Bureau of State Lottery, they must have an approved resolution by the City of Marshall recognizing them as a nonprofit organization in the community.

**BUDGET IMPACT:**  
None.

**RECOMMENDATION:**  
Approve Resolution 2026-24, Local Governing Body Resolution for Charitable Gaming Licenses as required by MCL 432.103(k)(ii) for the Great Escape Stage Co. organization and authorize the City Manager and City Clerk to sign the necessary documents.



Charitable Gaming Division  
Box 30023, Lansing, MI 48909  
OVERNIGHT DELIVERY:  
101 E. Hillsdale, Lansing MI 48933  
(517) 335-5780  
www.michigan.gov/cg

## LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103(K)(ii))

At a \_\_\_\_\_ meeting of the \_\_\_\_\_  
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by \_\_\_\_\_ on \_\_\_\_\_  
DATE

at \_\_\_\_\_ a.m./p.m. the following resolution was offered:  
TIME

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the request from \_\_\_\_\_ of \_\_\_\_\_,  
NAME OF ORGANIZATION CITY

county of \_\_\_\_\_, asking that they be recognized as a  
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for \_\_\_\_\_.  
APPROVAL/DISAPPROVAL

### APPROVAL

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

### DISAPPROVAL

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the \_\_\_\_\_ at a \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on \_\_\_\_\_.  
DATE

SIGNED: \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.  
PENALTY: Possible denial of application.

BSL-CG-1153(R6/09)

## ITEM: 9.A

### ADMINISTRATIVE REPORT

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**TO:** Honorable Mayor and City Council  
**FROM:** Derek N. Perry, City Manager  
**DATE:** August 3, 2026  
**SUBJECT:** **2026 ACTION PLAN - 6 MONTH UPDATE**

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On January 20, 2026, City Council approved a list of approximately 80 goals and objectives for the City to work towards accomplishing this year. A status of our progress at the sixth month mark is being presented for your review.

**BUDGET IMPACT:**

N/A.

**RECOMMENDATION:**

Receive the 2026 Action Plan 6 month update.



# 2026 Action Plan

6 Month Update

## Finance

### **Create and Adopt FY 2027 Budget**

FY 2027 Budget was adopted by City Council at the May 18, 2026, Council meeting.

### **Complete the FY 2026 Audit**

Preliminary fieldwork has begun. Once the audit is complete, it will be presented to City Council in December 2026.

### **Create and Adopt 2027-2032 CIP**

2027-2032 CIP was adopted by City Council at the January 19, 2026, Council meeting.

### **Re-issue Property and Liability Insurance RFP**

The RFP was re-issued, and City Council approved the bid from Acrisure at the June 15, 2026, Council meeting.

### **Review the Purchasing Ordinance and Policy**

Review work has begun on the Purchasing Policy, and an updated document will be presented to City Council this fall.

### **Review current Utility Bill Format for potential redesign**

A new design was created, and BS&A is currently working on implementing the design in their software. The new format is expected in the fall.

### **Implement BSA customer on-line payment interface and software program**

The City transitioned from Point & Pay to BS&A Payments for payment interface and processing on March 30, 2026.

### **Review tax increment finance authorities for relevance, purpose and continuation**

This analysis is still in early stages, with no set date for completion.

### **Coordinate review and update of the master Utilities Rates and Standard Rules and Regulations document**

The review of this document is complete, and updates will be finalized and provided to City Council in the coming months.

## Clerk

### **Hold August Primary and November General Elections.**

The August election will be held on August 4, 2026. Over 1,300 absentee ballots were mailed and as of the end of the day July 29, over 60 people had voted early at the county building, and we have received over 650 absentee ballots back for processing. The clerk's office has also processed candidate filings for the November ballot for local candidates.

**Continue working with departments on the Records Retention Policy and Program**

The Clerk's office continues to work with departments on retention and destruction of outdated documents.

**Update the Mobile Food Vending Ordinance**

A new Mobile Food Vending Ordinance was enacted by City Council in May.

**Review the Bylaws/Rules of Procedure for each Board/Commission for required updates and uniformity**

Review of Council Rules of Procedure is ongoing. Once the City Council Rules of Procedure have been adopted, a similar framework will be used for all boards.

**Develop and Implement standardized forms and processes for development projects and programs in collaboration with Community Development**

No progress has been made on this.

**Adopt a Local Officers Compensation Commission to determine the salaries of elected officials**

Research into the law regarding Compensation Committees lead to a potential ordinance option, however after legal review it was not an option for the City. Continued research into the timing and process of a charter amendment to allow a Compensation Committee is ongoing.

**Police****Develop and Implement a Community Camera Program- In Process**

The development and implementation of a comprehensive community camera program has remained a priority on the department's strategic action plan for the past three years. In 2024, the City met with both Verkada and Avigilon to evaluate their camera systems, software platforms, and public safety capabilities. In April 2025, staff met again with Avigilon to review its cloud-based camera solution. During that meeting, we learned that Marshall Public Schools had recently upgraded to Avigilon cameras and software. The Avigilon platform is capable of integrating with the Aware software currently utilized by Central Dispatch, providing dispatchers with the ability to access live camera feeds from the schools during critical incidents. Avigilon representatives also offered to develop a comprehensive citywide camera implementation plan should their system be selected. Later in 2025, the Police Department began field testing three Verkada cameras in Ketchum Park, with plans to evaluate comparable Avigilon cameras. Throughout these evaluations, both City staff and vendors identified the need for expanded network and communications infrastructure to support a long-term, citywide camera program.

In 2026, we continued evaluating the Verkada camera system while also conducting a comprehensive assessment of existing camera systems at the Marshall Regional Law Enforcement Center (MRLEC), City Hall, the Public Services Building, and the Powerhouse. These systems had previously been installed independently by ASI Security and currently operate as separate platforms.

The City Camera Workgroup met with ASI Security and Alarm.com in June 2026 to discuss opportunities to integrate these existing systems into a unified camera network. Both companies agreed to perform no-cost assessments of City facilities and completed site walkthroughs in late June. They are currently preparing recommendations for infrastructure improvements, equipment upgrades, and phased implementation. A follow-up meeting is scheduled to review the assessments and establish a phased deployment strategy, beginning with security enhancements at Eaton Park, including the splash pad and pickleball courts.

Year-End Goal: Develop a comprehensive citywide camera master plan that includes infrastructure requirements, standardized equipment recommendations, system integration, policies governing camera use and access, implementation priorities, and a phased capital improvement strategy to enhance security at City facilities, parks, and other key public locations. This plan will provide a roadmap for future expansion while ensuring the program is scalable, sustainable, and aligned with the City's public safety objectives.

### **Evaluate and Research Mobile and Body-Worn Camera Systems for Replacement- In Process**

The Marshall Police Department continues to evaluate mobile video recorder (MVR) and body-worn camera (BWC) systems to identify a cost-effective replacement for the department's current Safe Fleet (COBAN) system, which remains reliable but is approaching the point where long-term replacement planning is appropriate.

In 2025, the department reviewed upgraded camera systems from Safe Fleet (COBAN) and met with Axon to evaluate its mobile, body-worn camera, and Evidence.com digital evidence management platform. While Axon offers industry-leading technology, its overall cost is significantly higher than many competing solutions.

Following the City's transition to Calhoun County Information Technology in late 2025, the evaluation was deferred until 2026 to allow the new IT team to participate in the assessment process. During 2026, the department began working with Calhoun County IT and the Calhoun County Sheriff's Office to evaluate available camera systems, including Getac and Axon, while exploring opportunities for regional collaboration and cost-sharing.

The goal is to complete a comprehensive evaluation of camera and digital evidence management systems and develop a long-term replacement plan that balances operational needs, technology, and cost.

### **TASER Replacement and Implementation – Completed**

The City of Marshall Police Department successfully completed the replacement and implementation of its TASER program through State of Michigan appropriation funding awarded to Calhoun County. Funding supported the deployment of new TASER devices for the Calhoun County Sheriff's Office, Marshall Police Department, and Albion Police Department.



A Memorandum of Understanding (MOU) was executed to administer the program, and implementation is now substantially complete. Marshall Police Department instructors and officers have completed the required certification and user training, and TASER devices have been issued to all sworn personnel. Additional virtual reality (VR) training is scheduled to enhance decision-making and proficiency.

### **Collective Bargaining Agreements – Completed**

Several meetings were held with union representatives throughout the winter and spring to negotiate successor collective bargaining agreements. The parties successfully reached agreements, and all contracts were finalized and signed over the past two months.

### **Lexipol Policy Updates – In Progress**

The Marshall Police Department is updating its policies and procedures through a contract with Lexipol for Policy Update and Consolidated Compliance Services. The project was delayed while the Department completed its Michigan Law Enforcement Accreditation Commission reaccreditation process but is now underway and is expected to be completed by October 2026.

The goal is to implement updated policies and procedures that reflect current state and federal law, incorporate law enforcement best practices, and maintain compliance with Michigan Law Enforcement Accreditation Commission standards.

### **Michigan Law Enforcement Accreditation Three-Year Reaccreditation – Completed**

The Marshall Police Department received its formal Certificate of Reaccreditation from the Michigan Law Enforcement Accreditation Commission during the annual summer conference of the Michigan Association of Chiefs of Police. This reaccreditation renews the Department's accredited status for an additional three years following its initial accreditation in 2023.

Accreditation is a voluntary process that recognizes a law enforcement agency's commitment to professional excellence, accountability, and continuous improvement. The reaccreditation process included a comprehensive review of department policies, operations, training, evidence management, use of force, and community relations to ensure compliance with established professional standards.

The Marshall Police Department remains committed to maintaining accreditation standards and continually improving the quality of services provided to the community.

### **LEIN Audit- Postponed to 2027**

The LEIN audit was postponed to 2027

### **Succession Planning- In Progress**

The Marshall Police Department is preparing for two anticipated administrative retirements over the next year by implementing a succession plan designed to ensure operational continuity and minimize the impact of leadership transitions.

#### Maintain Current Staffing Levels – In Progress

The department is working to hire ahead of anticipated vacancies, with City Council approval, to reduce staffing impacts. As of July 1, 2026, the department has one patrol officer vacancy and is actively interviewing qualified candidates. Additional hiring will occur as retirement dates are finalized.

#### Create a Sergeant Promotional List – Completed

A promotional process was completed this spring, resulting in a Sergeant eligibility list with three qualified candidates. The list will remain valid for two years.

#### Develop a Sergeant Field Training Program – In Progress

Staff is developing a structured field training program for newly promoted sergeants, modeled after the department's existing Police Officer Field Training Program.

#### Develop Administrative Transition Guides – In Progress

Position guides and transition checklists are being created for the Police Chief and Administrative Sergeant positions to preserve institutional knowledge and support smooth leadership transitions.

#### **Ordinance Review and Updates – In Progress**

Several ordinance revisions and new ordinance projects were identified for completion in 2026.

##### Completed

- Chapter 132.01 – Threats; Assault and Battery
- Chapter 132.02 – Harassing Communications
- Chapter 134.03 – Disorderly House
- Chapter 134.04 – Disorderly Conduct

#### Noise Ordinance – In Progress

The department continues to develop a comprehensive noise ordinance to address industrial, commercial, and residential noise concerns associated with community growth. Research has been completed, a draft ordinance is underway, and the City is selecting a consultant to assist with ordinance development and implementation. The goal is to present a completed ordinance by September 2026.

#### 2024 International Property Maintenance Code Adoption – In Progress

Initial discussions have begun regarding adoption of the 2024 International Property Maintenance Code and related ordinance updates.

#### Chapter 91 Parks Ordinance Review – In Progress

The department has begun working with the Parks Department to review park hours and update park regulations. Additional meetings are planned to finalize proposed revisions.

#### Animals at Large (Chapter 97.01) – Planned

Research has been completed, and ordinance examples have been collected. Formal review has not yet begun.

### Golf Cart Ordinance – Planned

The department has gathered sample ordinances from other communities and will begin drafting a local ordinance.

### Marijuana Ordinance Review – Planned

Following the completion of administrative rule updates by the Michigan Cannabis Regulatory Agency, the department will review and update the City's marijuana ordinance as needed. An amendment will also be made to correct a drafting error in the current marijuana odor ordinance.

## **Fire**

### **Continue the door-to-door free smoke detector installation program**

Goal: Finish the community smoke detector installation program.

Status: Progressing. The project was delayed due to a statewide shortage of smoke detectors from the Michigan State Fire Marshal's Office. We have now received 300 smoke detectors purchased through a Marshall Community Foundation grant and have resumed installations.

### **Continue Advanced Training Programs**

- Hazardous Materials Technician, Premier Swift Water Rescue, etc.

### **Continue working with Ford to properly prepare for BlueOval LFP battery manufacturing**

Goal: Continue working with Ford to prepare for the BlueOval Battery Park EV facility by ensuring fire code compliance, developing emergency action plans, and coordinating emergency response training.

Status: Ongoing. We continue to maintain a strong working relationship with Ford, providing fire code guidance, reviewing emergency planning, and coordinating with emergency response partners.

### **Certify (FF I&II) and train new Part-Paid On-call Employees**

Goal: Increase involvement of Paid-on-Call personnel through regular training focused on operational fundamentals.

Status: We continue to hold monthly training sessions with our Paid-on-Call firefighters, focusing on core firefighting skills that improve operational readiness and emergency response effectiveness.

### **Continue Training and fostering Partnerships with surrounding Fire Department agencies**

Goal: Continue training and working with surrounding fire departments to improve relationships, interoperability, and accountability.

Status: On Schedule. We have completed three joint training exercises this year, with two additional regional training events already scheduled.

### **Create and Adopt a Citywide Emergency Action Plan**

Individual departmental plans have been drafted and are under review.

### **Finalize specifications and order replacement frontline fire engine**

Goal: Complete the RFP process and order a new fire engine. Upgrade hose and equipment using proceeds from the sale of the current engine.

Status: Completed. The new fire engine was approved and ordered in March. Planning continues for the upgraded hose and equipment package.

### **Replace Squad 12**

Goal: Replace Squad 12 with a new pickup truck and skid pump using proceeds from the sale of the current squad.

Status: On Schedule. The current squad has been sold, and a new Ford F-350 has been purchased. We are currently waiting on parts for the skid unit and vehicle build-out.

### **Purchase Fire Inspector Vehicle**

Goal: Purchase a new pickup truck for the Fire Inspector.

Status: On Schedule. Funding was approved in the FY2027 budget, and we are currently working with Motor Pool to complete the purchase.

### **Complete Firefighter Right-to-Know Survey**

Goal: Complete the annual chemical survey for local businesses.

Status: Near Completion. Surveys have been distributed and the majority have been returned. Fire Inspector Goble is following up with businesses that have not yet responded.

## **Safety**

### **Continue monthly Safety Program and annual Safety Day**

Goal: Continue monthly safety training, update departmental Emergency Action Plans, and replace outdated AEDs throughout City facilities and vehicles.

Status: Significant Progress.

- Monthly Safety Training has been conducted for all City departments.
- All departments now have updated Emergency Action Plans.
- Through multiple grant awards, we secured funding to replace aging AEDs throughout the City. The new units will be programmed on July 10 and distributed the following week.

### **Continue to work with the Employee Events Committee to improve interdepartmental relationships and morale**

Goal: Continue working with the Employee Events Committee to organize monthly employee events that improve relationships between departments and increase morale.

Status: On Schedule. The committee has successfully hosted an all-department event each month, with events planned through the remainder of the year.

## **Public Services**

### **Onboard and train new department personnel**

The water department has added 2 new staff in July. One was backfill for an employee who transferred to another department and the other was the added FTE for the department approved in the fiscal year 2027 budget.

**Complete full implementation of operations and maintenance of the public water and wastewater infrastructure serving the Major Campus**

Staff have implemented full monitoring and testing of the water distribution system at the Major C (distribution 2) meeting all EGLE requirements. The HSPS is receiving water from both Marshall WTP and Battle Creek's Verona Pump Station. The sewer discharge systems are fully operational and monitored by the WWTP staff. BlueOval Battery Park is operating under a Permit to Discharge meeting the requirements of the City's Industrial Pretreatment Program

**Establish MAJOR Campus Stormwater System Operations and Maintenance Plan**

The stormwater infrastructure at the Major Campus has been fully inspected. A list of observation points was created and issued to MAEDA. City staff are working to establish the contract for the Special Assessment District beneficiaries.

**Complete annual tree planting event and achieve Tree City USA certification**

The annual tree planting was completed in April and 100 trees were planted. All requirements have been achieved to meet Tree City USA certification

**Continue lead service line inventory and replacement program**

No lead services currently need to be replaced. Investigations of unknown service lines are planned for late summer and fall.

**Establish sewer pipe assessment program and advance the sewer collection model**

Not started.

**Complete accurate and timely implementation of the Industrial Pretreatment Program (IPP)**

The program is approved and implementation is underway. One user has been issued a PTD and questionnaires have been sent to all industrial and commercial users. Approximately 15 industrial users have responded to the questionnaire. Further review of the questionnaires and site visits are needed prior to issuing additional permits.

**Complete engineering design for the South Marshall Avenue Small Urban rehabilitation project**

Engineering is started with survey and preliminary design complete.

**Complete engineering design for the East Green Street watermain replacement project**

Engineering is started with survey and preliminary design complete.

**Develop traffic enhancement solution for S. Kalamazoo/Hughes St./A Drive intersection and seek funding for property acquisition and construction**

A conceptual solution has been created. The concept was used in congressionally directed spending applications to Senator Slotkins and Senator Peters. Neither application was awarded.

**Finalize Brooks Memorial Fountain and Park Bicentennial refurbishment plan and seek funding**

City Council received an update on this project during an April work session. Following that meeting a resolution of support was approved by council. Most recently, the engineering contract for issuing a collaborative construction request for proposals was approved by council. An RFP is expected to be issued this fall and the contractor chosen based on qualifications.

**Implement tree maintenance and operation tasks in Cityworks inspections and work orders**

Not started.

**Complete right of way signage inventory**

Inventory of right-of-way signage is approximately 40% complete throughout town.

**Replace water irrigation lines in Oakridge Cemetery**

Inventory of the existing system is complete. The Department of Public Works is creating a plan to replace a portion of the irrigation lines this fall.

**Electric****Electric System Reliability—meet or exceed 2024 SAIFI, SAIDI, CAIDI, ASAI**

YTD Numbers are higher than goal due to storm outages we have had this year.

**Continue neighborhood distribution voltage conversion project**

Crews continue to do prep work for the next phase of the voltage conversion project, this work has consisted of upgrading the current structures and materials to support the conversion while also working to construct two new 12,470v circuits out of the Pearl St Substation. Currently on phase “Year Two” of the 15-year plan.

**Replace approximately 70 wooden poles**

39 Wooden poles replaced - 56% of yearly goal

**Construct and extend distribution system into the MAJOR Campus**

Materials, wire, and poles have been ordered and received. Distribution line has been extended to the northwest side of Opportunity Dr. from Bear Creek. Continue to work through process of obtaining easements to be able to extend around Ring Rd to the west side of MAJOR Campus.

**Replace 300 electromechanical electric meters and 225 Demand meters**

230 electromechanical meters replaced, 76.67% of the yearly goal.

155 Demand meters replaced, 68.9% of the yearly goal.

**Develop and implement an AMI metering plan**

Initiated an agreement with AMP earlier this year to assist with AMI Proposals. Expected to start process with AMP later in the year due to scheduling.

**Maintain 93% or greater generating unit availability**

YTD unit availability is 97.86%

**Generate at least 1,200,000 kWh from Marshall Hydroelectric Project**

YTD Hydro production is 671,490 kWh or 56% of yearly goal

**Maintain competitive rates with Consumers Energy and DTE across all rate classes**

Rate consultant is working on a comparison, should have results later this month.

**Achieve zero lost time accidents**

Zero lost time accidents to date! Safety remains a top priority for our staff.

**FiberNet**

**Implement network and infrastructure upgrades**

Network Upgrades- Migrated about 150 customers to our new core network, improving reliability and connection performance.

Fiber Planning - Continued planning for our future XGS-Pon fiber upgrade by auditing equipment needs and reviewing vendor proposals.

Automation Improvements- Developed tools to automate customer provisioning, device configuration, and network monitoring, reducing manual work and improving efficiency.

Network Records- Updated internet registry and IP records to improve network management and ensure accurate public information.

**Develop and Implement Marketing and Sales program**

Working with Marshall Sports Boosters for advertising opportunities; full marketing program will launch with new rates

**Perform a cost-of-service study, and recommend adjustments to rates accordingly**

Actively engaged in cost of service, 2<sup>nd</sup> phase is rate design starting now

**Review the terms and conditions for service and incorporate into the master Utilities Rates and Standard Rules and Regulations document**

Updated misc. fees made effective 7/1/26. Continuing to work on incorporating into one document.

**Achieve zero loss time accidents**

New traffic cones, hard hats and bucket lights have been purchased to increase safety while working on the roadways along with all monthly safety classes.

**Information Technology**

**Replace the Citywide telephone system**

The required switching hardware has been sourced and a proposal to order the necessary telephone infrastructure, licenses and implementation services will be presented for approval in the next 60 days. A redundant internet ISP for City Hall is also

being incorporated into the project to keep the City telephones operational when an electric/FiberNet outage occurs.

## **Buildings and Grounds**

### **Complete a building needs assessment and maintenance plan for City Hall**

The RFP is still in draft form and has not been finalized.

## **Community Development**

### **Review and Update the Zoning Ordinance for updates to align with Master plan**

Staff has been working with our consultant (Progressive) to present options for consideration and discussion during Work Sessions with the Planning Commission.

There have been a series of clarifications that have been reviewed, including:

- Expanding the availability of Accessory Apartments (Accessory Dwelling Units) into other residential districts.
- Lot coverage calculation to change from buildable area calculation to mandating green space and giving more credit for permeable surfaces.
- Clarifying SLU requirements for drive-throughs (Bank drive throughs were allowed without a SLU, but restaurants were required one)
- Clarifying relationship to non-city parcels for screening requirements
- Clarified that Parcels should be re-zoned immediately after property is 425'd.

Year-End Goal: Have the comprehensive list of updates ready for public hearings and approvals at both the Planning Commission and City Council meetings.

### **Achieve Redevelopment Ready Community Certification**

Achieved!

### **Implement the downtown Traffic Calming Project in partnership with MDOT**

MDOT sidewalk work is underway with paving and restriping to follow.

### **Continue partnership with MAED and MEDC to develop the Marshall MAJOR Campus**

MAEDA leadership and Marcia coordinate regularly to share leads and contact information. A sub-plan of the MAJOR Campus is being developed for consideration by the City for incorporation into the Master Plan document.

### **Continue Housing Development Projects using NIA TIF and other incentives**

The ability to use a Brownfield Plan for the benefit of housing development has proven beneficial in our community. Along with OPRA's for the LEON project on Michigan Avenue, Stagecoach and the upcoming Hamilton Street project and Masonic Building, the LEON and the Millbrook Housing Development are also taking advantage of the Tax Increment Financing opportunities the Brownfield allows.

### **Complete the construction of the Splashpad and Pickleball Courts and open to the public in the Spring of 2026**



The park is OPEN! Final bills from the contractor should be received soon and the grants should be closed out by the end of 2026.

### **Design and implement Pedestrian Safety improvements to the Brooks Memorial Fountain Park**

This is a two-part goal. Working together with Marguerite Davenport for a review of traffic and proposed road changes, we have developed a plan for adding safety and security measures within the park. Measures include low wall seating that also serves as an impact barrier in areas of high vulnerability, along with a wider variety of seating and ornamental planting. The two plans will be coordinated, and an overall proposed plan will be available for consideration by the end of 2026.

### **Complete the construction of the River District pathway (S. Kalamazoo), signage and amenities**

Construction is to begin in August and will be completed this fall.

### **Implement the revised sign ordinance**

New sign ordinance is being used for sign permit application reviews. It has been a struggle to get applicants willing to go through a public hearing to use the Sign Package process that was added to allow for a holistic look at signage for the entire site by the Planning Commission.

### **Develop way-finding signage plans for downtown businesses, parking lots and points of interest.**

Consultants are being interviewed next week. We anticipate the design process will take us through Spring 2027.

### **Develop Standard Operating Procedures for Parks Maintenance**

The Parks Maintenance Supervisor continues to document procedures for Fall and Winterization. Mowing procedures are mostly complete. The documentation for winter and spring procedures is ongoing. The goal is to have a good outline following the first year of documentation.

### **Develop applications and guidelines for OPRA, Brownfield and other incentives**

The existing OPRA policy is serving as our starting point for the development of a Brownfield policy. We have engaged with our consultant to begin that process and hope to have a draft for review by the Brownfield Authority this fall.

### **Investigate and facilitate historic preservation initiatives and programs**

Letter was sent to City Council by the Historical Society to establish a study committee to look into the establishment of a Local Historic District.

# ITEM: 10.A

## ADMINISTRATIVE REPORT

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**TO:** Honorable Mayor and City Council  
**FROM:** Derek N. Perry, City Manager  
Marcia Strange, Director of Community Development  
**DATE:** August 3, 2026  
**SUBJECT:** **MILLBROOK DEVELOPMENT - BROWNFIELD HOUSING TIF PLAN**

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Millbrook of Marshall, the proposed Marshall residential project that received site plan approval earlier this year, has submitted a Brownfield (Housing TIF) Plan for the Marshall River Development ("Millbrook of Marshall, GCC 550 Hughes, LLC) for consideration and approval. The City received the plan on June 9th and the plan has been reviewed by our consultant Ryan Kilpatrick (Flywheel) and was approved by the Brownfield Redevelopment Authority and they are recommending approval by City Council with the following contingencies:

**1. Affordability of income-restricted units.** The 255 income-restricted units (approximately 26% of the total) shall be rent-restricted and set aside for households earning 90% - 120% AMI. Restricted AMI rent caps shall not increase any faster than inflation as measured by the national Consumer Price Index. Initial restricted rents are expected to range from \$1,100 to \$1,815 per month, depending on unit size and type.

**2. Development agreement and monitoring.** The City Council shall enter into a development agreement with the developer specifying how the income-restricted units are monitored and reported, consistent with MSHDA-promulgated standards and in a form that is relatively simple for City staff to review. The final terms and conditions of that agreement shall be negotiated between City staff and the developer and approved by City Council before the first year of tax increment reimbursement.

**3. Public riverwalk easement.** The developer shall commit to public access for a future riverwalk along the entire river frontage of the property — approximately 5,000 feet along the northern edge — with final terms subject to the City of Marshall's feasibility and design studies and an anticipated width of approximately 20 feet. The public access will be coordinated with the City of Marshall and could be accomplished through an easement established and documented with the Calhoun County Register of Deeds.

**4. Public dog-park easement.** The developer shall commit to public access for a future community dog park of approximately 1.5 acres, publicly accessible from Hughes Street. The public access for the dog park will be coordinated with the City of Marshall and could be accomplished through an easement recorded with the Calhoun County Register of Deeds.

**5. Twenty-percent pass-through.** The Authority shall pass through 20% of all eligible tax increment available for capture to the respective taxing jurisdictions. This is expected to result in an estimated \$19,613,115 of new tax increment to local taxing jurisdictions and an additional

\$13,921,958 in new tax increment flowing to non-capturable local and county debt millages.

**6. Ten-percent administrative capture.** The Authority shall capture up to 10% of all eligible tax increment available for capture as an administrative fee.

Ryan Kilpatrick (Flywheel, City Consultant) is available along with the applicant for questions and discussion in case there are any follow up questions.

Highlights of the Plan include:

**1. Investment and housing need:** The project would produce an estimated \$219 million in new investment and 994 new homes serving middle-income households in Marshall. The development team has committed to maintaining affordability for at least 26% of all the units in the development and these units will be mixed throughout the development.

**2. Regional economic impact:** Construction of the project is anticipated to generate roughly \$120 million in additional economic activity across Marshall and the region over the 8-10 year construction timeline. Once complete, more than 1,000 new residents are likely to support at least \$25 million in annual local business income and roughly 300 new full-time and recurring jobs.

**3. Support for local and school debt millage:** The project is estimated to generate approximately \$4.6 million towards Marshall road debt and \$9.3 million toward Marshall Public School debt. (These are non-capturable)

**4. New pass-through revenue versus the status quo:** The plan directs an estimated \$19,613,115 in pass-through revenue to local taxing jurisdictions - including the City, the Library, TACC, County Veterans, County Parks, among others. By contrast, the property in its current use generates just about \$29,000 per year across all local and state taxing jurisdictions combined.

**5. State tax capture without harm to local schools:** The plan captures State taxes to support the development that would otherwise go to other communities across the state. Because schools receive State funding on a per-pupil basis, this capture does not reduce funding for local schools.

**6. Public amenities:** The Developer has committed to riverfront easements for a public riverwalk to be developed by the City and a public dog park. There is water and sewer infrastructure included with this project that benefits the broader community.

The applicants and their consultants are also in attendance to help with questions.

#### **BUDGET IMPACT:**

The Brownfield Plan delays increases in new taxes collected for taxing entities as outlined in the attached plan.

#### **RECOMMENDATION:**

Approve Resolution 2026-23, A Resolution APPROVING the Brownfield Plan for the MARSHALL RIVER DEVELOPMENT (Millbrook of Marshall), ADOPTING the Recommendation of the City of Marshall Brownfield Redevelopment Authority, and CONDITIONING SUCH APPROVAL UPON CERTAIN CONDITIONS and authorize the City Manager to sign the necessary documents.



**CITY OF MARSHALL, MICHIGAN  
RESOLUTION NO. 2026-23**

**A RESOLUTION APPROVING THE BROWNFIELD PLAN FOR THE MARSHALL RIVER  
DEVELOPMENT (MILLBROOK OF MARSHALL), ADOPTING THE RECOMMENDATION OF  
THE CITY OF MARSHALL BROWNFIELD REDEVELOPMENT AUTHORITY, AND  
CONDITIONING SUCH APPROVAL UPON CERTAIN CONDITIONS**

Minutes of a regular meeting of the Council of the City of Marshall, held on August 3, 2026 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

**WHEREAS**, the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq. (the "Act"), authorizes the creation of brownfield redevelopment authorities and the adoption of brownfield plans to promote the revitalization of eligible property; and

**WHEREAS**, the City of Marshall (the "City") has established the City of Marshall Brownfield Redevelopment Authority (the "Authority") pursuant to the Act; and

**WHEREAS**, GCC 550 Hughes, LLC (the "Developer") proposes to redevelop approximately 125 acres comprising six (6) parcels located near West Hughes Street and South Kalamazoo Avenue, along the North Branch of the Kalamazoo River (the "Property"), as a phased, for-rent residential community known as "Millbrook of Marshall," consisting of approximately 994 dwelling units and representing an estimated total capital investment of approximately \$219,000,000 (the "Project"); and

**WHEREAS**, the Property qualifies as "housing property" and the City is a "qualified local governmental unit" under the Act, and the Authority prepared the Brownfield Plan for the Marshall River Development dated June 5, 2026 (the "Brownfield Plan") to authorize the capture of tax increment revenues to reimburse eligible activities, including the housing development activities authorized by MCL 125.2663b; and

**WHEREAS**, the housing need supporting the Brownfield Plan is documented by the April 2025 Tracy Cross & Associates market study and the Plante Moran residential market report, and is intensified by regional employment growth, including the Ford BlueOval Battery Park project; and

**WHEREAS**, notice was provided to the affected taxing jurisdictions and to the public as required by the Act, and the City Council held a public hearing on the Brownfield Plan on August 3, 2026, at which all interested persons were afforded an opportunity to be heard; and

**WHEREAS**, the Authority has recommended that the City Council approve the Brownfield Plan, subject to certain conditions; and

**WHEREAS**, the conditions recommended by the Authority are reflected in the independent review memorandum and in the draft Development Agreement among the City, the Authority, and the Developer that have been presented to the City Council, and address affordability, monitoring and reporting, public access, tax-increment pass-through, administrative fees, and related matters; and

**WHEREAS**, the City Council has reviewed the Brownfield Plan, the Authority's recommendation, the review memorandum, and the draft Development Agreement, and has given the matter due consideration.

**THEREFORE BE IT RESOLVED** by the City Council of the City of Marshall as follows:

**Section 1. Recitals.** The above recitals are incorporated by reference as though fully set forth herein.

**Section 2. Findings.** The City Council finds and determines that:

- (a) the Brownfield Plan meets the requirements of the Act, including Sections 13 and 13b thereof (MCL 125.2663 and 125.2663b);
- (b) the Property is eligible property that qualifies as housing property under the Act;
- (c) the proposed method for financing the eligible activities is feasible, and reimbursement of eligible costs will be made solely from tax increment revenues generated by the Project, with no bonds or notes issued and no pledge of the general funds or full faith and credit of the City;
- (d) the costs of the eligible activities are reasonable and necessary to enable the redevelopment of the Property and to deliver attainable, workforce-relevant housing that the local market cannot otherwise support; and
- (e) the Brownfield Plan constitutes a valid public purpose and is in the best interests of the City, its residents, and the affected taxing jurisdictions.

**Section 3. Approval and Adoption of Recommendation.** The City Council hereby approves the Brownfield Plan for the Marshall River Development dated June 5, 2026, and adopts the recommendation of the Authority to approve the Brownfield Plan, subject to and conditioned upon the conditions set forth in Section 4 of this Resolution.

**Section 4. Conditions of Approval.** The approval granted in Section 3 is expressly subject to and conditioned upon each of the following:

**1. Affordability.** The Developer shall designate approximately 26% of the units (not fewer than 255 units) as income-restricted units and leased only to households earning 120% of area median income or less, and with rents that shall not increase any faster than inflation as measured by the national Consumer Price Index; the current income-restricted rents are expected to range from \$1,100 to \$1,815 per month depending on unit size and type;

**2. Monitoring.** The City Council and the Developer shall enter into a Development Agreement specifying how the income-restricted units will be monitored and reported in accordance with the standards promulgated by the Michigan State Housing Development Authority (MSHDA) and in a manner that is

relatively simple for City staff to review, the final terms and conditions of which shall be negotiated between City staff and the Developer and approved by the City Council before the first year of tax increment reimbursement;

**3. Riverwalk Easement.** The Developer shall commit to a public easement for a riverwalk along the entire river frontage of the Property (approximately 5,000 feet along the northern edge), the final terms of which are subject to the City's feasibility and design studies and which is expected to be approximately 20 feet in width, established and recorded with the Calhoun County Register of Deeds before the first year of tax increment reimbursement, unless the City of Marshall requests additional time;

**4. Dog Park Easement.** The Developer shall commit to a public easement for a community dog park of approximately 1.5 acres, publicly accessible from Hughes Street, the legal description and easement for which shall be recorded with the Calhoun County Register of Deeds before the first year of tax increment reimbursement;

**5. Twenty-Percent Pass-Through.** The Authority shall pass through 20% of all eligible tax increment available for capture to the respective taxing jurisdictions, expected to result in an estimated \$19,613,115 of new tax increment to local taxing jurisdictions and an additional \$13,921,958 in new tax increment to non-capturable local and county debt millages;

**6. Administrative Fee.** The Authority shall capture 10% of all eligible tax increment available for capture as an administrative fee; and

**7. Finalization, Adoption, and Recording of the Development Agreement.** The City Council and the Developer shall work together to finalize the Development Agreement consistent with these conditions; the City Council shall adopt the final Development Agreement; and the Development Agreement (or a memorandum thereof) shall be recorded with the Calhoun County Register of Deeds together with, and cross-referenced to, the Brownfield Plan.

**Section 5. Development Agreement; Further Actions.** City staff are directed to work with the Developer to finalize the Development Agreement consistent with Section 4, and to present the final Development Agreement to the City Council for adoption prior to the first year of tax increment reimbursement. Upon adoption, the appropriate City officials are authorized and directed to execute the Development Agreement and any related instruments, and to cause the Development Agreement (or a memorandum thereof), the required easements, and the affordability covenants to be recorded with the Calhoun County Register of Deeds.

**Section 6. Authorization of Officials.** The Mayor, City Manager, City Clerk, and other appropriate officials of the City are authorized and directed to take all actions and execute all documents necessary or appropriate to carry out the intent of this Resolution, including transmittal of the approved Brownfield Plan to the Authority and the affected taxing jurisdictions as required by the Act.

**Section 7. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**Section 8. Severability.** If any section, clause, or provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

**Section 9. Repealer.** All resolutions and parts of resolutions in conflict with this Resolution are, to the extent of such conflict, rescinded.

Resolution declared adopted this 3rd day of August, 2026.

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Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on August 3, 2026 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

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Michelle Eubank, City Clerk



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## MEMORANDUM

**TO:** City of Marshall Brownfield Redevelopment Authority  
**FROM:** Ryan Kilpatrick, AICP, EDFP — Flywheel Community Development Services  
**DATE:** July 15, 2026  
**RE:** Review and Recommendation on the Proposed Brownfield Plan for the Marshall River Development (“Millbrook of Marshall,” GCC 550 Hughes, LLC)

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### 1. Purpose of This Memo

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This memo provides the Brownfield Redevelopment Authority (the “Authority” or “BRA”) with an independent summary of the proposed Brownfield Plan for the Marshall River Development, marketed as Millbrook of Marshall. Its purpose is to explain, in plain terms, how the financing tool being requested works, what the developer is proposing to build, what public benefits the project would deliver, and what specific actions the Authority is being asked to consider.

Since the initial review was distributed, a public hearing on the plan will be held on July 23rd, and the proposal has been examined by City staff, the Authority, the Joint Planning Commission, and the City Council. Building on that record, this memo now offers a **recommendation for the Authority’s action**. That recommendation — together with the key findings that support it and the conditions that should accompany approval — is set out immediately below in Sections 2 and 3. Sections 4 through 13 then provide the underlying background and analysis that support it.

### 2. Key Findings in Support of a Recommendation of Approval

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The following findings, drawn from the plan, the supporting market studies, and the public record, provide the justification for the Authority’s recommendation. The background and analysis behind them appear in Sections 4 through 13.

- 1. Investment and housing need.** The project would produce an estimated \$219 million in new investment and 994 new homes serving middle-income households in Marshall. The City and surrounding region anticipate several thousand new jobs as a result of major investments by Ford Motor Company and other employers. The region’s known housing shortage is likely to worsen if new housing is not delivered while these jobs are being created. The development team has committed to maintaining affordability for at least 26% of all units in the development and these units will be mixed throughout the development to ensure a healthy and vibrant neighborhood community.
- 2. Regional economic impact.** Applying National Association of Home Builders methodology, the project is estimated to generate roughly \$120 million in additional economic activity across Marshall and the surrounding region over the 8- to 10-year construction timeline — activity tied to construction jobs and the services supporting that workforce. Once construction concludes, more than 1,000 new residents are likely to support at least \$25 million in annual local business income and roughly 300 new full-time and recurring jobs.

3. **Support for local and school debt millages.** The project is estimated to generate approximately \$4.6 million toward Marshall road debt and \$9.3 million toward Marshall Public School debt. These are non-capturable debt millages that flow through in full to the respective jurisdictions and are not retained by the developer or the Authority.
4. **New pass-through revenue versus the status quo.** The plan directs an estimated \$19,613,115 in pass-through revenue to local taxing jurisdictions — including the City, the Library, the transit authority, County Veterans, and County Parks, among others. By contrast, the property in its current use generates just about \$29,000 per year across all local and state taxing jurisdictions combined.
5. **State tax capture without harm to local schools.** The plan enables the Authority to capture more than \$40,000,000 in State taxes to support the development. These are tax dollars which would otherwise go to other communities across the state. Because Michigan funds school districts on a per-pupil foundation-allowance basis, this capture does not reduce funding for local schools.
6. **Durable public amenities.** The development will deliver public amenities — including riverfront easements for a public trail or boardwalk and land set aside for a public dog park — which the conditions in Section 3 convert from a general willingness into recorded, enforceable public commitments.

### 3. Recommendation

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Based on the plan as proposed, the supporting market and financial record, and the public hearing, Flywheel recommends that the Brownfield Redevelopment Authority **recommend approval of the Brownfield Plan for the Marshall River Development (Millbrook of Marshall) to the City Council, subject to the six conditions set out below.** The plan uses only newly created tax value, holds existing taxpayers and local schools harmless, closes a documented financing gap that would otherwise leave the site vacant, and — with these conditions — secures durable public benefits in the form of deeper affordability, enforceable monitoring, and permanent public access to the riverfront and a community dog park. Sections 4 through 13 set out the supporting analysis in detail.

1. **Affordability of income-restricted units.** The 255 income-restricted units (approximately 26% of the total) shall be rent-restricted and set aside for households earning 90% - 120% AMI. Restricted AMI rent caps shall not increase any faster than inflation as measured by the national Consumer Price Index. Initial restricted rents are expected to range from \$1,100 to \$1,815 per month, depending on unit size and type.
2. **Development agreement and monitoring.** The City Council shall enter into a development agreement with the developer specifying how the income-restricted units are monitored and reported, consistent with MSHDA-promulgated standards and in a form that is relatively simple for City staff to review. The final terms and conditions of that agreement shall be negotiated between City staff and the developer and approved by City Council before the first year of tax increment reimbursement.
3. **Public riverwalk easement.** The developer shall commit to public access for a future riverwalk along the entire river frontage of the property — approximately 5,000 feet along the northern edge — with final terms subject to the City of Marshall's feasibility and design studies and an anticipated width of approximately 20 feet. The public access will be coordinated with

the City of Marshall and could be accomplished through an easement established and documented with the Calhoun County Register of Deeds.

4. **Public dog-park easement.** The developer shall commit to public access for a future community dog park of approximately 1.5 acres, publicly accessible from Hughes Street. The public access for the dog park will be coordinated with the City of Marshall and could be accomplished through an easement recorded with the Calhoun County Register of Deeds.
5. **Twenty-percent pass-through.** The Authority shall pass through 20% of all eligible tax increment available for capture to the respective taxing jurisdictions. This is expected to result in an estimated \$19,613,115 of new tax increment to local taxing jurisdictions and an additional \$13,921,958 in new tax increment flowing to non-capturable local and county debt millages.
6. **Ten-percent administrative capture.** The Authority shall capture up to 10% of all eligible tax increment available for capture as an administrative fee.

#### 4. How Tax Increment Financing Works

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Tax increment financing (TIF) is frequently misunderstood, so it is worth stating the core mechanic clearly. TIF does not take any existing tax dollars away from the City, the County, the schools, or any other taxing jurisdiction. It does not redirect revenue that those jurisdictions collect today, and it does not raise anyone's tax rate.

Instead, TIF works only on *new* tax value — the “increment” — that is created when raw or underused land is developed. The taxable value of the property on the day the plan is adopted is the **base**. Every jurisdiction continues to collect on that base, exactly as it does now, for the entire life of the plan. Only the taxes generated by the **increase** in value above that base — value that exists only because the project gets built — are captured and used to reimburse eligible project costs.

The practical consequence is that the financing is self-funding and contingent. If the project is never built, there is no increment, nothing is captured, and no jurisdiction is worse off. The site today generates roughly **\$29,000 per year** in total property tax — about \$870,000 over thirty years if it stays as it is. The proposed development plan estimates that, once built, the new project would generate approximately **\$122.7 million** in total tax revenue over the plan term. None of that revenue exists unless the development proceeds.

Three features of this particular plan reinforce the point: capture begins only after value is created (estimated first capture in **2028**); **no public bonds or debts will be issued**, so the City takes on no debt; and the developer fronts the eligible costs and is repaid only out of the new tax increment the project itself produces.

#### 5. Eligible Activities Under the Michigan Brownfield Act

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The plan is authorized under the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended. Understanding what may be reimbursed requires distinguishing the traditional brownfield framework from the recent housing amendments, because this project relies primarily on the latter.

##### Traditional brownfield eligible activities

Historically, Act 381 focused on environmentally or functionally compromised property. On a traditional brownfield, eligible activities have included environmental response activities and due-care work, demolition of structures, lead, asbestos, and mold abatement, the reasonable cost of

environmental insurance, relocation of public buildings or operations for economic development, and the cost of preparing and implementing the brownfield and work plans themselves. The unifying idea is that these are costs a developer must absorb to overcome a site condition that the market, left alone, would route around.

### The housing amendments — a newer category of eligible activity

Michigan amended Act 381 to recognize that a community can face a housing shortage that functions as its own barrier to redevelopment, even where there is no contamination. In a qualified local governmental unit — which the plan states the City of Marshall is — where a project includes *housing property* and the community has identified a specific housing need supported by absorption or job-growth data, the Act now allows three additional categories of eligible activity: **(1) housing development activities**, **(2) infrastructure improvements** necessary for and supporting housing development, and **(3) site preparation** that is not environmental response work but that supports housing development.

This is the basis for the Millbrook plan. The property qualifies as “housing property” under the Act rather than as a contaminated site, and the plan documents the required housing need using the April 2025 Tracy Cross & Associates market study and the Plante Moran residential market report. The amendments also expressly permit eligible-activity costs to be reimbursed **with interest**, which is central to how this deal is structured.

## 6. Self-Financing Up Front, Reimbursement Over Time, and the Time Value of Money

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A point the Authority should keep front of mind is that this is a pay-as-you-go, reimbursement-based structure, not a grant. The developer must pay for all eligible activities up front, out of its own capital and financing, before any reimbursement occurs. The City advances nothing. Reimbursement then arrives slowly, year by year, only as increment is collected — over a plan term the developer estimates at roughly 32 years, with build-out itself spanning about eight years across four phases.

Because the developer carries those costs for years — in some cases decades — before being made whole, the plan reimburses the infrastructure, site preparation, and brownfield-plan preparation costs **with 6% simple interest**, accrued and paid at the end of the term. That interest is not a windfall; it is compensation for the cost of carrying money that is tied up in public-purpose infrastructure long before it is returned. The estimated interest accrual on those fronted costs is on the order of **\$29 million** over the life of the plan.

This is also why the headline numbers should be read carefully. A dollar reimbursed in 2050 is worth far less than a dollar spent in 2027, because money has a time value — inflation and the opportunity cost of capital steadily erode what a future dollar can buy. Economists capture this by applying a **discount rate** to convert future dollars into present-day equivalents. Applied over a 30-plus-year horizon, that discounting is dramatic: the plan estimates that the entire stream of public reimbursement and infrastructure investment is equivalent to roughly **\$31 million in today’s dollars (net present value)**, even though the nominal reimbursement and interest figures are far larger. When the Authority weighs the size of the request, the present-value figure is the more meaningful measure of what the public is actually committing.

## 7. What the Developer Is Proposing to Build

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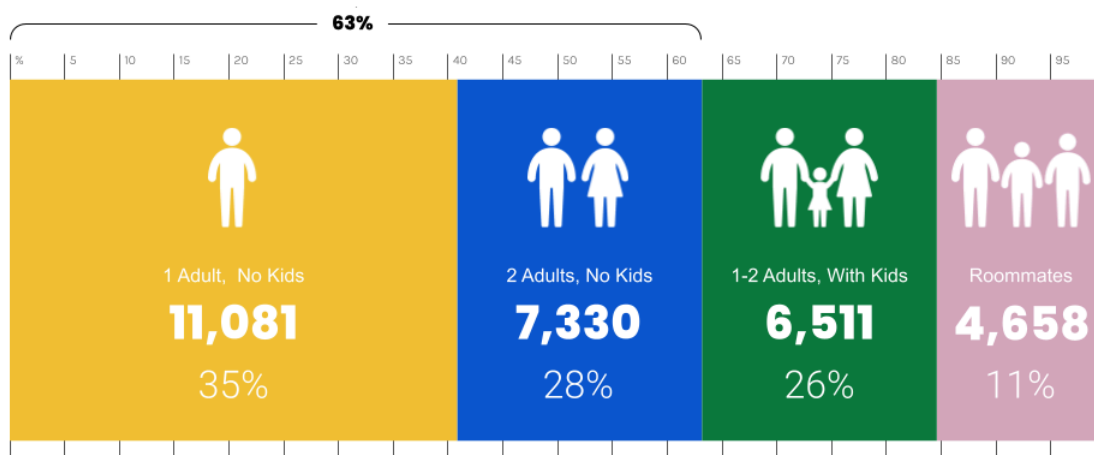
Millbrook of Marshall is a four-phase residential development on approximately **125 acres** near the corner of West Hughes Street and South Kalamazoo Avenue, along the North Branch of the Kalamazoo River. At full build-out it would deliver **994 new for-rent homes** and represents an estimated **\$219 million** in total capital investment — roughly \$220,000 of investment per home. The site is today largely vacant and underused land and the City of Marshall has seen no significant housing development in more than 35 years.

The unit mix is deliberately diverse rather than a single product type:

| Housing type                            | Units |
|-----------------------------------------|-------|
| Junior one-bedroom apartments           | 112   |
| One-bedroom apartments                  | 352   |
| Two-bedroom apartments                  | 268   |
| Three-bedroom apartments                | 112   |
| Two-bedroom modular single-family homes | 50    |
| Three-bedroom townhomes                 | 100   |
| Total                                   | 994   |

### City of Marshall Household Demographics

#### City of Marshall Household Demographics



The proposed unit mix and housing types reflect the current demographics of the City of Marshall.

Construction is phased so that it tracks real absorption rather than betting on an all-at-once build-out: Phase I (322 units) starting late 2026 / early 2027; Phase II (300 units) in late 2028; Phase III (272 units) in early 2031; and Phase IV (100 townhomes) in early 2033, with each phase generally contingent on absorption of the one before it. On-site amenities include a clubhouse, dog park, pickleball and basketball courts, and riverwalk access.

## 8. How the Housing Mix Serves Marshall's Growing Workforce

The range of unit types matters because the demand Marshall faces is broad and is being driven by employment growth. The Ford BlueOval Battery Park project is projected to create **1,700 to 2,200 jobs** and to drive demand for **650 to 800 new housing units within the City**, with about 20% of that demand coming from households earning no more than 120% of area median income. Additional pressure comes from supplier expansion on the MAJOR campus, the Consumers Energy training facility, Oaklawn Hospital, and other manufacturers.

The market study reinforces that this is largely a workforce-rental market. Roughly three-quarters of market-area households — and 80% of Marshall households — do not have children under 18, a profile well suited to apartments and other maintenance-free formats, while the townhomes and modular single-family homes serve small families who want more space. By offering everything from junior one-bedrooms to three-bedroom townhomes, the project can house early-career workers, couples, empty-nesters, hospital staff, contract workers, and new BlueOval and supplier employees without relying on a single narrow tenant type. The plan is positioned to meet demand that already exists and is expected to deepen.

## 9. Public Benefits of the Project

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Beyond simply adding housing supply, the proposal carries several distinct public benefits the Authority will want to weigh:

- **Attainable housing at scale.** The developer commits to pricing approximately 25.6% of the units — 255 homes — for income-restricted households, distributed across phases and unit types rather than concentrated in one corner of the site. As set out in the conditions below, these units will be rent-restricted to an 80–90% AMI threshold and leased to households earning 120% of area median income or less.
- **Hundreds of homes for middle-income households.** The balance of the project supplies market-rate but moderately priced housing for the skilled, middle-income workforce the region is actively recruiting — the “missing” supply the market study says has been absent for decades.
- **New public-facing riverfront access and amenities.** The plan contemplates newly dedicated riverwalk access along the North Branch Kalamazoo River, plus a dog park and recreational courts, in a part of the city that is presently inaccessible vacant land.
- **Hundreds of new ratepayers for City systems.** Marshall’s municipally owned water, sewer, electric, and fiber/broadband systems would gain hundreds of new customers, producing recurring utility revenue that helps support reinvestment in those systems and personnel.
- **City-shaping infrastructure.** The plan funds improvements that extend beyond the project itself — including water-distribution upgrades on the south side of the river and a new utility crossing of the river — creating service capacity that can support additional growth south of the river over time.

## 10. The Proposed 20% Pass-Through to Local Taxing Jurisdictions

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A noteworthy feature of this plan is that the developer has structured it around a **20% pass-through** of captured increment to the taxing jurisdictions. Rather than capturing 100% of the available increment for reimbursement, the plan lets a meaningful share flow through to the schools, the County, and other local units during the plan term, instead of all of it going toward developer reimbursement.



On the plan’s estimates, that pass-through directs approximately **\$30.7 million** to taxing jurisdictions over the total plan term — about \$11.1 million to schools (State Education Tax and school operating) and \$19.6 million to local jurisdictions — in addition to roughly \$13.9 million in non-capturable millages (chiefly debt millages) that flow through in full throughout the plan. This is new revenue to all local taxing jurisdictions.

| Revenue category over the plan                 | Approx. amount |
|------------------------------------------------|----------------|
| Total new tax revenue generated                | \$122.7M       |
| 20% pass-through to jurisdictions              | \$30.7M        |
| • To schools (SET + school operating)          | \$11.1M        |
| • To local jurisdictions                       | \$19.6M        |
| Non-capturable millages (flow through in full) | \$13.9M        |
| Existing taxes generated by the site today     | ~\$29K / yr    |

## 11. Why Brownfield TIF Is Being Requested for This Project

The request exists because of a gap between what this housing costs to build and what the local market can afford or is willing to pay in rent. There are two major cost centers. First, bringing the raw, riverfront site to a buildable condition is expensive: the plan identifies roughly **\$31.3 million** in infrastructure and site-preparation work — roads, utilities, stormwater, grading, land balancing, the river crossing, and related improvements — before a single home can be occupied. Second, new multifamily construction in southern Michigan now runs to a level that, on this project, averages on the order of **\$220,000 of total capital investment per home**.

Set that against what households can actually afford. At the standard benchmark of 30% of income toward housing, a household at Calhoun County’s 2025 median income (about \$58,477) can support roughly **\$1,460 per month**, and a household at the higher Marshall-area median (about \$75,391) roughly **\$1,885 per month**. The developer’s attainable rents are set in that range — on the order of \$1,100 for a junior one-bedroom up to roughly \$1,800 for a three-bedroom townhome — well below the program’s potential control-rent ceilings of \$2,440 to \$3,525 for the same unit types. New construction simply cannot be financed on rents that low without help: the revenue does not cover the cost of capital required to build it.

The Housing TIF program bridges the gap between total project costs and what local households can afford. The plan quantifies the foregone revenue from renting the 255 attainable units below market over their commitment period — a calculated financing gap of about **\$84.5 million** — which the developer has voluntarily reduced and capped at a **\$55 million approved financing-gap cap**. Together with the \$31.3 million of infrastructure and site work and modest plan-administration costs, the plan identifies total eligible activity costs of **\$86,395,000**. In short, the TIF does not make the project unusually profitable; it makes attainable rents financially possible on a site that would otherwise stay vacant.

## 12. Developer Risk and a Reasonable Return

It is important for the Authority to appreciate how much risk the developer is taking on, because that risk is the reason a reasonable return is warranted. The developer is responsible for financing the entire **\$219 million** of capital — typically a blend of construction and permanent debt, which must

be serviced from day one, plus a substantial layer of at-risk equity. That capital is committed before reimbursement begins, and reimbursement then arrives slowly over decades rather than in a lump sum.

The risks the developer bears are real and largely one-directional. Construction-cost overruns, interest-rate movements, and lease-up and absorption risk all fall on the developer. The phasing structure concentrates this: each phase is generally contingent on absorbing the prior one, so a slower-than-expected market delays later phases and the capital behind them. Critically, the TIF reimbursement is itself contingent — it is paid only out of tax increment generated as a result of development on the site. If the project leases up more slowly or values rise more slowly than projected, the captured increment shrinks and the developer simply recovers less and later. The public is protected from that downside; the developer is not.

Because the developer fronts the capital, services the debt, absorbs the construction and market risk, and accepts reimbursement that is both delayed and contingent, a market-rate return on the equity at risk is the normal and expected condition for the project to be financeable at all. The 6% simple interest on the fronted infrastructure and site costs partially compensates the carry, but it does not, by itself, guarantee a return on the equity.

The Authority is not being asked to guarantee a profit — it is being asked to enable a structure in which a reasonable, risk-adjusted return becomes achievable if, and only if, the developer successfully builds and leases the project.

### 13. What the Authority Is Being Asked to Consider

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Drawing the pieces together, the Authority is being asked to consider a plan that would convert a long-vacant riverfront site into 994 homes and roughly \$219 million of investment, using only the new tax value the project itself creates, with no City debt and a 20% pass-through that shares new tax increment with local jurisdictions throughout the term. The following questions and confirmations framed the Authority's deliberation and the public hearing record; several are directly resolved by the conditions recommended in Section 3:

- **Need and data:** Does the housing-need and job-growth evidence (Tracy Cross, Plante Moran, BlueOval projections) satisfy the Act's requirement for documented absorption or job-growth data supporting housing eligibility?
- **Attainability terms:** How will the income-restricted commitment on the 255 units be defined, monitored, and enforced over the commitment period, and what happens if a phase is delayed? (Addressed by Conditions 1 and 2.)
- **Pass-through and term:** Is the Authority comfortable with the proposed 20% pass-through structure and the estimated 32-year duration? (Confirmed by Conditions 5 and 6.)
- **Interest and reimbursement:** Is the 6% simple interest on fronted infrastructure and site costs, accrued and paid at the end of term, acceptable, and is the present-value scale of the public commitment (~\$31M NPV) understood?
- **Public amenities:** How should the riverwalk and dog-park amenities be secured so that they are durable public benefits rather than a general willingness to cooperate? (Addressed by Conditions 3 and 4.)
- **Technical clarifications:** A few internal figures should be reconciled before final adoption — for example, the narrative cites total eligible costs of \$86,345,000 in one place while the



eligible-activities tables total \$86,395,000. These appear to be reconcilable presentation differences rather than substantive issues, but they are worth confirming.

Taken together, these considerations support the findings and recommendation set out at the front of this memo. With the public hearing held and the plan's record substantially complete, Flywheel recommends that the Authority recommend approval of the Brownfield Plan to the City Council, subject to the six conditions in Section 3.

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Respectfully submitted,

**Ryan Kilpatrick, AICP, EDFP**

Principal, Flywheel Community Development Services

# CITY OF MARSHALL BROWNFIELD REDEVELOPMENT AUTHORITY

## BROWNFIELD PLAN FOR MARSHALL RIVER DEVELOPMENT

June 25, 2026

### Introduction

GCC 550 Hughes, LLC (the “**Developer**”) is proposing to redevelop approximately 121 acres near the corner of West Hughes Street and South Kalamazoo Avenue along the North Branch Kalamazoo River (the “**Property**”). Currently, the Property consists of six parcels containing one two-story residential home (located at 440 West Hughes Street) and approximately five accessory buildings and structures; the remainder of the Property consists of vacant land and former agricultural buildings. See **Figure 1** for a map of the Property and **Figure 2** for the Property’s legal description. As depicted in the attached site plan in **Figure 4**, Developer plans to construct a new multi-family residential development, consisting of a total of approximately nine-hundred ninety-four (994) new for-rent units, including eight-hundred forty-four (844) residential apartments (one-hundred twelve (112) junior one-bedrooms, three-hundred fifty-two (352) one-bedrooms, two-hundred sixty-eight (268) two-bedrooms, and one-hundred twelve (112) three-bedrooms), fifty (50) two-bedroom modular single-family homes, and one hundred (100) three-bedroom townhomes, along with associated site improvements (i.e. parking and landscaping) (the “**Project**”). The Project will be constructed in approximately four phases and includes multiple tenant amenities on the Property, including a dog park, clubhouse, pickleball courts, basketball courts, and riverwalk access.

The Developer is seeking to utilize the Housing TIF program and intends to designate approximately twenty-six percent (25.6%) of the units (i.e. 255 units) for tenants earning 90-120% area median income (AMI) or less, distributed across phases and unit types. See **Table 3** for a breakdown of the unit AMI commitments per phase.

The City of Marshall (the “**City**”) is experiencing a major housing shortage, with no significant housing development taking place in more than 35 years. According to the 2025 Residential Market Report prepared by Plante Moran for the City<sup>1</sup>, the BlueOval Battery Park project, a battery production facility currently being constructed by the Ford Motor Company, is expected to create 1,700 to 2,200 jobs while generating demand for 650 to 800 new housing units within the City. Approximately 20% of demand is expected to be for units that are attainable for households earning not more than 120% AMI. The Project will meet the immediate need for housing across various price points and is located near the BlueOval Battery Park project.

Total capital investment of all phases is estimated to be approximately \$219 million. Construction will be executed across four phases with Phase One including the construction of approximately three-hundred twenty-two (322) residential units (thirty-four (34) junior one-bedroom apartments, one-hundred thirty-six (136) one-bedroom apartments, sixty-eight (68) two-bedroom apartments, thirty-four (34) three-bedroom

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<sup>1</sup> February 2025 Plante Moran Realpoint Residential Market Report

apartments, and fifty (50) two-bedroom modular units) and is expected to begin in late 2026/early 2027 and completed within approximately 18 months. Phase Two of the Project will include the construction of approximately three hundred (300) residential units (forty-two (42) junior one-bedroom apartments, one-hundred eight (108) one-bedroom apartments, one-hundred eight (108) two-bedroom apartments, and forty-two (42) three-bedroom apartments) and is expected to begin in late 2028 and to be completed within approximately 18 months. Phase Three of the Project will include construction of approximately two-hundred seventy-two (272) units (thirty-six (36) junior one-bedroom apartments, one-hundred eight (108) one-bedroom apartments, ninety-two (92) two-bedroom apartments, and thirty-six (36) three-bedroom apartments) and is expected to begin in early 2031 and to be completed within approximately 15 months. Phase Four will include the construction of approximately one hundred (100) three-bedroom townhouses and is expected to begin in early 2033 and to be completed within approximately 12 months. Given the size of the Project and phasing, it is intended for this Plan to be a living document and subject to future amendments to adapt to any changes in scope and cost.

### **Basis of Eligibility**

The Property is considered an “eligible property” as defined in Act 381 of 1996, as amended, because the construction of residential units in a mixed-use project makes the Property a “housing property” under Section 2(y) of the Act.

The Property includes six contiguous parcels of property, including 425 W Hughes St, 440 W Hughes St, 800 S Kalamazoo Ave, 902 S Kalamazoo Ave, 913 Industrial Rd, and vacant land (no address), Marshall, MI 49068. See **Figure 1** for a map of the Property and **Figure 2** for the Property’s tax parcel numbers and legal descriptions.

### **Required Elements of Brownfield Plan**

#### **1. A description of costs intended to be paid for with the tax increment revenues. (MCL 125.2663(2)(a))**

Developer will seek tax increment financing (“TIF”) from available local taxes, school operating taxes, and state education tax millage for eligible activities at the Property, for demolition, housing development activities (infrastructure improvements, site preparation, and financing gap/PRL), and brownfield plan/work plan preparation and implementation totaling \$86,345,000 for all phases, plus simple interest at 6% to be reimbursed for infrastructure improvements, site preparation, and brownfield plan/work plan preparation (accrued and paid at end of term). The Authority will seek reimbursement of Plan Implementation costs of \$50,000.

The table below presents estimated costs of the eligible activities for the Project which qualify for reimbursement from TIF:

| <b>Table 1 – Eligible Activities</b>                                                     |                                  |
|------------------------------------------------------------------------------------------|----------------------------------|
| <b>Task</b>                                                                              | <b>Cost Estimate</b>             |
| <b>Phase I</b>                                                                           |                                  |
| 1. Housing Development Activities                                                        |                                  |
| - Infrastructure Improvements                                                            | \$ 5,058,434                     |
| - Site Preparation                                                                       | \$ 8,461,879                     |
| - Project Financing Gap                                                                  | \$ 19,803,264                    |
| <i><b>Phase I Eligible Activity Sub-total</b></i>                                        | <i><b>\$ 33,323,577</b></i>      |
| <b>Phase II</b>                                                                          |                                  |
| 2. Housing Development Activities                                                        |                                  |
| - Infrastructure Improvements                                                            | \$ 3,284,771                     |
| - Site Preparation                                                                       | \$ 5,494,849                     |
| - Project Financing Gap                                                                  | \$ 18,111,456                    |
| <i><b>Phase II Eligible Activity Sub-total</b></i>                                       | <i><b>\$ 26,891,076</b></i>      |
| <b>Phase III</b>                                                                         |                                  |
| 3. Housing Development Activities                                                        |                                  |
| - Infrastructure Improvements                                                            | \$ 3,004,766                     |
| - Site Preparation                                                                       | \$ 5,026,450                     |
| - Project Financing Gap                                                                  | \$ 14,341,104                    |
| <i><b>Phase III Eligible Activity Sub-total</b></i>                                      | <i><b>\$ 22,372,320</b></i>      |
| <b>Phase IV</b>                                                                          |                                  |
| 4. Housing Development Activities                                                        |                                  |
| - Infrastructure Improvements                                                            | \$ 368,094                       |
| - Site Preparation                                                                       | \$ 615,757                       |
| - Project Financing Gap                                                                  | \$ 2,778,048                     |
| <i><b>Phase IV Eligible Activity Sub-total</b></i>                                       | <i><b>\$ 3,761,899</b></i>       |
| <i><b>All Phases Project Financing Gap Eligible Activity Sub-total</b></i>               | <i><b>\$ 55,033,872</b></i>      |
| <i><b>(Less Developer Gap Cap Reduction)</b></i>                                         | <i><b><u>(\$ 33,872)</u></b></i> |
| <i><b>All Phases Approved Financing Gap Cap</b></i>                                      | <i><b>\$ 55,000,000</b></i>      |
| <i><b>All Phases Infrastructure and Site Preparation Eligible Activity Sub-total</b></i> | <i><b>\$ 31,315,000</b></i>      |

| <b>Table 1 – Eligible Activities</b>                                 |                      |
|----------------------------------------------------------------------|----------------------|
| <b>Task</b>                                                          | <b>Cost Estimate</b> |
| <i>All Phases Project Eligible Activity Sub-total</i>                | <i>\$ 86,315,000</i> |
| 5. Brownfield Plan/Work Plan Preparation and Development – Developer | \$ 30,000            |
| 6. Brownfield Plan/Work Plan Implementation - Authority              | \$ 50,000            |
| <b>ELIGIBLE ACTIVITY TOTAL*</b>                                      | <b>\$ 86,395,000</b> |

\* Infrastructure, Site Preparation, and Brownfield/Work Plan Preparation cost to be reimbursed with 6% simple interest, accrued and paid at end of term.

\*\* Project Financing Gap is calculated based on an adjusted control rent which is lower than the MSHDA Control Rent. See **Table 3** for the adjusted control rent and MSHDA Control Rent.

**2. A brief summary of the eligible activities that are proposed for each eligible property. (MCL 125.2663(2)(b))**

“Eligible activities” are defined in Act 381 of 1996, as amended (the “Act”) as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Marshall, where a project includes housing property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of “eligible activities”: (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities. Pursuant to MCL 125.2663b (12)(c), eligible activity costs may be reimbursed with interest.

The cost of eligible activities is estimated in the table above and includes the following:

- a. Infrastructure Improvements. Infrastructure improvements that directly benefit the Project include road repair, sidewalks, curb/gutter, and storm water management system.
- b. Site Preparation. Site preparation activities include clearing and grubbing, geotechnical engineering, mass grading and land balancing, dewatering, staking, temporary erosion control, temporary traffic control, temporary site control, temporary facility, temporary roads/access, excavation for unstable material, fill material, compaction & sub-base, special foundations, sheeting and shoring, retaining walls, and active utility relocation.

- c. Housing Development Activities. To support the critical need for attainable housing in the City, Developer intends to price approximately twenty-six percent (25.6%) of the Project's residential units for income qualified households (i.e., those with an annual household income of not more than 120% AMI with Project targets from 90-120% AMI). Housing Development Activities for the Project include site preparation (i.e. grading, land balancing, utility relocation, temporary site security, etc., including associated A/E costs), infrastructure improvements (i.e. utilities, parking, roadways, etc., including associated A/E costs), and reimbursement to fill Developer's financing gap associated with the development of the attainable units. See **Table 3** for breakdown of unit AMI commitments and phasing breakdown.
  - d. Brownfield Plan Preparation and Development. Costs incurred to prepare and develop this Plan, as required per the Act by Developer.
  - e. Brownfield Plan/Work Plan Implementation. Costs incurred to implement this Plan, as required per the Act by the Authority.
  - f. Interest. Developer's infrastructure improvements, site preparation, and brownfield/work plan preparation and development costs will be reimbursed with simple interest at 6%, accrued and paid at the end of the term of reimbursement.
3. **An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. [MCL 125.2663(2)(c)].**

An estimate of the real property tax capture for TIF is attached as **Table 2**.

4. **The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCL 125.2663(2)(d))**

The cost of the eligible activities included in the Plan and related to the Project will initially be paid for by Developer, and it will seek reimbursement through available local and school property tax increment revenues during the term of the Plan. Plan Implementation costs will be incurred by the Authority and they will be proportionally reimbursed from available TIF.

5. **The maximum amount of the note or bonded indebtedness to be incurred, if any. MCL 125.2663(2)(e).**

No bonds or notes will be issued for the Project.

6. **The proposed beginning date and duration of capture of tax increment revenues, which shall not exceed the lesser of (1) the period required to pay for the eligible**

**activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCL 125.2663(2)(f) and MCLA 125.2663b(16)).**

The duration of the Plan for the Project is estimated to be 32 years. It is estimated that development of the Property will be completed in 2034 and that it will take up to 30 years to recapture the eligible activities through tax increment revenues, plus up to five years of capture for the Local Brownfield Revolving Fund (the “**LBRF**”), if available. Therefore, the first year of tax increment capture will be 2028 and the Plan will remain in place until Developer is fully reimbursed (with interest on the infrastructure, site preparation, and brownfield/work plan preparation costs), and the Authority has completed capture for the LBRF, if available, subject to the maximum duration provided for in MCL 125.2663.

**7. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan. (MCL 125.2663(2)(g))**

An estimate of real property tax capture is attached as **Table 2**.

**8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCL 125.2663(2)(h))**

- a. See site map in **Figure 1** and legal description in **Figure 2**.
- b. The Property is an “eligible property” because it is “housing property,” as defined in the Act.
- c. Characteristics of Property: The Property is currently approximately 102 acres largely vacant land in the City of Marshall, which houses a single two-story residential building as well as several accessory buildings and structures. The rest of the Property is vacant land covered by greenspace.
- d. Personal property: All new personal property added to the Property is included as part of the “eligible property,” to the extent it is taxable.

**9. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCLA 125.2663(2)(i))**

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

**10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCL 125.2663(2)(j))**

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

**11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCL 125.2663(2)(k))**

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

**12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCL 125.2663(2)(l))**

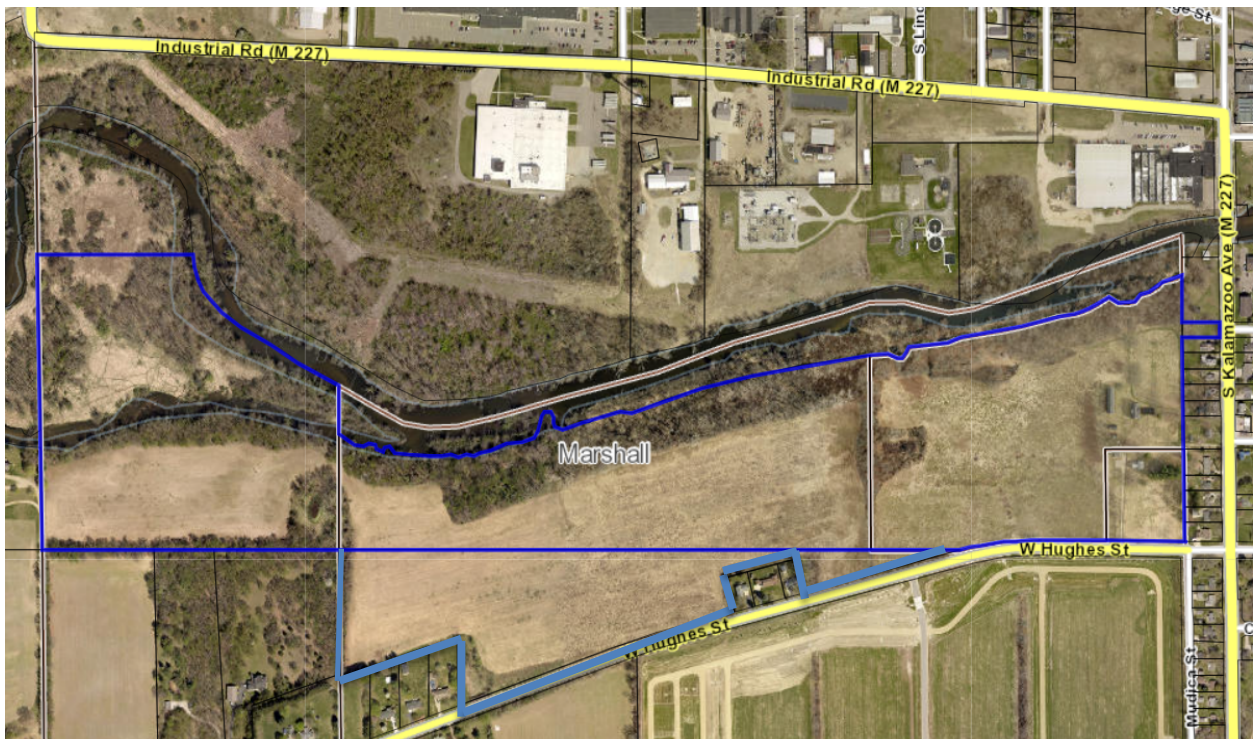
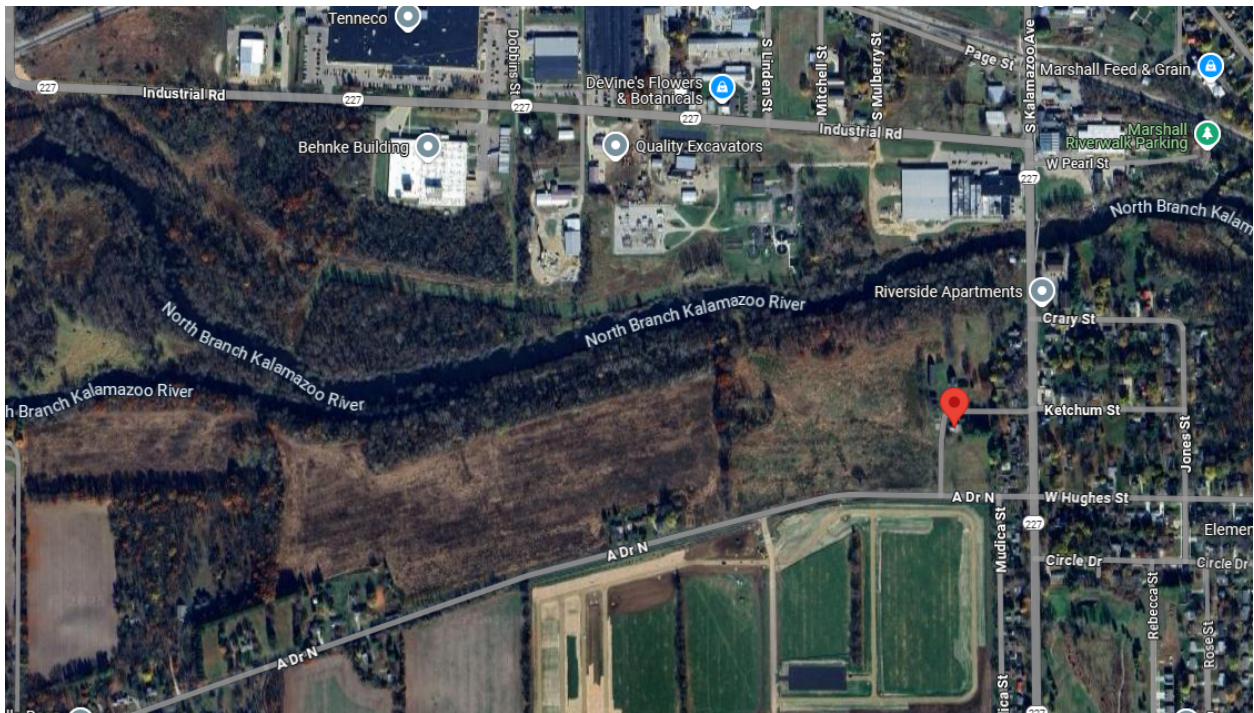
There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

**13. Other material that the Authority or the City Council considers pertinent. (MCL 125.2663(2)(m))**

Development of the Property will contribute substantially towards the vitalization of the City by developing vacant space into expanded housing offerings within walking distance of the downtown business district, generating increased tax revenue for the taxing jurisdictions and contributing towards the realization of the Community Master Plan. The Project will result in a historic expansion of housing inventory across various price points while complementing the surrounding built environment.



**Figure 1**  
**Property Location and Site Maps**



## Figure 2

### Description of Eligible Property

**Parcel Number:** 53-002-702-02

**Property Address:** 425 W Hughes St, Marshall, MI 49068

**Legal Description:** SEC 35 T2S R6W BEG CTR LN OF HUGHES ST & E LN OF NW 1/4 OF NW 1/4 TH N TO SEC LN E TO PT 1044.78 FT E OF N 1/4 POST TH S TO CTR LN TH SWLY ALG CTR LN TO BEG EXC BEG SWLY COR TH N 330 FT N 71 DEG 29' E 414.9 FT TH N 83 DEG 06' E 132.7 FT TH S 302 FT TO CTR LN ALG CTR LN S 71 DEG 29' W 553.2 FT TO BEG. ALSO EXC BEG CTR LN OF HUGHES ST TH E 482 FT TH SELY 274 FT & NELY 135 FT FROM THE N 1/4 POST TH NWLY 183.04 FT TH NELY 100 FT TH SELY 183 FT TH SWLY ALG CTR LN 104.24 FT TO POB ALSO EXC 482 FT E & S 12 DEG 29' E 274.7 FT FROM N 1/4 POST TH S 76 DEG 11' W 99.24 FT TH N 13 DEG 48' W 183 FT TH N 76 DEG 11' E 103.45 FT TH S 12 DEG 29' E TO POB ALSO EXC BEG 482 FT E & S 12 DEG 29' E 97.7 FT FROM N 1/4 POST TH S 12 DEG 29' E 177 FT TH N 76 DEG 11' E 135 FT TH N 12 DEG 29' W 173.5 FT TH S 77 DEG 40' W 135 TO POB 19.0 AC +/-

**Parcel Number:** 53-002-702-01

**Property Address:** 440 W Hughes St, Marshall, MI 49068

**Legal Description:** SEC. 26 BEG 424 FT. N & 198 FT. W. OF SE SEC. COR. - W 350 FT. - S TO N LI OF HUGHES ST. - E 350 FT. TO BEG. 3.4 A.

**Parcel Number:** 53-002-576-25

**Property Address:** 902 S Kalamazoo Ave, Marshall, MI, 49068

**Legal Description:** LAND LOCATED IN THE TOWNSHIP OF MARSHALL, CALHOUN COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: MARSHALL TOWNSHIP SEC 26; T2S, R6W; TH E 275.22 FT OF THE W 1/2 OF SW 1/4 S OF KALAMAZOO RIVER; TH E 1/2 OF THE SE 1/4 S OF RIVER; EXCEPT THE E 198 FT; EXCEPT, BEG 424 FT N & 198 FT W OF SE SEC CORNER; TH W 350 FT; TH S TO N LINE HUGHES ST; TH E 350 FT; TH N TO THE BEG; AND ALSO; COM AT THE NE CORNER OF SEC 35; TH N 89D35'40"W 1026.68 FT TO THE POB; TH 163.48 FT ALONG ARC OF CURVE TO LEFT, DELTA ANGLE 6D49'39", RADIUS OF 1371.86 FT & CHORD OF 163.38 FT BEARING S79D08'26"W; TH 431.06 FT ALONG ARC OF CURVE TO LEFT, WITH A DELTA ANGLE 00D19'26", RADIUS OF 76283.26 FT, CHORD OF 431.06 FT BEARING S76D13' 01"W; TH N00D24'20"E 137.58 FT TO THE N LINE OF SAID SEC; TH S89D35'40"E 578.14 FT TO THE POB. FORMALLY KNOWN AS PARCEL ID NO: 13-16-260-003-00

**Parcel Number:** 53-002-562-00

**Property Address:** 913 Industrial Rd, Marshall, MI, 49068

**Legal Description:** MARSHALL CITY, PART OF SEC 26-2-6 THAT PART OF W 1/2 OF SW 1/4 LYING S OF KAL RIVER, EXC 6 1/2 ACRES TO EASTERN POWER CO.

**Parcel Number:** 53-002-569-00

**Property Address:** 800 S Kalamazoo Ave, Marshall, MI, 49068

**Legal Description:** MARSHALL CITY PART OF SEC. 26-2-6 COM. AT INSEC OF W LINE KAL. AVE & S LINE CRARY ST EXT'D, N 66', W 165', S 66', E 165' TO POB.

**Parcel Number:** 53-002-702-03

**Property Address:** Vacant Land near the corner of Hughes Street and Kalamazoo Avenue, Marshall, MI 49068

**Legal Description:** MARSHALL CITY PART OF SEC. 26-2-6 COM. AT INSEC OF W LINE KAL. AVE & S LINE CRARY ST EXT'D, N 66', W 165', S 66', E 165' TO POB.

**Figure 3**  
**Current Site Plan**  
**(see Figure 1 above)**

**Figure 4**  
**Proposed Site Plan**







**Table 2**  
**TIF Table**

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase I  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

| Plan Year                                 | 0          | 1          | 2            | 3             | 4             | 5             | 6             | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            |
|-------------------------------------------|------------|------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2026       | 2027       | 2028         | 2029          | 2030          | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          |
| *Base Taxable Value                       | \$ 594,787 | \$ 594,787 | \$ 594,787   | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    |
| Estimated New TV                          |            | \$ 594,787 | \$ 2,495,057 | \$ 16,277,833 | \$ 20,270,679 | \$ 20,777,446 | \$ 21,296,882 | \$ 21,829,304 | \$ 22,375,037 | \$ 22,934,413 | \$ 23,507,773 | \$ 24,095,467 | \$ 24,697,854 | \$ 25,315,300 | \$ 25,948,183 | \$ 26,596,887 | \$ 27,261,810 | \$ 27,943,355 | \$ 28,641,939 |
| Incremental Difference (New TV - Base TV) |            | \$ -       | \$ 1,900,270 | \$ 15,683,046 | \$ 19,675,892 | \$ 20,182,659 | \$ 20,702,095 | \$ 21,234,517 | \$ 21,780,250 | \$ 22,339,626 | \$ 22,912,986 | \$ 23,500,680 | \$ 24,103,067 | \$ 24,720,513 | \$ 25,353,396 | \$ 26,002,100 | \$ 26,667,023 | \$ 27,348,568 | \$ 28,047,152 |

| School Capture            | Millage Rate |      |      |           |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|---------------------------|--------------|------|------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| State Education Tax (SET) | 6.0000       | \$ - | \$ - | \$ 9,121  | \$ 75,279  | \$ 94,444  | \$ 96,877  | \$ 99,370  | \$ 101,926 | \$ 104,545 | \$ 107,230 | \$ 109,982 | \$ 112,803 | \$ 115,695 | \$ 118,658 | \$ 121,696 | \$ 124,810 | \$ 128,002 | \$ 131,273 | \$ 134,626 |
| School Operating Tax      | 17.8293      | \$ - | \$ - | \$ 27,104 | \$ 223,694 | \$ 280,646 | \$ 287,874 | \$ 295,283 | \$ 302,877 | \$ 310,661 | \$ 318,640 | \$ 326,818 | \$ 335,201 | \$ 343,793 | \$ 352,600 | \$ 361,627 | \$ 370,879 | \$ 380,363 | \$ 390,085 | \$ 400,049 |
| School Total              | 23.8293      | \$ - | \$ - | \$ 36,226 | \$ 298,973 | \$ 375,090 | \$ 384,751 | \$ 394,653 | \$ 404,803 | \$ 415,206 | \$ 425,870 | \$ 436,800 | \$ 448,004 | \$ 459,487 | \$ 471,258 | \$ 483,323 | \$ 495,689 | \$ 508,365 | \$ 521,358 | \$ 534,675 |

| Local Capture            | Millage Rate |      |      |           |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|--------------------------|--------------|------|------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| MRSHL OPERATING          | 17.1629      | \$ - | \$ - | \$ 26,091 | \$ 215,333 | \$ 270,156 | \$ 277,114 | \$ 284,246 | \$ 291,557 | \$ 299,050 | \$ 306,730 | \$ 314,603 | \$ 322,672 | \$ 330,943 | \$ 339,421 | \$ 348,110 | \$ 357,017 | \$ 366,147 | \$ 375,505 | \$ 385,096 |
| MRSHL BLDG/SITE          | 0.9978       | \$ - | \$ - | \$ 1,517  | \$ 12,519  | \$ 15,706  | \$ 16,111  | \$ 16,525  | \$ 16,950  | \$ 17,386  | \$ 17,832  | \$ 18,290  | \$ 18,759  | \$ 19,240  | \$ 19,733  | \$ 20,238  | \$ 20,756  | \$ 21,287  | \$ 21,831  | \$ 22,388  |
| MARSHALL LIBRARY         | 1.6499       | \$ - | \$ - | \$ 2,508  | \$ 20,700  | \$ 25,971  | \$ 26,639  | \$ 27,325  | \$ 28,028  | \$ 28,748  | \$ 29,487  | \$ 30,243  | \$ 31,019  | \$ 31,814  | \$ 32,629  | \$ 33,464  | \$ 34,321  | \$ 35,198  | \$ 36,098  | \$ 37,020  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ - | \$ - | \$ 4,044  | \$ 33,374  | \$ 41,870  | \$ 42,949  | \$ 44,054  | \$ 45,187  | \$ 46,348  | \$ 47,539  | \$ 48,759  | \$ 50,009  | \$ 51,291  | \$ 52,605  | \$ 53,952  | \$ 55,332  | \$ 56,747  | \$ 58,198  | \$ 59,684  |
| KELLOGG COLLEGE          | 3.6109       | \$ - | \$ - | \$ 5,489  | \$ 45,304  | \$ 56,838  | \$ 58,302  | \$ 59,803  | \$ 61,341  | \$ 62,917  | \$ 64,533  | \$ 66,189  | \$ 67,887  | \$ 69,627  | \$ 71,411  | \$ 73,239  | \$ 75,113  | \$ 77,034  | \$ 79,002  | \$ 81,020  |
| SENIOR CITIZENS          | 0.7439       | \$ - | \$ - | \$ 1,131  | \$ 9,333   | \$ 11,710  | \$ 12,011  | \$ 12,320  | \$ 12,637  | \$ 12,962  | \$ 13,295  | \$ 13,636  | \$ 13,986  | \$ 14,344  | \$ 14,712  | \$ 15,088  | \$ 15,474  | \$ 15,870  | \$ 16,276  | \$ 16,691  |
| MEDICAL FACILITY         | 0.2481       | \$ - | \$ - | \$ 377    | \$ 3,113   | \$ 3,905   | \$ 4,006   | \$ 4,109   | \$ 4,215   | \$ 4,323   | \$ 4,434   | \$ 4,548   | \$ 4,664   | \$ 4,784   | \$ 4,907   | \$ 5,032   | \$ 5,161   | \$ 5,293   | \$ 5,428   | \$ 5,567   |
| 911 DISPATCH             | 0.9799       | \$ - | \$ - | \$ 1,490  | \$ 12,294  | \$ 15,424  | \$ 15,822  | \$ 16,229  | \$ 16,646  | \$ 17,074  | \$ 17,512  | \$ 17,962  | \$ 18,423  | \$ 18,895  | \$ 19,379  | \$ 19,875  | \$ 20,384  | \$ 20,905  | \$ 21,439  | \$ 21,987  |
| AMBULANCE                | 0.6973       | \$ - | \$ - | \$ 1,060  | \$ 8,749   | \$ 10,976  | \$ 11,259  | \$ 11,548  | \$ 11,845  | \$ 12,150  | \$ 12,462  | \$ 12,782  | \$ 13,110  | \$ 13,446  | \$ 13,790  | \$ 14,143  | \$ 14,505  | \$ 14,876  | \$ 15,256  | \$ 15,646  |
| LEAF/BRUSH               | 0.7500       | \$ - | \$ - | \$ 1,140  | \$ 9,410   | \$ 11,806  | \$ 12,110  | \$ 12,421  | \$ 12,741  | \$ 13,068  | \$ 13,404  | \$ 13,748  | \$ 14,100  | \$ 14,462  | \$ 14,832  | \$ 15,212  | \$ 15,601  | \$ 16,000  | \$ 16,409  | \$ 16,828  |
| RECREATION               | 0.9020       | \$ - | \$ - | \$ 1,371  | \$ 11,317  | \$ 14,198  | \$ 14,564  | \$ 14,939  | \$ 15,323  | \$ 15,717  | \$ 16,120  | \$ 16,534  | \$ 16,958  | \$ 17,393  | \$ 17,838  | \$ 18,295  | \$ 18,763  | \$ 19,243  | \$ 19,735  | \$ 20,239  |
| COUNTY VETERANS          | 0.0999       | \$ - | \$ - | \$ 152    | \$ 1,253   | \$ 1,572   | \$ 1,613   | \$ 1,655   | \$ 1,697   | \$ 1,741   | \$ 1,785   | \$ 1,831   | \$ 1,878   | \$ 1,926   | \$ 1,976   | \$ 2,026   | \$ 2,078   | \$ 2,131   | \$ 2,186   | \$ 2,242   |
| CALHOUN ISD              | 6.1919       | \$ - | \$ - | \$ 9,413  | \$ 77,686  | \$ 97,465  | \$ 99,975  | \$ 102,548 | \$ 105,186 | \$ 107,889 | \$ 110,660 | \$ 113,500 | \$ 116,411 | \$ 119,395 | \$ 122,454 | \$ 125,589 | \$ 128,802 | \$ 132,096 | \$ 135,472 | \$ 138,932 |
| COUNTY PARKS             | 0.2000       | \$ - | \$ - | \$ 304    | \$ 2,509   | \$ 3,148   | \$ 3,229   | \$ 3,312   | \$ 3,398   | \$ 3,485   | \$ 3,574   | \$ 3,666   | \$ 3,760   | \$ 3,856   | \$ 3,955   | \$ 4,057   | \$ 4,160   | \$ 4,267   | \$ 4,376   | \$ 4,488   |
| CALHOUN COUNTY           | 5.3692       | \$ - | \$ - | \$ 8,162  | \$ 67,364  | \$ 84,515  | \$ 86,692  | \$ 88,923  | \$ 91,210  | \$ 93,554  | \$ 95,957  | \$ 98,420  | \$ 100,944 | \$ 103,531 | \$ 106,184 | \$ 108,902 | \$ 111,688 | \$ 114,544 | \$ 117,472 | \$ 120,473 |
| Local Total              | 42.2637      | \$ - | \$ - | \$ 64,250 | \$ 530,259 | \$ 665,261 | \$ 682,395 | \$ 699,958 | \$ 717,959 | \$ 736,411 | \$ 755,324 | \$ 774,710 | \$ 794,581 | \$ 814,948 | \$ 835,824 | \$ 857,223 | \$ 879,156 | \$ 901,638 | \$ 924,681 | \$ 948,301 |

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ 100,476 \$ 829,232 \$ 1,040,351 \$ 1,067,146 \$ 1,094,611 \$ 1,122,762 \$ 1,151,618 \$ 1,181,194 \$ 1,211,510 \$ 1,242,584 \$ 1,274,435 \$ 1,307,082 \$ 1,340,546 \$ 1,374,845 \$ 1,410,003 \$ 1,446,039 \$ 1,482,976

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase I Build-out reflected above with 80% capture shown above



Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase I  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

| Plan Year                                 | 19            | 20            | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31            | TOTAL         |
|-------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2045          | 2046          | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |               |
| *Base Taxable Value                       | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    |
| Estimated New TV                          | \$ 29,357,987 | \$ 30,091,937 | \$ 30,844,235 | \$ 31,615,341 | \$ 32,405,725 | \$ 33,215,868 | \$ 34,046,264 | \$ 34,897,421 | \$ 35,769,857 | \$ 36,664,103 | \$ 37,580,706 | \$ 38,520,223 | \$ 39,483,229 | \$ 39,483,229 |
| Incremental Difference (New TV - Base TV) | \$ 28,763,200 | \$ 29,497,150 | \$ 30,249,448 | \$ 31,020,554 | \$ 31,810,938 | \$ 32,621,081 | \$ 33,451,477 | \$ 34,302,634 | \$ 35,175,070 | \$ 36,069,316 | \$ 36,985,919 | \$ 37,925,436 | \$ 38,888,442 | \$ 38,888,442 |

| School Capture            | Millage Rate |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |            |
|---------------------------|--------------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|------------|
| State Education Tax (SET) | 6.0000       | \$ | 138,063 | \$ | 141,586 | \$ | 145,197 | \$ | 148,899 | \$ | 152,693 | \$ | 156,581 | \$ | 160,567 | \$ | 164,653 | \$ | 168,840 | \$ | 173,133 | \$ | 177,532 | \$ | 182,042 | \$ | 186,665 | \$ | 3,882,790  |
| School Operating Tax      | 17.8293      | \$ | 410,262 | \$ | 420,731 | \$ | 431,461 | \$ | 442,460 | \$ | 453,733 | \$ | 465,289 | \$ | 477,133 | \$ | 489,274 | \$ | 501,717 | \$ | 514,473 | \$ | 527,546 | \$ | 540,947 | \$ | 554,683 | \$ | 11,537,903 |
| School Total              | 23.8293      | \$ | 548,326 | \$ | 562,317 | \$ | 576,659 | \$ | 591,358 | \$ | 606,426 | \$ | 621,870 | \$ | 637,700 | \$ | 653,926 | \$ | 670,558 | \$ | 687,605 | \$ | 705,079 | \$ | 722,989 | \$ | 741,347 | \$ | 15,420,693 |

| Local Capture            | Millage Rate |    |         |    |         |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |            |
|--------------------------|--------------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|------------|
| MRS HL OPERATING         | 17.1629      | \$ | 394,928 | \$ | 405,005 | \$ | 415,335   | \$ | 425,922   | \$ | 436,774   | \$ | 447,898   | \$ | 459,299   | \$ | 470,986   | \$ | 482,965   | \$ | 495,243   | \$ | 507,828   | \$ | 520,728   | \$ | 533,951   | \$ | 11,106,655 |
| MRS HL BLDG/SITE         | 0.9978       | \$ | 22,960  | \$ | 23,546  | \$ | 24,146    | \$ | 24,762    | \$ | 25,393    | \$ | 26,039    | \$ | 26,702    | \$ | 27,382    | \$ | 28,078    | \$ | 28,792    | \$ | 29,524    | \$ | 30,274    | \$ | 31,042    | \$ | 645,708    |
| MARSHALL LIBRARY         | 1.6499       | \$ | 37,965  | \$ | 38,934  | \$ | 39,927    | \$ | 40,945    | \$ | 41,988    | \$ | 43,057    | \$ | 44,153    | \$ | 45,277    | \$ | 46,428    | \$ | 47,609    | \$ | 48,818    | \$ | 50,059    | \$ | 51,330    | \$ | 1,067,702  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ | 61,208  | \$ | 62,770  | \$ | 64,371    | \$ | 66,012    | \$ | 67,694    | \$ | 69,418    | \$ | 71,185    | \$ | 72,996    | \$ | 74,853    | \$ | 76,756    | \$ | 78,706    | \$ | 80,705    | \$ | 82,755    | \$ | 1,721,370  |
| KELLOGG COLLEGE          | 3.6109       | \$ | 83,089  | \$ | 85,209  | \$ | 87,382    | \$ | 89,610    | \$ | 91,893    | \$ | 94,233    | \$ | 96,632    | \$ | 99,091    | \$ | 101,611   | \$ | 104,194   | \$ | 106,842   | \$ | 109,556   | \$ | 112,338   | \$ | 2,336,728  |
| SENIOR CITIZENS          | 0.7439       | \$ | 17,118  | \$ | 17,554  | \$ | 18,002    | \$ | 18,461    | \$ | 18,931    | \$ | 19,413    | \$ | 19,908    | \$ | 20,414    | \$ | 20,933    | \$ | 21,466    | \$ | 22,011    | \$ | 22,570    | \$ | 23,143    | \$ | 481,401    |
| MEDICAL FACILITY         | 0.2481       | \$ | 5,709   | \$ | 5,855   | \$ | 6,004     | \$ | 6,157     | \$ | 6,314     | \$ | 6,475     | \$ | 6,639     | \$ | 6,808     | \$ | 6,982     | \$ | 7,159     | \$ | 7,341     | \$ | 7,527     | \$ | 7,719     | \$ | 160,553    |
| 911 DISPATCH             | 0.9799       | \$ | 22,548  | \$ | 23,123  | \$ | 23,713    | \$ | 24,318    | \$ | 24,937    | \$ | 25,572    | \$ | 26,223    | \$ | 26,891    | \$ | 27,574    | \$ | 28,275    | \$ | 28,994    | \$ | 29,731    | \$ | 30,485    | \$ | 634,124    |
| AMBULANCE                | 0.6973       | \$ | 16,045  | \$ | 16,455  | \$ | 16,874    | \$ | 17,305    | \$ | 17,745    | \$ | 18,197    | \$ | 18,661    | \$ | 19,135    | \$ | 19,622    | \$ | 20,121    | \$ | 20,632    | \$ | 21,156    | \$ | 21,694    | \$ | 451,245    |
| LEAF/BRUSH               | 0.7500       | \$ | 17,258  | \$ | 17,698  | \$ | 18,150    | \$ | 18,612    | \$ | 19,087    | \$ | 19,573    | \$ | 20,071    | \$ | 20,582    | \$ | 21,105    | \$ | 21,642    | \$ | 22,192    | \$ | 22,755    | \$ | 23,333    | \$ | 485,349    |
| RECREATION               | 0.9020       | \$ | 20,756  | \$ | 21,285  | \$ | 21,828    | \$ | 22,384    | \$ | 22,955    | \$ | 23,539    | \$ | 24,139    | \$ | 24,753    | \$ | 25,382    | \$ | 26,028    | \$ | 26,689    | \$ | 27,367    | \$ | 28,062    | \$ | 583,713    |
| COUNTY VETERANS          | 0.0999       | \$ | 2,299   | \$ | 2,357   | \$ | 2,418     | \$ | 2,479     | \$ | 2,542     | \$ | 2,607     | \$ | 2,673     | \$ | 2,741     | \$ | 2,811     | \$ | 2,883     | \$ | 2,956     | \$ | 3,031     | \$ | 3,108     | \$ | 64,648     |
| CALHOUN ISD              | 6.1919       | \$ | 142,479 | \$ | 146,115 | \$ | 149,841   | \$ | 153,661   | \$ | 157,576   | \$ | 161,589   | \$ | 165,703   | \$ | 169,919   | \$ | 174,240   | \$ | 178,670   | \$ | 183,210   | \$ | 187,864   | \$ | 192,635   | \$ | 4,006,974  |
| COUNTY PARKS             | 0.2000       | \$ | 4,602   | \$ | 4,720   | \$ | 4,840     | \$ | 4,963     | \$ | 5,090     | \$ | 5,219     | \$ | 5,352     | \$ | 5,488     | \$ | 5,628     | \$ | 5,771     | \$ | 5,918     | \$ | 6,068     | \$ | 6,222     | \$ | 129,426    |
| CALHOUN COUNTY           | 5.3692       | \$ | 123,548 | \$ | 126,701 | \$ | 129,932   | \$ | 133,244   | \$ | 136,639   | \$ | 140,119   | \$ | 143,686   | \$ | 147,342   | \$ | 151,090   | \$ | 154,931   | \$ | 158,868   | \$ | 162,903   | \$ | 167,040   | \$ | 3,474,579  |
| Local Total              | 42.2637      | \$ | 972,511 | \$ | 997,327 | \$ | 1,022,763 | \$ | 1,048,835 | \$ | 1,075,558 | \$ | 1,102,950 | \$ | 1,131,027 | \$ | 1,159,805 | \$ | 1,189,303 | \$ | 1,219,538 | \$ | 1,250,529 | \$ | 1,282,295 | \$ | 1,314,856 | \$ | 27,350,176 |

|                                                         |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |           |    |            |
|---------------------------------------------------------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|------------|
| Total Tax Increment Revenue (TIR) Available for Capture | \$ | 1,520,837 | \$ | 1,559,644 | \$ | 1,599,421 | \$ | 1,640,193 | \$ | 1,681,984 | \$ | 1,724,820 | \$ | 1,768,727 | \$ | 1,813,731 | \$ | 1,859,861 | \$ | 1,907,143 | \$ | 1,955,608 | \$ | 2,005,285 | \$ | 2,056,203 | \$ | 42,770,869 |
|---------------------------------------------------------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|------------|

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase I Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates  
Marshall River Development - Phase I  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

|                                             |               |               |            |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------|---------------|---------------|------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Estimated Taxable Value (TV) Increase Rate: |               | 2.5% per year |            |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|                                             | Plan Year     | 0             | 1          | 2            | 3             | 4             | 5             | 6             | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            | 19            | 20            |
|                                             | Calendar Year | 2026          | 2027       | 2028         | 2029          | 2030          | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          | 2045          | 2046          |
| *Base Taxable Value                         | \$            | 594,787       | \$ 594,787 | \$ 594,787   | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    |
| Estimated New TV                            |               |               | \$ 594,787 | \$ 2,495,057 | \$ 16,277,833 | \$ 20,270,679 | \$ 20,777,446 | \$ 21,296,882 | \$ 21,829,304 | \$ 22,375,037 | \$ 22,934,413 | \$ 23,507,773 | \$ 24,095,467 | \$ 24,697,854 | \$ 25,315,300 | \$ 25,948,183 | \$ 26,596,887 | \$ 27,261,810 | \$ 27,943,355 | \$ 28,641,939 | \$ 29,357,987 | \$ 30,091,937 |
| Incremental Difference (New TV - Base TV)   |               | \$            | -          | \$ 1,900,270 | \$ 15,683,046 | \$ 19,675,892 | \$ 20,182,659 | \$ 20,702,095 | \$ 21,234,517 | \$ 21,780,250 | \$ 22,339,626 | \$ 22,912,986 | \$ 23,500,680 | \$ 24,103,067 | \$ 24,720,513 | \$ 25,353,396 | \$ 26,002,100 | \$ 26,667,023 | \$ 27,348,568 | \$ 28,047,152 | \$ 28,763,200 | \$ 29,497,150 |

| School Capture            | Millage Rate |    |   |    |   |    |       |    |        |    |        |    |        |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|---------------------------|--------------|----|---|----|---|----|-------|----|--------|----|--------|----|--------|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| State Education Tax (SET) | 6.0000       | \$ | - | \$ | - | \$ | 2,280 | \$ | 18,820 | \$ | 23,611 | \$ | 24,219 | \$ | 24,843 | \$ | 25,481  | \$ | 26,136  | \$ | 26,808  | \$ | 27,496  | \$ | 28,201  | \$ | 28,924  | \$ | 29,665  | \$ | 30,424  | \$ | 31,203  | \$ | 32,000  | \$ | 32,818  | \$ | 33,657  | \$ | 34,516  | \$ | 35,397  |
| School Operating Tax      | 17.8293      | \$ | - | \$ | - | \$ | 6,776 | \$ | 55,924 | \$ | 70,161 | \$ | 71,969 | \$ | 73,821 | \$ | 75,719  | \$ | 77,665  | \$ | 79,660  | \$ | 81,704  | \$ | 83,800  | \$ | 85,948  | \$ | 88,150  | \$ | 90,407  | \$ | 92,720  | \$ | 95,091  | \$ | 97,521  | \$ | 100,012 | \$ | 102,566 | \$ | 105,183 |
| School Total              | 23.8293      | \$ | - | \$ | - | \$ | 9,056 | \$ | 74,743 | \$ | 93,773 | \$ | 96,188 | \$ | 98,663 | \$ | 101,201 | \$ | 103,802 | \$ | 106,468 | \$ | 109,200 | \$ | 112,001 | \$ | 114,872 | \$ | 117,815 | \$ | 120,831 | \$ | 123,922 | \$ | 127,091 | \$ | 130,339 | \$ | 133,669 | \$ | 137,081 | \$ | 140,579 |

| Local Capture            | Millage Rate |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|--------------------------|--------------|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| MRSHL OPERATING          | 17.1629      | \$ | - | \$ | - | \$ | 6,523  | \$ | 53,833  | \$ | 67,539  | \$ | 69,279  | \$ | 71,062  | \$ | 72,889  | \$ | 74,762  | \$ | 76,683  | \$ | 78,651  | \$ | 80,668  | \$ | 82,736  | \$ | 84,855  | \$ | 87,028  | \$ | 89,254  | \$ | 91,537  | \$ | 93,876  | \$ | 96,274  | \$ | 98,732  | \$ | 101,251 |
| MRSHL BLDG/SITE          | 0.9978       | \$ | - | \$ | - | \$ | 379    | \$ | 3,130   | \$ | 3,927   | \$ | 4,028   | \$ | 4,131   | \$ | 4,238   | \$ | 4,346   | \$ | 4,458   | \$ | 4,573   | \$ | 4,690   | \$ | 4,810   | \$ | 4,933   | \$ | 5,060   | \$ | 5,189   | \$ | 5,322   | \$ | 5,458   | \$ | 5,597   | \$ | 5,740   | \$ | 5,886   |
| MARSHALL LIBRARY         | 1.6499       | \$ | - | \$ | - | \$ | 627    | \$ | 5,175   | \$ | 6,493   | \$ | 6,660   | \$ | 6,831   | \$ | 7,007   | \$ | 7,187   | \$ | 7,372   | \$ | 7,561   | \$ | 7,755   | \$ | 7,954   | \$ | 8,157   | \$ | 8,366   | \$ | 8,580   | \$ | 8,800   | \$ | 9,024   | \$ | 9,255   | \$ | 9,491   | \$ | 9,733   |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ | - | \$ | - | \$ | 1,011  | \$ | 8,343   | \$ | 10,468  | \$ | 10,737  | \$ | 11,014  | \$ | 11,297  | \$ | 11,587  | \$ | 11,885  | \$ | 12,190  | \$ | 12,502  | \$ | 12,823  | \$ | 13,151  | \$ | 13,488  | \$ | 13,833  | \$ | 14,187  | \$ | 14,549  | \$ | 14,921  | \$ | 15,302  | \$ | 15,692  |
| KELLOGG COLLEGE          | 3.6109       | \$ | - | \$ | - | \$ | 1,372  | \$ | 11,326  | \$ | 14,210  | \$ | 14,576  | \$ | 14,951  | \$ | 15,335  | \$ | 15,729  | \$ | 16,133  | \$ | 16,547  | \$ | 16,972  | \$ | 17,407  | \$ | 17,853  | \$ | 18,310  | \$ | 18,778  | \$ | 19,258  | \$ | 19,751  | \$ | 20,255  | \$ | 20,772  | \$ | 21,302  |
| SENIOR CITIZENS          | 0.7439       | \$ | - | \$ | - | \$ | 283    | \$ | 2,333   | \$ | 2,927   | \$ | 3,003   | \$ | 3,080   | \$ | 3,159   | \$ | 3,240   | \$ | 3,324   | \$ | 3,409   | \$ | 3,496   | \$ | 3,586   | \$ | 3,678   | \$ | 3,772   | \$ | 3,869   | \$ | 3,968   | \$ | 4,069   | \$ | 4,173   | \$ | 4,279   | \$ | 4,389   |
| MEDICAL FACILITY         | 0.2481       | \$ | - | \$ | - | \$ | 94     | \$ | 778     | \$ | 976     | \$ | 1,001   | \$ | 1,027   | \$ | 1,054   | \$ | 1,081   | \$ | 1,108   | \$ | 1,137   | \$ | 1,166   | \$ | 1,196   | \$ | 1,227   | \$ | 1,258   | \$ | 1,290   | \$ | 1,323   | \$ | 1,357   | \$ | 1,392   | \$ | 1,427   | \$ | 1,464   |
| 911 DISPATCH             | 0.9799       | \$ | - | \$ | - | \$ | 372    | \$ | 3,074   | \$ | 3,856   | \$ | 3,955   | \$ | 4,057   | \$ | 4,162   | \$ | 4,268   | \$ | 4,378   | \$ | 4,490   | \$ | 4,606   | \$ | 4,724   | \$ | 4,845   | \$ | 4,969   | \$ | 5,096   | \$ | 5,226   | \$ | 5,360   | \$ | 5,497   | \$ | 5,637   | \$ | 5,781   |
| AMBULANCE                | 0.6973       | \$ | - | \$ | - | \$ | 265    | \$ | 2,187   | \$ | 2,744   | \$ | 2,815   | \$ | 2,887   | \$ | 2,961   | \$ | 3,037   | \$ | 3,115   | \$ | 3,195   | \$ | 3,277   | \$ | 3,361   | \$ | 3,448   | \$ | 3,536   | \$ | 3,626   | \$ | 3,719   | \$ | 3,814   | \$ | 3,911   | \$ | 4,011   | \$ | 4,114   |
| LEAF/BRUSH               | 0.7500       | \$ | - | \$ | - | \$ | 285    | \$ | 2,352   | \$ | 2,951   | \$ | 3,027   | \$ | 3,105   | \$ | 3,185   | \$ | 3,267   | \$ | 3,351   | \$ | 3,437   | \$ | 3,525   | \$ | 3,615   | \$ | 3,708   | \$ | 3,803   | \$ | 3,900   | \$ | 4,000   | \$ | 4,102   | \$ | 4,207   | \$ | 4,314   | \$ | 4,425   |
| RECREATION               | 0.9020       | \$ | - | \$ | - | \$ | 343    | \$ | 2,829   | \$ | 3,550   | \$ | 3,641   | \$ | 3,735   | \$ | 3,831   | \$ | 3,929   | \$ | 4,030   | \$ | 4,134   | \$ | 4,240   | \$ | 4,348   | \$ | 4,460   | \$ | 4,574   | \$ | 4,691   | \$ | 4,811   | \$ | 4,934   | \$ | 5,060   | \$ | 5,189   | \$ | 5,321   |
| COUNTY VETERANS          | 0.0999       | \$ | - | \$ | - | \$ | 38     | \$ | 313     | \$ | 393     | \$ | 403     | \$ | 414     | \$ | 424     | \$ | 435     | \$ | 446     | \$ | 458     | \$ | 470     | \$ | 482     | \$ | 494     | \$ | 507     | \$ | 520     | \$ | 533     | \$ | 546     | \$ | 560     | \$ | 575     | \$ | 589     |
| CALHOUN ISD              | 6.1919       | \$ | - | \$ | - | \$ | 2,353  | \$ | 19,422  | \$ | 24,366  | \$ | 24,994  | \$ | 25,637  | \$ | 26,296  | \$ | 26,972  | \$ | 27,665  | \$ | 28,375  | \$ | 29,103  | \$ | 29,849  | \$ | 30,613  | \$ | 31,397  | \$ | 32,200  | \$ | 33,024  | \$ | 33,868  | \$ | 34,733  | \$ | 35,620  | \$ | 36,529  |
| COUNTY PARKS             | 0.2000       | \$ | - | \$ | - | \$ | 76     | \$ | 627     | \$ | 787     | \$ | 807     | \$ | 828     | \$ | 849     | \$ | 871     | \$ | 894     | \$ | 917     | \$ | 940     | \$ | 964     | \$ | 989     | \$ | 1,014   | \$ | 1,040   | \$ | 1,067   | \$ | 1,094   | \$ | 1,122   | \$ | 1,151   | \$ | 1,180   |
| CALHOUN COUNTY           | 5.3692       | \$ | - | \$ | - | \$ | 2,041  | \$ | 16,841  | \$ | 21,129  | \$ | 21,673  | \$ | 22,231  | \$ | 22,802  | \$ | 23,389  | \$ | 23,989  | \$ | 24,605  | \$ | 25,236  | \$ | 25,883  | \$ | 26,546  | \$ | 27,225  | \$ | 27,922  | \$ | 28,636  | \$ | 29,368  | \$ | 30,118  | \$ | 30,887  | \$ | 31,675  |
| Local Total              | 42.2637      | \$ | - | \$ | - | \$ | 16,062 | \$ | 132,565 | \$ | 166,315 | \$ | 170,599 | \$ | 174,989 | \$ | 179,490 | \$ | 184,103 | \$ | 188,831 | \$ | 193,678 | \$ | 198,645 | \$ | 203,737 | \$ | 208,956 | \$ | 214,306 | \$ | 219,789 | \$ | 225,409 | \$ | 231,170 | \$ | 237,075 | \$ | 243,128 | \$ | 249,332 |

| Non-Capturable Millages     | Millage Rate |    |   |    |   |    |        |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|-----------------------------|--------------|----|---|----|---|----|--------|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| Road Debt - Shown at 100%   | 2.0000       | \$ | - | \$ | - | \$ | 3,801  | \$ | 31,366 | \$ | 39,352  | \$ | 40,365  | \$ | 41,404  | \$ | 42,469  | \$ | 43,560  | \$ | 44,679  | \$ | 45,826  | \$ | 47,001  | \$ | 48,206  | \$ | 49,441  | \$ | 50,707  | \$ | 52,004  | \$ | 53,334  | \$ | 54,697  | \$ | 56,094  | \$ | 57,526  | \$ | 58,994  |
| MRS HL DEBT - Shown at 100% | 4.0000       | \$ | - | \$ | - | \$ | 7,601  | \$ | 62,732 | \$ | 78,704  | \$ | 80,731  | \$ | 82,808  | \$ | 84,938  | \$ | 87,121  | \$ | 89,359  | \$ | 91,652  | \$ | 94,003  | \$ | 96,412  | \$ | 98,882  | \$ | 101,414 | \$ | 104,008 | \$ | 106,668 | \$ | 109,394 | \$ | 112,189 | \$ | 115,053 | \$ | 117,989 |
| Total Non-Capturable Taxes  | 6.0000       | \$ | - | \$ | - | \$ | 11,402 | \$ | 94,098 | \$ | 118,055 | \$ | 121,096 | \$ | 124,213 | \$ | 127,407 | \$ | 130,681 | \$ | 134,038 | \$ | 137,478 | \$ | 141,004 | \$ | 144,618 | \$ | 148,323 | \$ | 152,120 | \$ | 156,013 | \$ | 160,002 | \$ | 164,091 | \$ | 168,283 | \$ | 172,579 | \$ | 176,983 |

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ 36,521 \$ 301,406 \$ 378,143 \$ 387,882 \$ 397,865 \$ 408,098 \$ 418,586 \$ 429,336 \$ 440,356 \$ 451,650 \$ 463,227 \$ 475,094 \$ 487,257 \$ 499,724 \$ 512,503 \$ 525,601 \$ 539,027 \$ 552,788 \$ 566,894

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase I Build-out reflected with 20% passthrough figures above

| Tax Increment Revenue Passthrough Estimates                    |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
|----------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------|-------|------------|
| Marshall River Development - Phase I                           |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| 440 West Hughes Street                                         |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Marshall, Michigan                                             |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| June 25, 2026                                                  |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Estimated Taxable Value (TV) Increase Rate:                    |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
|                                                                | Plan Year     | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31         | TOTAL |            |
| Calendar Year                                                  | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |            |       |            |
| *Base Taxable Value                                            | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787 | \$    | 594,787    |
| Estimated New TV                                               | \$ 30,844,235 | \$ 31,615,341 | \$ 32,405,725 | \$ 33,215,868 | \$ 34,046,264 | \$ 34,897,421 | \$ 35,769,857 | \$ 36,664,103 | \$ 37,580,706 | \$ 38,520,223 | \$ 39,483,229 |            | \$    | 39,483,229 |
| Incremental Difference (New TV - Base TV)                      | \$ 30,249,448 | \$ 31,020,554 | \$ 31,810,938 | \$ 32,621,081 | \$ 33,451,477 | \$ 34,302,634 | \$ 35,175,070 | \$ 36,069,316 | \$ 36,985,919 | \$ 37,925,436 | \$ 38,888,442 |            | \$    | 38,888,442 |
|                                                                |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| School Capture                                                 | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |       |            |
| State Education Tax (SET)                                      | 6.0000        | \$ 36,299     | \$ 37,225     | \$ 38,173     | \$ 39,145     | \$ 40,142     | \$ 41,163     | \$ 42,210     | \$ 43,283     | \$ 44,383     | \$ 45,511     | \$ 46,666  | \$    | 970,697    |
| School Operating Tax                                           | 17.8293       | \$ 107,865    | \$ 110,615    | \$ 113,433    | \$ 116,322    | \$ 119,283    | \$ 122,318    | \$ 125,429    | \$ 128,618    | \$ 131,887    | \$ 135,237    | \$ 138,671 | \$    | 2,884,476  |
| School Total                                                   | 23.8293       | \$ 144,165    | \$ 147,840    | \$ 151,606    | \$ 155,468    | \$ 159,425    | \$ 163,482    | \$ 167,639    | \$ 171,901    | \$ 176,270    | \$ 180,747    | \$ 185,337 | \$    | 3,855,173  |
|                                                                |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Local Capture                                                  | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |       |            |
| MRSHL OPERATING                                                | 17.1629       | \$ 103,834    | \$ 106,481    | \$ 109,194    | \$ 111,974    | \$ 114,825    | \$ 117,747    | \$ 120,741    | \$ 123,811    | \$ 126,957    | \$ 130,182    | \$ 133,488 | \$    | 2,776,664  |
| MRSHL BLDG/SITE                                                | 0.9978        | \$ 6,037      | \$ 6,190      | \$ 6,348      | \$ 6,510      | \$ 6,676      | \$ 6,845      | \$ 7,020      | \$ 7,198      | \$ 7,381      | \$ 7,568      | \$ 7,761   | \$    | 161,427    |
| MARSHALL LIBRARY                                               | 1.6499        | \$ 9,982      | \$ 10,236     | \$ 10,497     | \$ 10,764     | \$ 11,038     | \$ 11,319     | \$ 11,607     | \$ 11,902     | \$ 12,205     | \$ 12,515     | \$ 12,832  | \$    | 266,926    |
| TACC - TRANSIT AUTHORITY                                       | 2.6600        | \$ 16,093     | \$ 16,503     | \$ 16,923     | \$ 17,354     | \$ 17,796     | \$ 18,249     | \$ 18,713     | \$ 19,189     | \$ 19,677     | \$ 20,176     | \$ 20,689  | \$    | 430,343    |
| KELLOGG COLLEGE                                                | 3.6109        | \$ 21,846     | \$ 22,402     | \$ 22,973     | \$ 23,558     | \$ 24,158     | \$ 24,773     | \$ 25,403     | \$ 26,049     | \$ 26,710     | \$ 27,389     | \$ 28,084  | \$    | 584,182    |
| SENIOR CITIZENS                                                | 0.7439        | \$ 4,501      | \$ 4,615      | \$ 4,733      | \$ 4,853      | \$ 4,977      | \$ 5,104      | \$ 5,233      | \$ 5,366      | \$ 5,503      | \$ 5,643      | \$ 5,786   | \$    | 120,350    |
| MEDICAL FACILITY                                               | 0.2481        | \$ 1,501      | \$ 1,539      | \$ 1,578      | \$ 1,619      | \$ 1,660      | \$ 1,702      | \$ 1,745      | \$ 1,790      | \$ 1,835      | \$ 1,882      | \$ 1,930   | \$    | 40,138     |
| 911 DISPATCH                                                   | 0.9799        | \$ 5,928      | \$ 6,079      | \$ 6,234      | \$ 6,393      | \$ 6,556      | \$ 6,723      | \$ 6,894      | \$ 7,069      | \$ 7,249      | \$ 7,433      | \$ 7,621   | \$    | 158,531    |
| AMBULANCE                                                      | 0.6973        | \$ 4,219      | \$ 4,326      | \$ 4,436      | \$ 4,549      | \$ 4,665      | \$ 4,784      | \$ 4,906      | \$ 5,030      | \$ 5,158      | \$ 5,289      | \$ 5,423   | \$    | 112,811    |
| LEAF/BRUSH                                                     | 0.7500        | \$ 4,537      | \$ 4,653      | \$ 4,772      | \$ 4,893      | \$ 5,018      | \$ 5,145      | \$ 5,276      | \$ 5,410      | \$ 5,548      | \$ 5,689      | \$ 5,833   | \$    | 121,337    |
| RECREATION                                                     | 0.9020        | \$ 5,457      | \$ 5,596      | \$ 5,739      | \$ 5,885      | \$ 6,035      | \$ 6,188      | \$ 6,346      | \$ 6,507      | \$ 6,672      | \$ 6,842      | \$ 7,015   | \$    | 145,928    |
| COUNTY VETERANS                                                | 0.0999        | \$ 604        | \$ 620        | \$ 636        | \$ 652        | \$ 668        | \$ 685        | \$ 703        | \$ 721        | \$ 739        | \$ 758        | \$ 777     | \$    | 16,162     |
| CALHOUN ISD                                                    | 6.1919        | \$ 37,460     | \$ 38,415     | \$ 39,394     | \$ 40,397     | \$ 41,426     | \$ 42,480     | \$ 43,560     | \$ 44,668     | \$ 45,803     | \$ 46,966     | \$ 48,159  | \$    | 1,001,744  |
| COUNTY PARKS                                                   | 0.2000        | \$ 1,210      | \$ 1,241      | \$ 1,272      | \$ 1,305      | \$ 1,338      | \$ 1,372      | \$ 1,407      | \$ 1,443      | \$ 1,479      | \$ 1,517      | \$ 1,556   | \$    | 32,357     |
| CALHOUN COUNTY                                                 | 5.3692        | \$ 32,483     | \$ 33,311     | \$ 34,160     | \$ 35,030     | \$ 35,922     | \$ 36,836     | \$ 37,772     | \$ 38,733     | \$ 39,717     | \$ 40,726     | \$ 41,760  | \$    | 868,645    |
| Local Total                                                    | 42.2637       | \$ 255,691    | \$ 262,209    | \$ 268,890    | \$ 275,738    | \$ 282,757    | \$ 289,951    | \$ 297,326    | \$ 304,885    | \$ 312,632    | \$ 320,574    | \$ 328,714 | \$    | 6,837,544  |
|                                                                |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Non-Capturable Millages                                        | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Road Debt - Shown at 100%                                      | 2.0000        | \$ 60,499     | \$ 62,041     | \$ 63,622     | \$ 65,242     | \$ 66,903     | \$ 68,605     | \$ 70,350     | \$ 72,139     | \$ 73,972     | \$ 75,851     | \$ 77,777  | \$    | 1,617,829  |
| MRSHL DEBT - Shown at 100%                                     | 4.0000        | \$ 120,998    | \$ 124,082    | \$ 127,244    | \$ 130,484    | \$ 133,806    | \$ 137,211    | \$ 140,700    | \$ 144,277    | \$ 147,944    | \$ 151,702    | \$ 155,554 | \$    | 3,235,658  |
| Total Non-Capturable Taxes                                     | 6.0000        | \$ 181,497    | \$ 186,123    | \$ 190,866    | \$ 195,726    | \$ 200,709    | \$ 205,816    | \$ 211,050    | \$ 216,416    | \$ 221,916    | \$ 227,553    | \$ 233,331 | \$    | 4,853,487  |
|                                                                |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
|                                                                |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Total Non-Captured Incremental Revenues Generated              | \$            | 581,352       | \$ 596,172    | \$ 611,362    | \$ 626,932    | \$ 642,891    | \$ 659,249    | \$ 676,016    | \$ 693,202    | \$ 710,818    | \$ 728,874    | \$ 747,381 | \$    | 15,546,204 |
|                                                                |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Footnotes:                                                     |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Assumes proposed build-out and 2.5% inflation thereafter       |               |               |               |               |               |               |               |               |               |               |               |            |       |            |
| Phase I Build-out reflected with 20% passthrough figures above |               |               |               |               |               |               |               |               |               |               |               |            |       |            |

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase II  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

| Plan Year                                 | 0    | 1    | 2    | 3    | 4            | 5             | 6             | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            |
|-------------------------------------------|------|------|------|------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2026 | 2027 | 2028 | 2029 | 2030         | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          |
| *Base Taxable Value                       | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                          |      | \$ - | \$ - | \$ - | \$ 2,784,600 | \$ 17,509,915 | \$ 17,947,663 | \$ 18,396,354 | \$ 18,856,263 | \$ 19,327,670 | \$ 19,810,862 | \$ 20,306,133 | \$ 20,813,787 | \$ 21,334,131 | \$ 21,867,484 | \$ 22,414,172 | \$ 22,974,526 | \$ 23,548,889 | \$ 24,137,611 |
| Incremental Difference (New TV - Base TV) |      | \$ - | \$ - | \$ - | \$ 2,784,600 | \$ 17,509,915 | \$ 17,947,663 | \$ 18,396,354 | \$ 18,856,263 | \$ 19,327,670 | \$ 19,810,862 | \$ 20,306,133 | \$ 20,813,787 | \$ 21,334,131 | \$ 21,867,484 | \$ 22,414,172 | \$ 22,974,526 | \$ 23,548,889 | \$ 24,137,611 |

| School Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|---------------------------|--------------|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| State Education Tax (SET) | 6.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 13,366 | \$ | 84,048  | \$ | 86,149  | \$ | 88,303  | \$ | 90,510  | \$ | 92,773  | \$ | 95,092  | \$ | 97,469  | \$ | 99,906  | \$ | 102,404 | \$ | 104,964 | \$ | 107,588 | \$ | 110,278 | \$ | 113,035 | \$ | 115,861 |
| School Operating Tax      | 17.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 39,718 | \$ | 249,752 | \$ | 255,995 | \$ | 262,395 | \$ | 268,955 | \$ | 275,679 | \$ | 282,571 | \$ | 289,635 | \$ | 296,876 | \$ | 304,298 | \$ | 311,906 | \$ | 319,703 | \$ | 327,696 | \$ | 335,888 | \$ | 344,285 |
| School Total              | 23.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 53,084 | \$ | 333,799 | \$ | 342,144 | \$ | 350,698 | \$ | 359,465 | \$ | 368,452 | \$ | 377,663 | \$ | 387,105 | \$ | 396,782 | \$ | 406,702 | \$ | 416,869 | \$ | 427,291 | \$ | 437,973 | \$ | 448,923 | \$ | 460,146 |

| Local Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|--------------------------|--------------|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| MRSHL OPERATING          | 17.1629      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 38,233 | \$ | 240,417 | \$ | 246,427 | \$ | 252,588 | \$ | 258,903 | \$ | 265,375 | \$ | 272,009 | \$ | 278,810 | \$ | 285,780 | \$ | 292,924 | \$ | 300,248 | \$ | 307,754 | \$ | 315,448 | \$ | 323,334 | \$ | 331,417 |
| MRSHL BLDG/SITE          | 0.9978       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 2,223  | \$ | 13,977  | \$ | 14,327  | \$ | 14,685  | \$ | 15,052  | \$ | 15,428  | \$ | 15,814  | \$ | 16,209  | \$ | 16,614  | \$ | 17,030  | \$ | 17,456  | \$ | 17,892  | \$ | 18,339  | \$ | 18,798  | \$ | 19,268  |
| MARSHALL LIBRARY         | 1.6499       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 3,675  | \$ | 23,112  | \$ | 23,689  | \$ | 24,282  | \$ | 24,889  | \$ | 25,511  | \$ | 26,149  | \$ | 26,802  | \$ | 27,473  | \$ | 28,159  | \$ | 28,863  | \$ | 29,585  | \$ | 30,325  | \$ | 31,083  | \$ | 31,860  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 5,926  | \$ | 37,261  | \$ | 38,193  | \$ | 39,147  | \$ | 40,126  | \$ | 41,129  | \$ | 42,158  | \$ | 43,211  | \$ | 44,292  | \$ | 45,399  | \$ | 46,534  | \$ | 47,697  | \$ | 48,890  | \$ | 50,112  | \$ | 51,365  |
| KELLOGG COLLEGE          | 3.6109       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 8,044  | \$ | 50,581  | \$ | 51,846  | \$ | 53,142  | \$ | 54,470  | \$ | 55,832  | \$ | 57,228  | \$ | 58,659  | \$ | 60,125  | \$ | 61,628  | \$ | 63,169  | \$ | 64,748  | \$ | 66,367  | \$ | 68,026  | \$ | 69,727  |
| SENIOR CITIZENS          | 0.7439       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,657  | \$ | 10,421  | \$ | 10,681  | \$ | 10,948  | \$ | 11,222  | \$ | 11,502  | \$ | 11,790  | \$ | 12,085  | \$ | 12,387  | \$ | 12,696  | \$ | 13,014  | \$ | 13,339  | \$ | 13,673  | \$ | 14,014  | \$ | 14,365  |
| MEDICAL FACILITY         | 0.2481       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 553    | \$ | 3,475   | \$ | 3,562   | \$ | 3,651   | \$ | 3,743   | \$ | 3,836   | \$ | 3,932   | \$ | 4,030   | \$ | 4,131   | \$ | 4,234   | \$ | 4,340   | \$ | 4,449   | \$ | 4,560   | \$ | 4,674   | \$ | 4,791   |
| 911 DISPATCH             | 0.9799       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 2,183  | \$ | 13,726  | \$ | 14,070  | \$ | 14,421  | \$ | 14,782  | \$ | 15,151  | \$ | 15,530  | \$ | 15,918  | \$ | 16,316  | \$ | 16,724  | \$ | 17,142  | \$ | 17,571  | \$ | 18,010  | \$ | 18,460  | \$ | 18,922  |
| AMBULANCE                | 0.6973       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,553  | \$ | 9,768   | \$ | 10,012  | \$ | 10,262  | \$ | 10,519  | \$ | 10,782  | \$ | 11,051  | \$ | 11,328  | \$ | 11,611  | \$ | 11,901  | \$ | 12,199  | \$ | 12,504  | \$ | 12,816  | \$ | 13,137  | \$ | 13,465  |
| LEAF/BRUSH               | 0.7500       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,671  | \$ | 10,506  | \$ | 10,769  | \$ | 11,038  | \$ | 11,314  | \$ | 11,597  | \$ | 11,887  | \$ | 12,184  | \$ | 12,488  | \$ | 12,800  | \$ | 13,120  | \$ | 13,449  | \$ | 13,785  | \$ | 14,129  | \$ | 14,483  |
| RECREATION               | 0.9020       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 2,009  | \$ | 12,635  | \$ | 12,951  | \$ | 13,275  | \$ | 13,607  | \$ | 13,947  | \$ | 14,296  | \$ | 14,653  | \$ | 15,019  | \$ | 15,395  | \$ | 15,780  | \$ | 16,174  | \$ | 16,578  | \$ | 16,993  | \$ | 17,418  |
| COUNTY VETERANS          | 0.0999       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 223    | \$ | 1,399   | \$ | 1,434   | \$ | 1,470   | \$ | 1,507   | \$ | 1,545   | \$ | 1,583   | \$ | 1,623   | \$ | 1,663   | \$ | 1,705   | \$ | 1,748   | \$ | 1,791   | \$ | 1,836   | \$ | 1,882   | \$ | 1,929   |
| CALHOUN ISD              | 6.1919       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 13,794 | \$ | 86,736  | \$ | 88,904  | \$ | 91,127  | \$ | 93,405  | \$ | 95,740  | \$ | 98,133  | \$ | 100,587 | \$ | 103,102 | \$ | 105,679 | \$ | 108,321 | \$ | 111,029 | \$ | 113,805 | \$ | 116,650 | \$ | 119,566 |
| COUNTY PARKS             | 0.2000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 446    | \$ | 2,802   | \$ | 2,872   | \$ | 2,943   | \$ | 3,017   | \$ | 3,092   | \$ | 3,170   | \$ | 3,249   | \$ | 3,330   | \$ | 3,413   | \$ | 3,499   | \$ | 3,586   | \$ | 3,676   | \$ | 3,768   | \$ | 3,862   |
| CALHOUN COUNTY           | 5.3692       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 11,961 | \$ | 75,211  | \$ | 77,092  | \$ | 79,019  | \$ | 80,994  | \$ | 83,019  | \$ | 85,095  | \$ | 87,222  | \$ | 89,403  | \$ | 91,638  | \$ | 93,929  | \$ | 96,277  | \$ | 98,684  | \$ | 101,151 | \$ | 103,680 |
| Local Total              | 42.2637      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 94,150 | \$ | 592,027 | \$ | 606,828 | \$ | 621,998 | \$ | 637,548 | \$ | 653,487 | \$ | 669,824 | \$ | 686,570 | \$ | 703,734 | \$ | 721,327 | \$ | 739,361 | \$ | 757,845 | \$ | 776,791 | \$ | 796,211 | \$ | 816,116 |

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ 147,234 \$ 925,826 \$ 948,972 \$ 972,696 \$ 997,014 \$ 1,021,939 \$ 1,047,487 \$ 1,073,675 \$ 1,100,516 \$ 1,128,029 \$ 1,156,230 \$ 1,185,136 \$ 1,214,764 \$ 1,245,133 \$ 1,276,262

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase II Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase II  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

| Plan Year                                 | 19            | 20            | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31            | TOTAL         |
|-------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2045          | 2046          | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |               |
| *Base Taxable Value                       | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                          | \$ 24,741,052 | \$ 25,359,578 | \$ 25,993,567 | \$ 26,643,406 | \$ 27,309,492 | \$ 27,992,229 | \$ 28,692,035 | \$ 29,409,335 | \$ 30,144,569 | \$ 30,898,183 | \$ 31,670,638 | \$ 32,462,404 | \$ 33,273,964 | \$ 33,273,964 |
| Incremental Difference (New TV - Base TV) | \$ 24,741,052 | \$ 25,359,578 | \$ 25,993,567 | \$ 26,643,406 | \$ 27,309,492 | \$ 27,992,229 | \$ 28,692,035 | \$ 29,409,335 | \$ 30,144,569 | \$ 30,898,183 | \$ 31,670,638 | \$ 32,462,404 | \$ 33,273,964 | \$ 33,273,964 |

| School Capture            | Millage Rate |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |            |
|---------------------------|--------------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|------------|
| State Education Tax (SET) | 6.0000       | \$ | 118,757 | \$ | 121,726 | \$ | 124,769 | \$ | 127,888 | \$ | 131,086 | \$ | 134,363 | \$ | 137,722 | \$ | 141,165 | \$ | 144,694 | \$ | 148,311 | \$ | 152,019 | \$ | 155,820 | \$ | 159,715 | \$ | 3,199,778  |
| School Operating Tax      | 17.8293      | \$ | 352,893 | \$ | 361,715 | \$ | 370,758 | \$ | 380,027 | \$ | 389,527 | \$ | 399,265 | \$ | 409,247 | \$ | 419,478 | \$ | 429,965 | \$ | 440,714 | \$ | 451,732 | \$ | 463,026 | \$ | 474,601 | \$ | 9,508,302  |
| School Total              | 23.8293      | \$ | 471,650 | \$ | 483,441 | \$ | 495,527 | \$ | 507,915 | \$ | 520,613 | \$ | 533,628 | \$ | 546,969 | \$ | 560,643 | \$ | 574,659 | \$ | 589,026 | \$ | 603,751 | \$ | 618,845 | \$ | 634,316 | \$ | 12,708,080 |

| Local Capture            | Millage Rate |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |           |    |           |    |           |    |           |    |           |    |            |
|--------------------------|--------------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|------------|
| MRS HL OPERATING         | 17.1629      | \$ | 339,703 | \$ | 348,195 | \$ | 356,900 | \$ | 365,822 | \$ | 374,968 | \$ | 384,342 | \$ | 393,951 | \$ | 403,800 | \$ | 413,895   | \$ | 424,242   | \$ | 434,848   | \$ | 445,719   | \$ | 456,862   | \$ | 9,152,913  |
| MRS HL BLDG/SITE         | 0.9978       | \$ | 19,749  | \$ | 20,243  | \$ | 20,749  | \$ | 21,268  | \$ | 21,800  | \$ | 22,345  | \$ | 22,903  | \$ | 23,476  | \$ | 24,063    | \$ | 24,664    | \$ | 25,281    | \$ | 25,913    | \$ | 26,561    | \$ | 532,123    |
| MARSHALL LIBRARY         | 1.6499       | \$ | 32,656  | \$ | 33,473  | \$ | 34,309  | \$ | 35,167  | \$ | 36,046  | \$ | 36,948  | \$ | 37,871  | \$ | 38,818  | \$ | 39,788    | \$ | 40,783    | \$ | 41,803    | \$ | 42,848    | \$ | 43,919    | \$ | 879,886    |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ | 52,649  | \$ | 53,965  | \$ | 55,314  | \$ | 56,697  | \$ | 58,115  | \$ | 59,567  | \$ | 61,057  | \$ | 62,583  | \$ | 64,148    | \$ | 65,751    | \$ | 67,395    | \$ | 69,080    | \$ | 70,807    | \$ | 1,418,568  |
| KELLOGG COLLEGE          | 3.6109       | \$ | 71,470  | \$ | 73,257  | \$ | 75,088  | \$ | 76,965  | \$ | 78,889  | \$ | 80,862  | \$ | 82,883  | \$ | 84,955  | \$ | 87,079    | \$ | 89,256    | \$ | 91,488    | \$ | 93,775    | \$ | 96,119    | \$ | 1,925,680  |
| SENIOR CITIZENS          | 0.7439       | \$ | 14,724  | \$ | 15,092  | \$ | 15,469  | \$ | 15,856  | \$ | 16,252  | \$ | 16,659  | \$ | 17,075  | \$ | 17,502  | \$ | 17,940    | \$ | 18,388    | \$ | 18,848    | \$ | 19,319    | \$ | 19,802    | \$ | 396,719    |
| MEDICAL FACILITY         | 0.2481       | \$ | 4,911   | \$ | 5,033   | \$ | 5,159   | \$ | 5,288   | \$ | 5,420   | \$ | 5,556   | \$ | 5,695   | \$ | 5,837   | \$ | 5,983     | \$ | 6,133     | \$ | 6,286     | \$ | 6,443     | \$ | 6,604     | \$ | 132,311    |
| 911 DISPATCH             | 0.9799       | \$ | 19,395  | \$ | 19,880  | \$ | 20,377  | \$ | 20,886  | \$ | 21,408  | \$ | 21,944  | \$ | 22,492  | \$ | 23,055  | \$ | 23,631    | \$ | 24,222    | \$ | 24,827    | \$ | 25,448    | \$ | 26,084    | \$ | 522,577    |
| AMBULANCE                | 0.6973       | \$ | 13,802  | \$ | 14,147  | \$ | 14,500  | \$ | 14,863  | \$ | 15,234  | \$ | 15,615  | \$ | 16,006  | \$ | 16,406  | \$ | 16,816    | \$ | 17,236    | \$ | 17,667    | \$ | 18,109    | \$ | 18,562    | \$ | 371,868    |
| LEAF/BRUSH               | 0.7500       | \$ | 14,845  | \$ | 15,216  | \$ | 15,596  | \$ | 15,986  | \$ | 16,386  | \$ | 16,795  | \$ | 17,215  | \$ | 17,646  | \$ | 18,087    | \$ | 18,539    | \$ | 19,002    | \$ | 19,477    | \$ | 19,964    | \$ | 399,972    |
| RECREATION               | 0.9020       | \$ | 17,853  | \$ | 18,299  | \$ | 18,757  | \$ | 19,226  | \$ | 19,707  | \$ | 20,199  | \$ | 20,704  | \$ | 21,222  | \$ | 21,752    | \$ | 22,296    | \$ | 22,854    | \$ | 23,425    | \$ | 24,010    | \$ | 481,033    |
| COUNTY VETERANS          | 0.0999       | \$ | 1,977   | \$ | 2,027   | \$ | 2,077   | \$ | 2,129   | \$ | 2,183   | \$ | 2,237   | \$ | 2,293   | \$ | 2,350   | \$ | 2,409     | \$ | 2,469     | \$ | 2,531     | \$ | 2,594     | \$ | 2,659     | \$ | 53,276     |
| CALHOUN ISD              | 6.1919       | \$ | 122,555 | \$ | 125,619 | \$ | 128,760 | \$ | 131,979 | \$ | 135,278 | \$ | 138,660 | \$ | 142,127 | \$ | 145,680 | \$ | 149,322   | \$ | 153,055   | \$ | 156,881   | \$ | 160,803   | \$ | 164,823   | \$ | 3,302,118  |
| COUNTY PARKS             | 0.2000       | \$ | 3,959   | \$ | 4,058   | \$ | 4,159   | \$ | 4,263   | \$ | 4,370   | \$ | 4,479   | \$ | 4,591   | \$ | 4,705   | \$ | 4,823     | \$ | 4,944     | \$ | 5,067     | \$ | 5,194     | \$ | 5,324     | \$ | 106,659    |
| CALHOUN COUNTY           | 5.3692       | \$ | 106,272 | \$ | 108,929 | \$ | 111,652 | \$ | 114,443 | \$ | 117,304 | \$ | 120,237 | \$ | 123,243 | \$ | 126,324 | \$ | 129,482   | \$ | 132,719   | \$ | 136,037   | \$ | 139,438   | \$ | 142,924   | \$ | 2,863,375  |
| Local Total              | 42.2637      | \$ | 836,519 | \$ | 857,432 | \$ | 878,867 | \$ | 900,839 | \$ | 923,360 | \$ | 946,444 | \$ | 970,105 | \$ | 994,358 | \$ | 1,019,217 | \$ | 1,044,697 | \$ | 1,070,815 | \$ | 1,097,585 | \$ | 1,125,025 | \$ | 22,539,079 |

|                                                         |              |              |              |              |              |              |              |              |              |              |              |              |              |               |
|---------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Total Tax Increment Revenue (TIR) Available for Capture | \$ 1,308,168 | \$ 1,340,872 | \$ 1,374,394 | \$ 1,408,754 | \$ 1,443,973 | \$ 1,480,072 | \$ 1,517,074 | \$ 1,555,001 | \$ 1,593,876 | \$ 1,633,723 | \$ 1,674,566 | \$ 1,716,430 | \$ 1,759,341 | \$ 35,247,160 |
|---------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase II Build-out reflected above with 80% capture shown above



Tax Increment Revenue Passthrough Estimates  
Marshall River Development - Phase II  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

| Estimated Taxable Value (TV) Increase Rate: |               | 2.5% per year |      |      |      |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------|---------------|---------------|------|------|------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                             | Plan Year     | 0             | 1    | 2    | 3    | 4            | 5             | 6             | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            | 19            | 20            |
|                                             | Calendar Year | 2026          | 2027 | 2028 | 2029 | 2030         | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          | 2045          | 2046          |
| *Base Taxable Value                         | \$            | -             | \$ - | \$ - | \$ - | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                            |               |               | \$ - | \$ - | \$ - | \$ 2,784,600 | \$ 17,509,915 | \$ 17,947,663 | \$ 18,396,354 | \$ 18,856,263 | \$ 19,327,670 | \$ 19,810,862 | \$ 20,306,133 | \$ 20,813,787 | \$ 21,334,131 | \$ 21,867,484 | \$ 22,414,172 | \$ 22,974,526 | \$ 23,548,889 | \$ 24,137,611 | \$ 24,741,052 | \$ 25,359,578 |
| Incremental Difference (New TV - Base TV)   |               |               | \$ - | \$ - | \$ - | \$ 2,784,600 | \$ 17,509,915 | \$ 17,947,663 | \$ 18,396,354 | \$ 18,856,263 | \$ 19,327,670 | \$ 19,810,862 | \$ 20,306,133 | \$ 20,813,787 | \$ 21,334,131 | \$ 21,867,484 | \$ 22,414,172 | \$ 22,974,526 | \$ 23,548,889 | \$ 24,137,611 | \$ 24,741,052 | \$ 25,359,578 |

| School Capture            | Millage Rate |      |      |      |      |           |           |           |           |           |           |           |           |           |            |            |            |            |            |            |            |            |
|---------------------------|--------------|------|------|------|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|
| State Education Tax (SET) | 6.0000       | \$ - | \$ - | \$ - | \$ - | \$ 3,342  | \$ 21,012 | \$ 21,537 | \$ 22,076 | \$ 22,628 | \$ 23,193 | \$ 23,773 | \$ 24,367 | \$ 24,977 | \$ 25,601  | \$ 26,241  | \$ 26,897  | \$ 27,569  | \$ 28,259  | \$ 28,965  | \$ 29,689  | \$ 30,431  |
| School Operating Tax      | 17.8293      | \$ - | \$ - | \$ - | \$ - | \$ 9,929  | \$ 62,438 | \$ 63,999 | \$ 65,599 | \$ 67,239 | \$ 68,920 | \$ 70,643 | \$ 72,409 | \$ 74,219 | \$ 76,075  | \$ 77,976  | \$ 79,926  | \$ 81,924  | \$ 83,972  | \$ 86,071  | \$ 88,223  | \$ 90,429  |
| School Total              | 23.8293      | \$ - | \$ - | \$ - | \$ - | \$ 13,271 | \$ 83,450 | \$ 85,536 | \$ 87,674 | \$ 89,866 | \$ 92,113 | \$ 94,416 | \$ 96,776 | \$ 99,196 | \$ 101,675 | \$ 104,217 | \$ 106,823 | \$ 109,493 | \$ 112,231 | \$ 115,036 | \$ 117,912 | \$ 120,860 |

| Local Capture            | Millage Rate |      |      |      |      |           |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|--------------------------|--------------|------|------|------|------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| MRS HL OPERATING         | 17.1629      | \$ - | \$ - | \$ - | \$ - | \$ 9,558  | \$ 60,104  | \$ 61,607  | \$ 63,147  | \$ 64,726  | \$ 66,344  | \$ 68,002  | \$ 69,702  | \$ 71,445  | \$ 73,231  | \$ 75,062  | \$ 76,938  | \$ 78,862  | \$ 80,833  | \$ 82,854  | \$ 84,926  | \$ 87,049  |
| MRS HL BLDG/SITE         | 0.9978       | \$ - | \$ - | \$ - | \$ - | \$ 556    | \$ 3,494   | \$ 3,582   | \$ 3,671   | \$ 3,763   | \$ 3,857   | \$ 3,953   | \$ 4,052   | \$ 4,154   | \$ 4,257   | \$ 4,364   | \$ 4,473   | \$ 4,585   | \$ 4,699   | \$ 4,817   | \$ 4,937   | \$ 5,061   |
| MARSHALL LIBRARY         | 1.6499       | \$ - | \$ - | \$ - | \$ - | \$ 919    | \$ 5,778   | \$ 5,922   | \$ 6,070   | \$ 6,222   | \$ 6,378   | \$ 6,537   | \$ 6,701   | \$ 6,868   | \$ 7,040   | \$ 7,216   | \$ 7,396   | \$ 7,581   | \$ 7,771   | \$ 7,965   | \$ 8,164   | \$ 8,368   |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ - | \$ - | \$ - | \$ - | \$ 1,481  | \$ 9,315   | \$ 9,548   | \$ 9,787   | \$ 10,032  | \$ 10,282  | \$ 10,539  | \$ 10,803  | \$ 11,073  | \$ 11,350  | \$ 11,634  | \$ 11,924  | \$ 12,222  | \$ 12,528  | \$ 12,841  | \$ 13,162  | \$ 13,491  |
| KELLOGG COLLEGE          | 3.6109       | \$ - | \$ - | \$ - | \$ - | \$ 2,011  | \$ 12,645  | \$ 12,961  | \$ 13,285  | \$ 13,618  | \$ 13,958  | \$ 14,307  | \$ 14,665  | \$ 15,031  | \$ 15,407  | \$ 15,792  | \$ 16,187  | \$ 16,592  | \$ 17,007  | \$ 17,432  | \$ 17,867  | \$ 18,314  |
| SENIOR CITIZENS          | 0.7439       | \$ - | \$ - | \$ - | \$ - | \$ 414    | \$ 2,605   | \$ 2,670   | \$ 2,737   | \$ 2,805   | \$ 2,876   | \$ 2,947   | \$ 3,021   | \$ 3,097   | \$ 3,174   | \$ 3,253   | \$ 3,335   | \$ 3,418   | \$ 3,504   | \$ 3,591   | \$ 3,681   | \$ 3,773   |
| MEDICAL FACILITY         | 0.2481       | \$ - | \$ - | \$ - | \$ - | \$ 138    | \$ 869     | \$ 891     | \$ 913     | \$ 936     | \$ 959     | \$ 983     | \$ 1,008   | \$ 1,033   | \$ 1,059   | \$ 1,085   | \$ 1,112   | \$ 1,140   | \$ 1,168   | \$ 1,198   | \$ 1,228   | \$ 1,258   |
| 911 DISPATCH             | 0.9799       | \$ - | \$ - | \$ - | \$ - | \$ 546    | \$ 3,432   | \$ 3,517   | \$ 3,605   | \$ 3,695   | \$ 3,788   | \$ 3,883   | \$ 3,980   | \$ 4,079   | \$ 4,181   | \$ 4,286   | \$ 4,393   | \$ 4,503   | \$ 4,615   | \$ 4,730   | \$ 4,849   | \$ 4,970   |
| AMBULANCE                | 0.6973       | \$ - | \$ - | \$ - | \$ - | \$ 388    | \$ 2,442   | \$ 2,503   | \$ 2,566   | \$ 2,630   | \$ 2,695   | \$ 2,763   | \$ 2,832   | \$ 2,903   | \$ 2,975   | \$ 3,050   | \$ 3,126   | \$ 3,204   | \$ 3,284   | \$ 3,366   | \$ 3,450   | \$ 3,537   |
| LEAF/BRUSH               | 0.7500       | \$ - | \$ - | \$ - | \$ - | \$ 418    | \$ 2,626   | \$ 2,692   | \$ 2,759   | \$ 2,828   | \$ 2,899   | \$ 2,972   | \$ 3,046   | \$ 3,122   | \$ 3,200   | \$ 3,280   | \$ 3,362   | \$ 3,446   | \$ 3,532   | \$ 3,621   | \$ 3,711   | \$ 3,804   |
| RECREATION               | 0.9020       | \$ - | \$ - | \$ - | \$ - | \$ 502    | \$ 3,159   | \$ 3,238   | \$ 3,319   | \$ 3,402   | \$ 3,487   | \$ 3,574   | \$ 3,663   | \$ 3,755   | \$ 3,849   | \$ 3,945   | \$ 4,044   | \$ 4,145   | \$ 4,248   | \$ 4,354   | \$ 4,463   | \$ 4,575   |
| COUNTY VETERANS          | 0.0999       | \$ - | \$ - | \$ - | \$ - | \$ 56     | \$ 350     | \$ 359     | \$ 368     | \$ 377     | \$ 386     | \$ 396     | \$ 406     | \$ 416     | \$ 426     | \$ 437     | \$ 448     | \$ 459     | \$ 471     | \$ 482     | \$ 494     | \$ 507     |
| CALHOUN ISD              | 6.1919       | \$ - | \$ - | \$ - | \$ - | \$ 3,448  | \$ 21,684  | \$ 22,226  | \$ 22,782  | \$ 23,351  | \$ 23,935  | \$ 24,533  | \$ 25,147  | \$ 25,775  | \$ 26,420  | \$ 27,080  | \$ 27,757  | \$ 28,451  | \$ 29,162  | \$ 29,892  | \$ 30,639  | \$ 31,405  |
| COUNTY PARKS             | 0.2000       | \$ - | \$ - | \$ - | \$ - | \$ 111    | \$ 700     | \$ 718     | \$ 736     | \$ 754     | \$ 773     | \$ 792     | \$ 812     | \$ 833     | \$ 853     | \$ 875     | \$ 897     | \$ 919     | \$ 942     | \$ 966     | \$ 990     | \$ 1,014   |
| CALHOUN COUNTY           | 5.3692       | \$ - | \$ - | \$ - | \$ - | \$ 2,990  | \$ 18,803  | \$ 19,273  | \$ 19,755  | \$ 20,249  | \$ 20,755  | \$ 21,274  | \$ 21,806  | \$ 22,351  | \$ 22,909  | \$ 23,482  | \$ 24,069  | \$ 24,671  | \$ 25,288  | \$ 25,920  | \$ 26,568  | \$ 27,232  |
| Local Total              | 42.2637      | \$ - | \$ - | \$ - | \$ - | \$ 23,537 | \$ 148,007 | \$ 151,707 | \$ 155,500 | \$ 159,387 | \$ 163,372 | \$ 167,456 | \$ 171,642 | \$ 175,934 | \$ 180,332 | \$ 184,840 | \$ 189,461 | \$ 194,198 | \$ 199,053 | \$ 204,029 | \$ 209,130 | \$ 214,358 |

| Non-Capturable Millages     | Millage Rate |      |      |      |      |           |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|-----------------------------|--------------|------|------|------|------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Road Debt - Shown at 100%   | 2.0000       | \$ - | \$ - | \$ - | \$ - | \$ 5,569  | \$ 35,020  | \$ 35,895  | \$ 36,793  | \$ 37,713  | \$ 38,655  | \$ 39,622  | \$ 40,612  | \$ 41,628  | \$ 42,668  | \$ 43,735  | \$ 44,828  | \$ 45,949  | \$ 47,098  | \$ 48,275  | \$ 49,482  | \$ 50,719  |
| MRS HL DEBT - Shown at 100% | 4.0000       | \$ - | \$ - | \$ - | \$ - | \$ 11,138 | \$ 70,040  | \$ 71,791  | \$ 73,585  | \$ 75,425  | \$ 77,311  | \$ 79,243  | \$ 81,225  | \$ 83,255  | \$ 85,337  | \$ 87,470  | \$ 89,657  | \$ 91,898  | \$ 94,196  | \$ 96,550  | \$ 98,964  | \$ 101,438 |
| Total Non-Capturable Taxes  | 6.0000       | \$ - | \$ - | \$ - | \$ - | \$ 16,708 | \$ 105,059 | \$ 107,686 | \$ 110,378 | \$ 113,138 | \$ 115,966 | \$ 118,865 | \$ 121,837 | \$ 124,883 | \$ 128,005 | \$ 131,205 | \$ 134,485 | \$ 137,847 | \$ 141,293 | \$ 144,826 | \$ 148,446 | \$ 152,157 |

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ - \$ - \$ 53,516 \$ 336,516 \$ 344,929 \$ 353,552 \$ 362,391 \$ 371,451 \$ 380,737 \$ 390,255 \$ 400,012 \$ 410,012 \$ 420,262 \$ 430,769 \$ 441,538 \$ 452,577 \$ 463,891 \$ 475,488 \$ 487,376

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase II Build-out reflected with 20% passthrough figures above

| Tax Increment Revenue Passthrough Estimates                     |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
|-----------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------|---------------|------|
| Marshall River Development - Phase II                           |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| 440 West Hughes Street                                          |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Marshall, Michigan                                              |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| June 25, 2026                                                   |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Estimated Taxable Value (TV) Increase Rate:                     |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
|                                                                 | Plan Year     | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31         | TOTAL         |      |
| Calendar Year                                                   | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |            |               |      |
| *Base Taxable Value                                             | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -       | \$ -          | \$ - |
| Estimated New TV                                                | \$ 25,993,567 | \$ 26,643,406 | \$ 27,309,492 | \$ 27,992,229 | \$ 28,692,035 | \$ 29,409,335 | \$ 30,144,569 | \$ 30,898,183 | \$ 31,670,638 | \$ 32,462,404 | \$ 33,273,964 |            | \$ 33,273,964 |      |
| Incremental Difference (New TV - Base TV)                       | \$ 25,993,567 | \$ 26,643,406 | \$ 27,309,492 | \$ 27,992,229 | \$ 28,692,035 | \$ 29,409,335 | \$ 30,144,569 | \$ 30,898,183 | \$ 31,670,638 | \$ 32,462,404 | \$ 33,273,964 |            | \$ 33,273,964 |      |
|                                                                 |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| School Capture                                                  | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |               |      |
| State Education Tax (SET)                                       | 6.0000        | \$ 31,192     | \$ 31,972     | \$ 32,771     | \$ 33,591     | \$ 34,430     | \$ 35,291     | \$ 36,173     | \$ 37,078     | \$ 38,005     | \$ 38,955     | \$ 39,929  | \$ 799,945    |      |
| School Operating Tax                                            | 17.8293       | \$ 92,689     | \$ 95,007     | \$ 97,382     | \$ 99,816     | \$ 102,312    | \$ 104,870    | \$ 107,491    | \$ 110,179    | \$ 112,933    | \$ 115,756    | \$ 118,650 | \$ 2,377,075  |      |
| School Total                                                    | 23.8293       | \$ 123,882    | \$ 126,979    | \$ 130,153    | \$ 133,407    | \$ 136,742    | \$ 140,161    | \$ 143,665    | \$ 147,256    | \$ 150,938    | \$ 154,711    | \$ 158,579 | \$ 3,177,020  |      |
|                                                                 |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Local Capture                                                   | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |               |      |
| MRS HL OPERATING                                                | 17.1629       | \$ 89,225     | \$ 91,456     | \$ 93,742     | \$ 96,086     | \$ 98,488     | \$ 100,950    | \$ 103,474    | \$ 106,060    | \$ 108,712    | \$ 111,430    | \$ 114,216 | \$ 2,288,228  |      |
| MRS HL BLDG/SITE                                                | 0.9978        | \$ 5,187      | \$ 5,317      | \$ 5,450      | \$ 5,586      | \$ 5,726      | \$ 5,869      | \$ 6,016      | \$ 6,166      | \$ 6,320      | \$ 6,478      | \$ 6,640   | \$ 133,031    |      |
| MARSHALL LIBRARY                                                | 1.6499        | \$ 8,577      | \$ 8,792      | \$ 9,012      | \$ 9,237      | \$ 9,468      | \$ 9,704      | \$ 9,947      | \$ 10,196     | \$ 10,451     | \$ 10,712     | \$ 10,980  | \$ 219,971    |      |
| TACC - TRANSIT AUTHORITY                                        | 2.6600        | \$ 13,829     | \$ 14,174     | \$ 14,529     | \$ 14,892     | \$ 15,264     | \$ 15,646     | \$ 16,037     | \$ 16,438     | \$ 16,849     | \$ 17,270     | \$ 17,702  | \$ 354,642    |      |
| KELLOGG COLLEGE                                                 | 3.6109        | \$ 18,772     | \$ 19,241     | \$ 19,722     | \$ 20,215     | \$ 20,721     | \$ 21,239     | \$ 21,770     | \$ 22,314     | \$ 22,872     | \$ 23,444     | \$ 24,030  | \$ 481,420    |      |
| SENIOR CITIZENS                                                 | 0.7439        | \$ 3,867      | \$ 3,964      | \$ 4,063      | \$ 4,165      | \$ 4,269      | \$ 4,376      | \$ 4,485      | \$ 4,597      | \$ 4,712      | \$ 4,830      | \$ 4,951   | \$ 99,180     |      |
| MEDICAL FACILITY                                                | 0.2481        | \$ 1,290      | \$ 1,322      | \$ 1,355      | \$ 1,389      | \$ 1,424      | \$ 1,459      | \$ 1,496      | \$ 1,533      | \$ 1,571      | \$ 1,611      | \$ 1,651   | \$ 33,078     |      |
| 911 DISPATCH                                                    | 0.9799        | \$ 5,094      | \$ 5,222      | \$ 5,352      | \$ 5,486      | \$ 5,623      | \$ 5,764      | \$ 5,908      | \$ 6,055      | \$ 6,207      | \$ 6,362      | \$ 6,521   | \$ 130,644    |      |
| AMBULANCE                                                       | 0.6973        | \$ 3,625      | \$ 3,716      | \$ 3,809      | \$ 3,904      | \$ 4,001      | \$ 4,101      | \$ 4,204      | \$ 4,309      | \$ 4,417      | \$ 4,527      | \$ 4,640   | \$ 92,967     |      |
| LEAF/BRUSH                                                      | 0.7500        | \$ 3,899      | \$ 3,997      | \$ 4,096      | \$ 4,199      | \$ 4,304      | \$ 4,411      | \$ 4,522      | \$ 4,635      | \$ 4,751      | \$ 4,869      | \$ 4,991   | \$ 99,993     |      |
| RECREATION                                                      | 0.9020        | \$ 4,689      | \$ 4,806      | \$ 4,927      | \$ 5,050      | \$ 5,176      | \$ 5,305      | \$ 5,438      | \$ 5,574      | \$ 5,713      | \$ 5,856      | \$ 6,003   | \$ 120,258    |      |
| COUNTY VETERANS                                                 | 0.0999        | \$ 519        | \$ 532        | \$ 546        | \$ 559        | \$ 573        | \$ 588        | \$ 602        | \$ 617        | \$ 633        | \$ 649        | \$ 665     | \$ 13,319     |      |
| CALHOUN ISD                                                     | 6.1919        | \$ 32,190     | \$ 32,995     | \$ 33,820     | \$ 34,665     | \$ 35,532     | \$ 36,420     | \$ 37,330     | \$ 38,264     | \$ 39,220     | \$ 40,201     | \$ 41,206  | \$ 825,530    |      |
| COUNTY PARKS                                                    | 0.2000        | \$ 1,040      | \$ 1,066      | \$ 1,092      | \$ 1,120      | \$ 1,148      | \$ 1,176      | \$ 1,206      | \$ 1,236      | \$ 1,267      | \$ 1,298      | \$ 1,331   | \$ 26,665     |      |
| CALHOUN COUNTY                                                  | 5.3692        | \$ 27,913     | \$ 28,611     | \$ 29,326     | \$ 30,059     | \$ 30,811     | \$ 31,581     | \$ 32,370     | \$ 33,180     | \$ 34,009     | \$ 34,859     | \$ 35,731  | \$ 715,844    |      |
| Local Total                                                     | 42.2637       | \$ 219,717    | \$ 225,210    | \$ 230,840    | \$ 236,611    | \$ 242,526    | \$ 248,589    | \$ 254,804    | \$ 261,174    | \$ 267,704    | \$ 274,396    | \$ 281,256 | \$ 5,634,770  |      |
|                                                                 |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Non-Capturable Millages                                         | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Road Debt - Shown at 100%                                       | 2.0000        | \$ 51,987     | \$ 53,287     | \$ 54,619     | \$ 55,984     | \$ 57,384     | \$ 58,819     | \$ 60,289     | \$ 61,796     | \$ 63,341     | \$ 64,925     | \$ 66,548  | \$ 1,333,241  |      |
| MRS HL DEBT - Shown at 100%                                     | 4.0000        | \$ 103,974    | \$ 106,574    | \$ 109,238    | \$ 111,969    | \$ 114,768    | \$ 117,637    | \$ 120,578    | \$ 123,593    | \$ 126,683    | \$ 129,850    | \$ 133,096 | \$ 2,666,482  |      |
| Total Non-Capturable Taxes                                      | 6.0000        | \$ 155,961    | \$ 159,860    | \$ 163,857    | \$ 167,953    | \$ 172,152    | \$ 176,456    | \$ 180,867    | \$ 185,389    | \$ 190,024    | \$ 194,774    | \$ 199,644 | \$ 3,999,723  |      |
|                                                                 |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Total Non-Captured Incremental Revenues Generated               | \$            | 499,560       | \$ 512,049    | \$ 524,850    | \$ 537,971    | \$ 551,421    | \$ 565,206    | \$ 579,336    | \$ 593,820    | \$ 608,665    | \$ 623,882    | \$ 639,479 | \$ 12,811,513 |      |
|                                                                 |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Footnotes:                                                      |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Assumes proposed build-out and 2.5% inflation thereafter        |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Phase II Build-out reflected with 20% passthrough figures above |               |               |               |               |               |               |               |               |               |               |               |            |               |      |

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase III  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

| Plan Year                                 | 0    | 1    | 2    | 3    | 4    | 5    | 6            | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            |
|-------------------------------------------|------|------|------|------|------|------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032         | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          |
| *Base Taxable Value                       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                          |      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,446,300 | \$ 15,989,758 | \$ 16,389,501 | \$ 16,799,239 | \$ 17,219,220 | \$ 17,649,700 | \$ 18,090,943 | \$ 18,543,217 | \$ 19,006,797 | \$ 19,481,967 | \$ 19,969,016 | \$ 20,468,241 | \$ 20,979,947 |
| Incremental Difference (New TV - Base TV) |      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,446,300 | \$ 15,989,758 | \$ 16,389,501 | \$ 16,799,239 | \$ 17,219,220 | \$ 17,649,700 | \$ 18,090,943 | \$ 18,543,217 | \$ 19,006,797 | \$ 19,481,967 | \$ 19,969,016 | \$ 20,468,241 | \$ 20,979,947 |

| School Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|---------------------------|--------------|----|---|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| State Education Tax (SET) | 6.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 6,942  | \$ | 76,751  | \$ | 78,670  | \$ | 80,636  | \$ | 82,652  | \$ | 84,719  | \$ | 86,837  | \$ | 89,007  | \$ | 91,233  | \$ | 93,513  | \$ | 95,851  | \$ | 98,248  | \$ | 100,704 |
| School Operating Tax      | 17.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 20,629 | \$ | 228,069 | \$ | 233,771 | \$ | 239,615 | \$ | 245,605 | \$ | 251,745 | \$ | 258,039 | \$ | 264,490 | \$ | 271,102 | \$ | 277,880 | \$ | 284,827 | \$ | 291,948 | \$ | 299,246 |
| School Total              | 23.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 27,571 | \$ | 304,820 | \$ | 312,440 | \$ | 320,251 | \$ | 328,258 | \$ | 336,464 | \$ | 344,876 | \$ | 353,497 | \$ | 362,335 | \$ | 371,393 | \$ | 380,678 | \$ | 390,195 | \$ | 399,950 |

| Local Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|--------------------------|--------------|----|---|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| MRS HL OPERATING         | 17.1629      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 19,858 | \$ | 219,544 | \$ | 225,033 | \$ | 230,659 | \$ | 236,425 | \$ | 242,336 | \$ | 248,394 | \$ | 254,604 | \$ | 260,969 | \$ | 267,494 | \$ | 274,181 | \$ | 281,036 | \$ | 288,061 |
| MRS HL BLDG/SITE         | 0.9978       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,154  | \$ | 12,764  | \$ | 13,083  | \$ | 13,410  | \$ | 13,745  | \$ | 14,089  | \$ | 14,441  | \$ | 14,802  | \$ | 15,172  | \$ | 15,551  | \$ | 15,940  | \$ | 16,339  | \$ | 16,747  |
| MARSHALL LIBRARY         | 1.6499       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,909  | \$ | 21,105  | \$ | 21,633  | \$ | 22,174  | \$ | 22,728  | \$ | 23,296  | \$ | 23,879  | \$ | 24,476  | \$ | 25,087  | \$ | 25,715  | \$ | 26,358  | \$ | 27,016  | \$ | 27,692  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 3,078  | \$ | 34,026  | \$ | 34,877  | \$ | 35,749  | \$ | 36,643  | \$ | 37,559  | \$ | 38,498  | \$ | 39,460  | \$ | 40,446  | \$ | 41,458  | \$ | 42,494  | \$ | 43,556  | \$ | 44,645  |
| KELLOGG COLLEGE          | 3.6109       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 4,178  | \$ | 46,190  | \$ | 47,345  | \$ | 48,528  | \$ | 49,742  | \$ | 50,985  | \$ | 52,260  | \$ | 53,566  | \$ | 54,905  | \$ | 56,278  | \$ | 57,685  | \$ | 59,127  | \$ | 60,605  |
| SENIOR CITIZENS          | 0.7439       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 861    | \$ | 9,516   | \$ | 9,754   | \$ | 9,998   | \$ | 10,248  | \$ | 10,504  | \$ | 10,766  | \$ | 11,035  | \$ | 11,311  | \$ | 11,594  | \$ | 11,884  | \$ | 12,181  | \$ | 12,486  |
| MEDICAL FACILITY         | 0.2481       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 287    | \$ | 3,174   | \$ | 3,253   | \$ | 3,334   | \$ | 3,418   | \$ | 3,503   | \$ | 3,591   | \$ | 3,680   | \$ | 3,772   | \$ | 3,867   | \$ | 3,963   | \$ | 4,063   | \$ | 4,164   |
| 911 DISPATCH             | 0.9799       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,134  | \$ | 12,535  | \$ | 12,848  | \$ | 13,169  | \$ | 13,498  | \$ | 13,836  | \$ | 14,182  | \$ | 14,536  | \$ | 14,900  | \$ | 15,272  | \$ | 15,654  | \$ | 16,045  | \$ | 16,447  |
| AMBULANCE                | 0.6973       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 807    | \$ | 8,920   | \$ | 9,143   | \$ | 9,371   | \$ | 9,606   | \$ | 9,846   | \$ | 10,092  | \$ | 10,344  | \$ | 10,603  | \$ | 10,868  | \$ | 11,140  | \$ | 11,418  | \$ | 11,703  |
| LEAF/BRUSH               | 0.7500       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 868    | \$ | 9,594   | \$ | 9,834   | \$ | 10,080  | \$ | 10,332  | \$ | 10,590  | \$ | 10,855  | \$ | 11,126  | \$ | 11,404  | \$ | 11,689  | \$ | 11,981  | \$ | 12,281  | \$ | 12,588  |
| RECREATION               | 0.9020       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,044  | \$ | 11,538  | \$ | 11,827  | \$ | 12,122  | \$ | 12,425  | \$ | 12,736  | \$ | 13,054  | \$ | 13,381  | \$ | 13,715  | \$ | 14,058  | \$ | 14,410  | \$ | 14,770  | \$ | 15,139  |
| COUNTY VETERANS          | 0.0999       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 116    | \$ | 1,278   | \$ | 1,310   | \$ | 1,343   | \$ | 1,376   | \$ | 1,411   | \$ | 1,446   | \$ | 1,482   | \$ | 1,519   | \$ | 1,557   | \$ | 1,596   | \$ | 1,636   | \$ | 1,677   |
| CALHOUN ISD              | 6.1919       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 7,164  | \$ | 79,206  | \$ | 81,186  | \$ | 83,215  | \$ | 85,296  | \$ | 87,428  | \$ | 89,614  | \$ | 91,854  | \$ | 94,151  | \$ | 96,504  | \$ | 98,917  | \$ | 101,390 | \$ | 103,925 |
| COUNTY PARKS             | 0.2000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 231    | \$ | 2,558   | \$ | 2,622   | \$ | 2,688   | \$ | 2,755   | \$ | 2,824   | \$ | 2,895   | \$ | 2,967   | \$ | 3,041   | \$ | 3,117   | \$ | 3,195   | \$ | 3,275   | \$ | 3,357   |
| CALHOUN COUNTY           | 5.3692       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 6,212  | \$ | 68,682  | \$ | 70,399  | \$ | 72,159  | \$ | 73,963  | \$ | 75,812  | \$ | 77,707  | \$ | 79,650  | \$ | 81,641  | \$ | 83,682  | \$ | 85,774  | \$ | 87,918  | \$ | 90,116  |
| Local Total              | 42.2637      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 48,901 | \$ | 540,629 | \$ | 554,145 | \$ | 567,998 | \$ | 582,198 | \$ | 596,753 | \$ | 611,672 | \$ | 626,964 | \$ | 642,638 | \$ | 658,704 | \$ | 675,172 | \$ | 692,051 | \$ | 709,352 |

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 76,472 \$ 845,449 \$ 866,585 \$ 888,250 \$ 910,456 \$ 933,217 \$ 956,548 \$ 980,461 \$ 1,004,973 \$ 1,030,097 \$ 1,055,850 \$ 1,082,246 \$ 1,109,302

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase III Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase III  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

|                                                         | Plan Year                                 | 19            | 20            | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31            | TOTAL         |
|---------------------------------------------------------|-------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                                         | Calendar Year                             | 2045          | 2046          | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |               |
|                                                         | *Base Taxable Value                       | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
|                                                         | Estimated New TV                          | \$ 21,504,446 | \$ 22,042,057 | \$ 22,593,109 | \$ 23,157,936 | \$ 23,736,885 | \$ 24,330,307 | \$ 24,938,565 | \$ 25,562,029 | \$ 26,201,080 | \$ 26,856,107 | \$ 27,527,509 | \$ 28,215,697 | \$ 28,921,089 | \$ 28,921,089 |
|                                                         | Incremental Difference (New TV - Base TV) | \$ 21,504,446 | \$ 22,042,057 | \$ 22,593,109 | \$ 23,157,936 | \$ 23,736,885 | \$ 24,330,307 | \$ 24,938,565 | \$ 25,562,029 | \$ 26,201,080 | \$ 26,856,107 | \$ 27,527,509 | \$ 28,215,697 | \$ 28,921,089 | \$ 28,921,089 |
|                                                         |                                           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| School Capture                                          | Millage Rate                              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| State Education Tax (SET)                               | 6.0000                                    | \$ 103,221    | \$ 105,802    | \$ 108,447    | \$ 111,158    | \$ 113,937    | \$ 116,785    | \$ 119,705    | \$ 122,698    | \$ 125,765    | \$ 128,909    | \$ 132,132    | \$ 135,435    | \$ 138,821    | \$ 2,628,579  |
| School Operating Tax                                    | 17.8293                                   | \$ 306,727    | \$ 314,396    | \$ 322,255    | \$ 330,312    | \$ 338,570    | \$ 347,034    | \$ 355,710    | \$ 364,602    | \$ 373,718    | \$ 383,060    | \$ 392,637    | \$ 402,453    | \$ 412,514    | \$ 7,810,954  |
| School Total                                            | 23.8293                                   | \$ 409,949    | \$ 420,197    | \$ 430,702    | \$ 441,470    | \$ 452,507    | \$ 463,819    | \$ 475,415    | \$ 487,300    | \$ 499,483    | \$ 511,970    | \$ 524,769    | \$ 537,888    | \$ 551,335    | \$ 10,439,534 |
|                                                         |                                           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Local Capture                                           | Millage Rate                              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| MRS HL OPERATING                                        | 17.1629                                   | \$ 295,263    | \$ 302,645    | \$ 310,211    | \$ 317,966    | \$ 325,915    | \$ 334,063    | \$ 342,414    | \$ 350,975    | \$ 359,749    | \$ 368,743    | \$ 377,962    | \$ 387,411    | \$ 397,096    | \$ 7,519,007  |
| MRS HL BLDG/SITE                                        | 0.9978                                    | \$ 17,166     | \$ 17,595     | \$ 18,035     | \$ 18,486     | \$ 18,948     | \$ 19,421     | \$ 19,907     | \$ 20,405     | \$ 20,915     | \$ 21,438     | \$ 21,974     | \$ 22,523     | \$ 23,086     | \$ 437,133    |
| MARSHALL LIBRARY                                        | 1.6499                                    | \$ 28,384     | \$ 29,094     | \$ 29,821     | \$ 30,567     | \$ 31,331     | \$ 32,114     | \$ 32,917     | \$ 33,740     | \$ 34,583     | \$ 35,448     | \$ 36,334     | \$ 37,242     | \$ 38,174     | \$ 722,815    |
| TACC - TRANSIT AUTHORITY                                | 2.6600                                    | \$ 45,761     | \$ 46,905     | \$ 48,078     | \$ 49,280     | \$ 50,512     | \$ 51,775     | \$ 53,069     | \$ 54,396     | \$ 55,756     | \$ 57,150     | \$ 58,579     | \$ 60,043     | \$ 61,544     | \$ 1,165,337  |
| KELLOGG COLLEGE                                         | 3.6109                                    | \$ 62,120     | \$ 63,673     | \$ 65,265     | \$ 66,897     | \$ 68,569     | \$ 70,283     | \$ 72,041     | \$ 73,842     | \$ 75,688     | \$ 77,580     | \$ 79,519     | \$ 81,507     | \$ 83,545     | \$ 1,581,923  |
| SENIOR CITIZENS                                         | 0.7439                                    | \$ 12,798     | \$ 13,118     | \$ 13,446     | \$ 13,782     | \$ 14,126     | \$ 14,479     | \$ 14,841     | \$ 15,212     | \$ 15,593     | \$ 15,983     | \$ 16,382     | \$ 16,792     | \$ 17,212     | \$ 325,900    |
| MEDICAL FACILITY                                        | 0.2481                                    | \$ 4,268      | \$ 4,375      | \$ 4,484      | \$ 4,596      | \$ 4,711      | \$ 4,829      | \$ 4,950      | \$ 5,074      | \$ 5,200      | \$ 5,330      | \$ 5,464      | \$ 5,600      | \$ 5,740      | \$ 108,692    |
| 911 DISPATCH                                            | 0.9799                                    | \$ 16,858     | \$ 17,279     | \$ 17,711     | \$ 18,154     | \$ 18,608     | \$ 19,073     | \$ 19,550     | \$ 20,039     | \$ 20,540     | \$ 21,053     | \$ 21,579     | \$ 22,119     | \$ 22,672     | \$ 429,291    |
| AMBULANCE                                               | 0.6973                                    | \$ 11,996     | \$ 12,296     | \$ 12,603     | \$ 12,918     | \$ 13,241     | \$ 13,572     | \$ 13,912     | \$ 14,260     | \$ 14,616     | \$ 14,981     | \$ 15,356     | \$ 15,740     | \$ 16,133     | \$ 305,485    |
| LEAF/BRUSH                                              | 0.7500                                    | \$ 12,903     | \$ 13,225     | \$ 13,556     | \$ 13,895     | \$ 14,242     | \$ 14,598     | \$ 14,963     | \$ 15,337     | \$ 15,721     | \$ 16,114     | \$ 16,517     | \$ 16,929     | \$ 17,353     | \$ 328,572    |
| RECREATION                                              | 0.9020                                    | \$ 15,518     | \$ 15,906     | \$ 16,303     | \$ 16,711     | \$ 17,129     | \$ 17,557     | \$ 17,996     | \$ 18,446     | \$ 18,907     | \$ 19,379     | \$ 19,864     | \$ 20,360     | \$ 20,869     | \$ 395,163    |
| COUNTY VETERANS                                         | 0.0999                                    | \$ 1,719      | \$ 1,762      | \$ 1,806      | \$ 1,851      | \$ 1,897      | \$ 1,944      | \$ 1,993      | \$ 2,043      | \$ 2,094      | \$ 2,146      | \$ 2,200      | \$ 2,255      | \$ 2,311      | \$ 43,766     |
| CALHOUN ISD                                             | 6.1919                                    | \$ 106,523    | \$ 109,186    | \$ 111,915    | \$ 114,713    | \$ 117,581    | \$ 120,521    | \$ 123,534    | \$ 126,622    | \$ 129,788    | \$ 133,032    | \$ 136,358    | \$ 139,767    | \$ 143,261    | \$ 2,712,650  |
| COUNTY PARKS                                            | 0.2000                                    | \$ 3,441      | \$ 3,527      | \$ 3,615      | \$ 3,705      | \$ 3,798      | \$ 3,893      | \$ 3,990      | \$ 4,090      | \$ 4,192      | \$ 4,297      | \$ 4,404      | \$ 4,515      | \$ 4,627      | \$ 87,619     |
| CALHOUN COUNTY                                          | 5.3692                                    | \$ 92,369     | \$ 94,679     | \$ 97,046     | \$ 99,472     | \$ 101,958    | \$ 104,507    | \$ 107,120    | \$ 109,798    | \$ 112,543    | \$ 115,357    | \$ 118,241    | \$ 121,197    | \$ 124,226    | \$ 2,352,228  |
| Local Total                                             | 42.2637                                   | \$ 727,086    | \$ 745,263    | \$ 763,895    | \$ 782,992    | \$ 802,567    | \$ 822,631    | \$ 843,197    | \$ 864,277    | \$ 885,884    | \$ 908,031    | \$ 930,732    | \$ 954,000    | \$ 977,850    | \$ 18,515,580 |
|                                                         |                                           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Total Tax Increment Revenue (TIR) Available for Capture |                                           | \$ 1,137,035  | \$ 1,165,461  | \$ 1,194,597  | \$ 1,224,462  | \$ 1,255,074  | \$ 1,286,450  | \$ 1,318,612  | \$ 1,351,577  | \$ 1,385,366  | \$ 1,420,001  | \$ 1,455,501  | \$ 1,491,888  | \$ 1,529,185  | \$ 28,955,114 |

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase III Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates  
Marshall River Development - Phase III  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

| Estimated Taxable Value (TV) Increase Rate: |               | 2.5% per year |      |      |      |      |      |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------|---------------|---------------|------|------|------|------|------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                             | Plan Year     | 0             | 1    | 2    | 3    | 4    | 5    | 6            | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            | 19            | 20            |
|                                             | Calendar Year | 2026          | 2027 | 2028 | 2029 | 2030 | 2031 | 2032         | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          | 2045          | 2046          |
| *Base Taxable Value                         | \$            | -             | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                            | \$            | -             | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,446,300 | \$ 15,989,758 | \$ 16,389,501 | \$ 16,799,239 | \$ 17,219,220 | \$ 17,649,700 | \$ 18,090,943 | \$ 18,543,217 | \$ 19,006,797 | \$ 19,481,967 | \$ 19,969,016 | \$ 20,468,241 | \$ 20,979,947 | \$ 21,504,446 | \$ 22,042,057 |
| Incremental Difference (New TV - Base TV)   | \$            | -             | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,446,300 | \$ 15,989,758 | \$ 16,389,501 | \$ 16,799,239 | \$ 17,219,220 | \$ 17,649,700 | \$ 18,090,943 | \$ 18,543,217 | \$ 19,006,797 | \$ 19,481,967 | \$ 19,969,016 | \$ 20,468,241 | \$ 20,979,947 | \$ 21,504,446 | \$ 22,042,057 |

| School Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |   |    |       |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |         |    |         |
|---------------------------|--------------|----|---|----|---|----|---|----|---|----|---|----|-------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|---------|----|---------|
| State Education Tax (SET) | 6.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,736 | \$ | 19,188 | \$ | 19,667 | \$ | 20,159 | \$ | 20,663 | \$ | 21,180 | \$ | 21,709 | \$ | 22,252 | \$ | 22,808 | \$ | 23,378 | \$ | 23,963 | \$ | 24,562 | \$ | 25,176 | \$ | 25,805  | \$ | 26,450  |
| School Operating Tax      | 17.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 5,157 | \$ | 57,017 | \$ | 58,443 | \$ | 59,904 | \$ | 61,401 | \$ | 62,936 | \$ | 64,510 | \$ | 66,123 | \$ | 67,776 | \$ | 69,470 | \$ | 71,207 | \$ | 72,987 | \$ | 74,812 | \$ | 76,682  | \$ | 78,599  |
| School Total              | 23.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 6,893 | \$ | 76,205 | \$ | 78,110 | \$ | 80,063 | \$ | 82,064 | \$ | 84,116 | \$ | 86,219 | \$ | 88,374 | \$ | 90,584 | \$ | 92,848 | \$ | 95,170 | \$ | 97,549 | \$ | 99,987 | \$ | 102,487 | \$ | 105,049 |

| Local Capture            |         | Millage Rate |   |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|--------------------------|---------|--------------|---|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| MRSHL OPERATING          | 17.1629 | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 4,965  | \$ | 54,886  | \$ | 56,258  | \$ | 57,665  | \$ | 59,106  | \$ | 60,584  | \$ | 62,099  | \$ | 63,651  | \$ | 65,242  | \$ | 66,873  | \$ | 68,545  | \$ | 70,259  | \$ | 72,015  | \$ | 73,816  | \$ | 75,661  |
| MRSHL BLDG/SITE          | 0.9978  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 289    | \$ | 3,191   | \$ | 3,271   | \$ | 3,352   | \$ | 3,436   | \$ | 3,522   | \$ | 3,610   | \$ | 3,700   | \$ | 3,793   | \$ | 3,888   | \$ | 3,985   | \$ | 4,085   | \$ | 4,187   | \$ | 4,291   | \$ | 4,399   |
| MARSHALL LIBRARY         | 1.6499  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 477    | \$ | 5,276   | \$ | 5,408   | \$ | 5,543   | \$ | 5,682   | \$ | 5,824   | \$ | 5,970   | \$ | 6,119   | \$ | 6,272   | \$ | 6,429   | \$ | 6,589   | \$ | 6,754   | \$ | 6,923   | \$ | 7,096   | \$ | 7,273   |
| TACC - TRANSIT AUTHORITY | 2.6600  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 769    | \$ | 8,507   | \$ | 8,719   | \$ | 8,937   | \$ | 9,161   | \$ | 9,390   | \$ | 9,624   | \$ | 9,865   | \$ | 10,112  | \$ | 10,364  | \$ | 10,624  | \$ | 10,889  | \$ | 11,161  | \$ | 11,440  | \$ | 11,726  |
| KELLOGG COLLEGE          | 3.6109  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,044  | \$ | 11,547  | \$ | 11,836  | \$ | 12,132  | \$ | 12,435  | \$ | 12,746  | \$ | 13,065  | \$ | 13,392  | \$ | 13,726  | \$ | 14,069  | \$ | 14,421  | \$ | 14,782  | \$ | 15,151  | \$ | 15,530  | \$ | 15,918  |
| SENIOR CITIZENS          | 0.7439  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 215    | \$ | 2,379   | \$ | 2,438   | \$ | 2,499   | \$ | 2,562   | \$ | 2,626   | \$ | 2,692   | \$ | 2,759   | \$ | 2,828   | \$ | 2,899   | \$ | 2,971   | \$ | 3,045   | \$ | 3,121   | \$ | 3,199   | \$ | 3,279   |
| MEDICAL FACILITY         | 0.2481  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 72     | \$ | 793     | \$ | 813     | \$ | 834     | \$ | 854     | \$ | 876     | \$ | 898     | \$ | 920     | \$ | 943     | \$ | 967     | \$ | 991     | \$ | 1,016   | \$ | 1,041   | \$ | 1,067   | \$ | 1,094   |
| 911 DISPATCH             | 0.9799  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 283    | \$ | 3,134   | \$ | 3,212   | \$ | 3,292   | \$ | 3,375   | \$ | 3,459   | \$ | 3,545   | \$ | 3,634   | \$ | 3,725   | \$ | 3,818   | \$ | 3,914   | \$ | 4,011   | \$ | 4,112   | \$ | 4,214   | \$ | 4,320   |
| AMBULANCE                | 0.6973  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 202    | \$ | 2,230   | \$ | 2,286   | \$ | 2,343   | \$ | 2,401   | \$ | 2,461   | \$ | 2,523   | \$ | 2,586   | \$ | 2,651   | \$ | 2,717   | \$ | 2,785   | \$ | 2,855   | \$ | 2,926   | \$ | 2,999   | \$ | 3,074   |
| LEAF/BRUSH               | 0.7500  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 217    | \$ | 2,398   | \$ | 2,458   | \$ | 2,520   | \$ | 2,583   | \$ | 2,647   | \$ | 2,714   | \$ | 2,781   | \$ | 2,851   | \$ | 2,922   | \$ | 2,995   | \$ | 3,070   | \$ | 3,147   | \$ | 3,226   | \$ | 3,306   |
| RECREATION               | 0.9020  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 261    | \$ | 2,885   | \$ | 2,957   | \$ | 3,031   | \$ | 3,106   | \$ | 3,184   | \$ | 3,264   | \$ | 3,345   | \$ | 3,429   | \$ | 3,515   | \$ | 3,602   | \$ | 3,692   | \$ | 3,785   | \$ | 3,879   | \$ | 3,976   |
| COUNTY VETERANS          | 0.0999  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 29     | \$ | 319     | \$ | 327     | \$ | 336     | \$ | 344     | \$ | 353     | \$ | 361     | \$ | 370     | \$ | 380     | \$ | 389     | \$ | 399     | \$ | 409     | \$ | 419     | \$ | 430     | \$ | 440     |
| CALHOUN ISD              | 6.1919  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,791  | \$ | 19,801  | \$ | 20,296  | \$ | 20,804  | \$ | 21,324  | \$ | 21,857  | \$ | 22,403  | \$ | 22,964  | \$ | 23,538  | \$ | 24,126  | \$ | 24,729  | \$ | 25,347  | \$ | 25,981  | \$ | 26,631  | \$ | 27,296  |
| COUNTY PARKS             | 0.2000  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 58     | \$ | 640     | \$ | 656     | \$ | 672     | \$ | 689     | \$ | 706     | \$ | 724     | \$ | 742     | \$ | 760     | \$ | 779     | \$ | 799     | \$ | 819     | \$ | 839     | \$ | 860     | \$ | 882     |
| CALHOUN COUNTY           | 5.3692  | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,553  | \$ | 17,170  | \$ | 17,600  | \$ | 18,040  | \$ | 18,491  | \$ | 18,953  | \$ | 19,427  | \$ | 19,912  | \$ | 20,410  | \$ | 20,921  | \$ | 21,444  | \$ | 21,980  | \$ | 22,529  | \$ | 23,092  | \$ | 23,670  |
| Local Total              | 42.2637 | \$           | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 12,225 | \$ | 135,157 | \$ | 138,536 | \$ | 142,000 | \$ | 145,550 | \$ | 149,188 | \$ | 152,918 | \$ | 156,741 | \$ | 160,660 | \$ | 164,676 | \$ | 168,793 | \$ | 173,013 | \$ | 177,338 | \$ | 181,771 | \$ | 186,316 |

| Non-Capturable Millages    | Millage Rate |    |   |    |   |    |   |    |   |    |   |    |       |    |        |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|----------------------------|--------------|----|---|----|---|----|---|----|---|----|---|----|-------|----|--------|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| Road Debt - Shown at 100%  | 2.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 2,893 | \$ | 31,980 | \$ | 32,779 | \$ | 33,598  | \$ | 34,438  | \$ | 35,299  | \$ | 36,182  | \$ | 37,086  | \$ | 38,014  | \$ | 38,964  | \$ | 39,938  | \$ | 40,936  | \$ | 41,960  | \$ | 43,009  | \$ | 44,084  |
| MRSHL DEBT - Shown at 100% | 4.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 5,785 | \$ | 63,959 | \$ | 65,558 | \$ | 67,197  | \$ | 68,877  | \$ | 70,599  | \$ | 72,364  | \$ | 74,173  | \$ | 76,027  | \$ | 77,928  | \$ | 79,876  | \$ | 81,873  | \$ | 83,920  | \$ | 86,018  | \$ | 88,168  |
| Total Non-Capturable Taxes | 6.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 8,678 | \$ | 95,939 | \$ | 98,337 | \$ | 100,795 | \$ | 103,315 | \$ | 105,898 | \$ | 108,546 | \$ | 111,259 | \$ | 114,041 | \$ | 116,892 | \$ | 119,814 | \$ | 122,809 | \$ | 125,880 | \$ | 129,027 | \$ | 132,252 |

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 27,796 \$ 307,301 \$ 314,983 \$ 322,858 \$ 330,929 \$ 339,203 \$ 347,683 \$ 356,375 \$ 365,284 \$ 374,416 \$ 383,777 \$ 393,371 \$ 403,205 \$ 413,285 \$ 423,617

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase III Build-out reflected with 20% passthrough figures above



| Tax Increment Revenue Passthrough Estimates                      |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
|------------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------|---------------|------|
| Marshall River Development - Phase III                           |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| 440 West Hughes Street                                           |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Marshall, Michigan                                               |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| June 25, 2026                                                    |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Estimated Taxable Value (TV) Increase Rate:                      |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
|                                                                  | Plan Year     | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31         | TOTAL         |      |
| Calendar Year                                                    | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |            |               |      |
| *Base Taxable Value                                              | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -       | \$ -          | \$ - |
| Estimated New TV                                                 | \$ 22,593,109 | \$ 23,157,936 | \$ 23,736,885 | \$ 24,330,307 | \$ 24,938,565 | \$ 25,562,029 | \$ 26,201,080 | \$ 26,856,107 | \$ 27,527,509 | \$ 28,215,697 | \$ 28,921,089 |            | \$ 28,921,089 |      |
| Incremental Difference (New TV - Base TV)                        | \$ 22,593,109 | \$ 23,157,936 | \$ 23,736,885 | \$ 24,330,307 | \$ 24,938,565 | \$ 25,562,029 | \$ 26,201,080 | \$ 26,856,107 | \$ 27,527,509 | \$ 28,215,697 | \$ 28,921,089 |            | \$ 28,921,089 |      |
|                                                                  |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| School Capture                                                   | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |               |      |
| State Education Tax (SET)                                        | 6.0000        | \$ 27,112     | \$ 27,790     | \$ 28,484     | \$ 29,196     | \$ 29,926     | \$ 30,674     | \$ 31,441     | \$ 32,227     | \$ 33,033     | \$ 33,859     | \$ 34,705  | \$ 657,145    |      |
| School Operating Tax                                             | 17.8293       | \$ 80,564     | \$ 82,578     | \$ 84,642     | \$ 86,758     | \$ 88,927     | \$ 91,151     | \$ 93,429     | \$ 95,765     | \$ 98,159     | \$ 100,613    | \$ 103,129 | \$ 1,952,739  |      |
| School Total                                                     | 23.8293       | \$ 107,676    | \$ 110,367    | \$ 113,127    | \$ 115,955    | \$ 118,854    | \$ 121,825    | \$ 124,871    | \$ 127,992    | \$ 131,192    | \$ 134,472    | \$ 137,834 | \$ 2,609,883  |      |
|                                                                  |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Local Capture                                                    | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |               |      |
| MRS HL OPERATING                                                 | 17.1629       | \$ 77,553     | \$ 79,491     | \$ 81,479     | \$ 83,516     | \$ 85,604     | \$ 87,744     | \$ 89,937     | \$ 92,186     | \$ 94,490     | \$ 96,853     | \$ 99,274  | \$ 1,879,752  |      |
| MRS HL BLDG/SITE                                                 | 0.9978        | \$ 4,509      | \$ 4,621      | \$ 4,737      | \$ 4,855      | \$ 4,977      | \$ 5,101      | \$ 5,229      | \$ 5,359      | \$ 5,493      | \$ 5,631      | \$ 5,771   | \$ 109,283    |      |
| MARSHALL LIBRARY                                                 | 1.6499        | \$ 7,455      | \$ 7,642      | \$ 7,833      | \$ 8,029      | \$ 8,229      | \$ 8,435      | \$ 8,646      | \$ 8,862      | \$ 9,084      | \$ 9,311      | \$ 9,543   | \$ 180,704    |      |
| TACC - TRANSIT AUTHORITY                                         | 2.6600        | \$ 12,020     | \$ 12,320     | \$ 12,628     | \$ 12,944     | \$ 13,267     | \$ 13,599     | \$ 13,939     | \$ 14,287     | \$ 14,645     | \$ 15,011     | \$ 15,386  | \$ 291,334    |      |
| KELLOGG COLLEGE                                                  | 3.6109        | \$ 16,316     | \$ 16,724     | \$ 17,142     | \$ 17,571     | \$ 18,010     | \$ 18,460     | \$ 18,922     | \$ 19,395     | \$ 19,880     | \$ 20,377     | \$ 20,886  | \$ 395,481    |      |
| SENIOR CITIZENS                                                  | 0.7439        | \$ 3,361      | \$ 3,445      | \$ 3,532      | \$ 3,620      | \$ 3,710      | \$ 3,803      | \$ 3,898      | \$ 3,996      | \$ 4,096      | \$ 4,198      | \$ 4,303   | \$ 81,475     |      |
| MEDICAL FACILITY                                                 | 0.2481        | \$ 1,121      | \$ 1,149      | \$ 1,178      | \$ 1,207      | \$ 1,237      | \$ 1,268      | \$ 1,300      | \$ 1,333      | \$ 1,366      | \$ 1,400      | \$ 1,435   | \$ 27,173     |      |
| 911 DISPATCH                                                     | 0.9799        | \$ 4,428      | \$ 4,538      | \$ 4,652      | \$ 4,768      | \$ 4,887      | \$ 5,010      | \$ 5,135      | \$ 5,263      | \$ 5,395      | \$ 5,530      | \$ 5,668   | \$ 107,323    |      |
| AMBULANCE                                                        | 0.6973        | \$ 3,151      | \$ 3,230      | \$ 3,310      | \$ 3,393      | \$ 3,478      | \$ 3,565      | \$ 3,654      | \$ 3,745      | \$ 3,839      | \$ 3,935      | \$ 4,033   | \$ 76,371     |      |
| LEAF/BRUSH                                                       | 0.7500        | \$ 3,389      | \$ 3,474      | \$ 3,561      | \$ 3,650      | \$ 3,741      | \$ 3,834      | \$ 3,930      | \$ 4,028      | \$ 4,129      | \$ 4,232      | \$ 4,338   | \$ 82,143     |      |
| RECREATION                                                       | 0.9020        | \$ 4,076      | \$ 4,178      | \$ 4,282      | \$ 4,389      | \$ 4,499      | \$ 4,611      | \$ 4,727      | \$ 4,845      | \$ 4,966      | \$ 5,090      | \$ 5,217   | \$ 98,791     |      |
| COUNTY VETERANS                                                  | 0.0999        | \$ 451        | \$ 463        | \$ 474        | \$ 486        | \$ 498        | \$ 511        | \$ 523        | \$ 537        | \$ 550        | \$ 564        | \$ 578     | \$ 10,941     |      |
| CALHOUN ISD                                                      | 6.1919        | \$ 27,979     | \$ 28,678     | \$ 29,395     | \$ 30,130     | \$ 30,883     | \$ 31,656     | \$ 32,447     | \$ 33,258     | \$ 34,090     | \$ 34,942     | \$ 35,815  | \$ 678,162    |      |
| COUNTY PARKS                                                     | 0.2000        | \$ 904        | \$ 926        | \$ 949        | \$ 973        | \$ 998        | \$ 1,022      | \$ 1,048      | \$ 1,074      | \$ 1,101      | \$ 1,129      | \$ 1,157   | \$ 21,905     |      |
| CALHOUN COUNTY                                                   | 5.3692        | \$ 24,261     | \$ 24,868     | \$ 25,490     | \$ 26,127     | \$ 26,780     | \$ 27,450     | \$ 28,136     | \$ 28,839     | \$ 29,560     | \$ 30,299     | \$ 31,057  | \$ 588,057    |      |
| Local Total                                                      | 42.2637       | \$ 190,974    | \$ 195,748    | \$ 200,642    | \$ 205,658    | \$ 210,799    | \$ 216,069    | \$ 221,471    | \$ 227,008    | \$ 232,683    | \$ 238,500    | \$ 244,462 | \$ 4,628,895  |      |
|                                                                  |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Non-Capturable Millages                                          | Millage Rate  |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Road Debt - Shown at 100%                                        | 2.0000        | \$ 45,186     | \$ 46,316     | \$ 47,474     | \$ 48,661     | \$ 49,877     | \$ 51,124     | \$ 52,402     | \$ 53,712     | \$ 55,055     | \$ 56,431     | \$ 57,842  | \$ 1,095,241  |      |
| MRS HL DEBT - Shown at 100%                                      | 4.0000        | \$ 90,372     | \$ 92,632     | \$ 94,948     | \$ 97,321     | \$ 99,754     | \$ 102,248    | \$ 104,804    | \$ 107,424    | \$ 110,110    | \$ 112,863    | \$ 115,684 | \$ 2,190,483  |      |
| Total Non-Capturable Taxes                                       | 6.0000        | \$ 135,559    | \$ 138,948    | \$ 142,421    | \$ 145,982    | \$ 149,631    | \$ 153,372    | \$ 157,206    | \$ 161,137    | \$ 165,165    | \$ 169,294    | \$ 173,527 | \$ 3,285,724  |      |
|                                                                  |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Total Non-Captured Incremental Revenues Generated                | \$            | 434,208       | \$ 445,063    | \$ 456,190    | \$ 467,594    | \$ 479,284    | \$ 491,266    | \$ 503,548    | \$ 516,137    | \$ 529,040    | \$ 542,266    | \$ 555,823 | \$ 10,524,502 |      |
|                                                                  |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Footnotes:                                                       |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Assumes proposed build-out and 2.5% inflation thereafter         |               |               |               |               |               |               |               |               |               |               |               |            |               |      |
| Phase III Build-out reflected with 20% passthrough figures above |               |               |               |               |               |               |               |               |               |               |               |            |               |      |

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase IV  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

| Plan Year                                 | 0    | 1    | 2    | 3    | 4    | 5    | 6    | 7    | 8            | 9            | 10           | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            |
|-------------------------------------------|------|------|------|------|------|------|------|------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034         | 2035         | 2036         | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          |
| *Base Taxable Value                       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                          |      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,670,900 | \$ 9,661,773 | \$ 9,903,317 | \$ 10,150,900 | \$ 10,404,672 | \$ 10,664,789 | \$ 10,931,409 | \$ 11,204,694 | \$ 11,484,811 | \$ 11,771,932 | \$ 12,066,230 |
| Incremental Difference (New TV - Base TV) |      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,670,900 | \$ 9,661,773 | \$ 9,903,317 | \$ 10,150,900 | \$ 10,404,672 | \$ 10,664,789 | \$ 10,931,409 | \$ 11,204,694 | \$ 11,484,811 | \$ 11,771,932 | \$ 12,066,230 |

| School Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|---------------------------|--------------|----|---|----|---|----|---|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| State Education Tax (SET) | 6.0000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 8,020  | \$ | 46,377  | \$ | 47,536  | \$ | 48,724  | \$ | 49,942  | \$ | 51,191  | \$ | 52,471  | \$ | 53,783  | \$ | 55,127  | \$ | 56,505  | \$ | 57,918  |
| School Operating Tax      | 17.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 23,833 | \$ | 137,810 | \$ | 141,255 | \$ | 144,787 | \$ | 148,406 | \$ | 152,117 | \$ | 155,919 | \$ | 159,817 | \$ | 163,813 | \$ | 167,908 | \$ | 172,106 |
| School Total              | 23.8293      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 31,853 | \$ | 184,187 | \$ | 188,791 | \$ | 193,511 | \$ | 198,349 | \$ | 203,308 | \$ | 208,390 | \$ | 213,600 | \$ | 218,940 | \$ | 224,414 | \$ | 230,024 |

| Local Capture            | Millage Rate |    |   |    |   |    |   |    |   |    |   |    |   |    |   |    |        |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |    |         |
|--------------------------|--------------|----|---|----|---|----|---|----|---|----|---|----|---|----|---|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| MRSHL OPERATING          | 17.1629      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 22,942 | \$ | 132,659 | \$ | 135,976 | \$ | 139,375 | \$ | 142,859 | \$ | 146,431 | \$ | 150,092 | \$ | 153,844 | \$ | 157,690 | \$ | 161,632 | \$ | 165,673 |
| MRSHL BLDG/SITE          | 0.9978       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,334  | \$ | 7,712   | \$ | 7,905   | \$ | 8,103   | \$ | 8,305   | \$ | 8,513   | \$ | 8,726   | \$ | 8,944   | \$ | 9,168   | \$ | 9,397   | \$ | 9,632   |
| MARSHALL LIBRARY         | 1.6499       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 2,205  | \$ | 12,753  | \$ | 13,072  | \$ | 13,398  | \$ | 13,733  | \$ | 14,077  | \$ | 14,429  | \$ | 14,789  | \$ | 15,159  | \$ | 15,538  | \$ | 15,926  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 3,556  | \$ | 20,560  | \$ | 21,074  | \$ | 21,601  | \$ | 22,141  | \$ | 22,695  | \$ | 23,262  | \$ | 23,844  | \$ | 24,440  | \$ | 25,051  | \$ | 25,677  |
| KELLOGG COLLEGE          | 3.6109       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 4,827  | \$ | 27,910  | \$ | 28,608  | \$ | 29,323  | \$ | 30,056  | \$ | 30,808  | \$ | 31,578  | \$ | 32,367  | \$ | 33,176  | \$ | 34,006  | \$ | 34,856  |
| SENIOR CITIZENS          | 0.7439       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 994    | \$ | 5,750   | \$ | 5,894   | \$ | 6,041   | \$ | 6,192   | \$ | 6,347   | \$ | 6,505   | \$ | 6,668   | \$ | 6,835   | \$ | 7,006   | \$ | 7,181   |
| MEDICAL FACILITY         | 0.2481       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 332    | \$ | 1,918   | \$ | 1,966   | \$ | 2,015   | \$ | 2,065   | \$ | 2,117   | \$ | 2,170   | \$ | 2,224   | \$ | 2,280   | \$ | 2,336   | \$ | 2,395   |
| 911 DISPATCH             | 0.9799       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,310  | \$ | 7,574   | \$ | 7,763   | \$ | 7,957   | \$ | 8,156   | \$ | 8,360   | \$ | 8,569   | \$ | 8,784   | \$ | 9,003   | \$ | 9,228   | \$ | 9,459   |
| AMBULANCE                | 0.6973       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 932    | \$ | 5,390   | \$ | 5,524   | \$ | 5,663   | \$ | 5,804   | \$ | 5,949   | \$ | 6,098   | \$ | 6,250   | \$ | 6,407   | \$ | 6,567   | \$ | 6,731   |
| LEAF/BRUSH               | 0.7500       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,003  | \$ | 5,797   | \$ | 5,942   | \$ | 6,091   | \$ | 6,243   | \$ | 6,399   | \$ | 6,559   | \$ | 6,723   | \$ | 6,891   | \$ | 7,063   | \$ | 7,240   |
| RECREATION               | 0.9020       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,206  | \$ | 6,972   | \$ | 7,146   | \$ | 7,325   | \$ | 7,508   | \$ | 7,696   | \$ | 7,888   | \$ | 8,085   | \$ | 8,287   | \$ | 8,495   | \$ | 8,707   |
| COUNTY VETERANS          | 0.0999       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 134    | \$ | 772     | \$ | 791     | \$ | 811     | \$ | 832     | \$ | 852     | \$ | 874     | \$ | 895     | \$ | 918     | \$ | 941     | \$ | 964     |
| CALHOUN ISD              | 6.1919       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 8,277  | \$ | 47,860  | \$ | 49,056  | \$ | 50,283  | \$ | 51,540  | \$ | 52,828  | \$ | 54,149  | \$ | 55,503  | \$ | 56,890  | \$ | 58,312  | \$ | 59,770  |
| COUNTY PARKS             | 0.2000       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 267    | \$ | 1,546   | \$ | 1,585   | \$ | 1,624   | \$ | 1,665   | \$ | 1,706   | \$ | 1,749   | \$ | 1,793   | \$ | 1,838   | \$ | 1,884   | \$ | 1,931   |
| CALHOUN COUNTY           | 5.3692       | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 7,177  | \$ | 41,501  | \$ | 42,538  | \$ | 43,602  | \$ | 44,692  | \$ | 45,809  | \$ | 46,954  | \$ | 48,128  | \$ | 49,331  | \$ | 50,565  | \$ | 51,829  |
| Local Total              | 42.2637      | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 56,495 | \$ | 326,674 | \$ | 334,841 | \$ | 343,212 | \$ | 351,792 | \$ | 360,587 | \$ | 369,601 | \$ | 378,841 | \$ | 388,312 | \$ | 398,020 | \$ | 407,971 |

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 88,348 \$ 510,860 \$ 523,632 \$ 536,723 \$ 550,141 \$ 563,894 \$ 577,992 \$ 592,441 \$ 607,253 \$ 622,434 \$ 637,995

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates  
Marshall River Development - Phase IV  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

| Plan Year                                 | 19            | 20            | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31            | TOTAL         |
|-------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2045          | 2046          | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |               |
| *Base Taxable Value                       | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                          | \$ 12,367,886 | \$ 12,677,083 | \$ 12,994,010 | \$ 13,318,860 | \$ 13,651,832 | \$ 13,993,127 | \$ 14,342,956 | \$ 14,701,529 | \$ 15,069,068 | \$ 15,445,794 | \$ 15,831,939 | \$ 16,227,738 | \$ 16,633,431 | \$ 16,633,431 |
| Incremental Difference (New TV - Base TV) | \$ 12,367,886 | \$ 12,677,083 | \$ 12,994,010 | \$ 13,318,860 | \$ 13,651,832 | \$ 13,993,127 | \$ 14,342,956 | \$ 14,701,529 | \$ 15,069,068 | \$ 15,445,794 | \$ 15,831,939 | \$ 16,227,738 | \$ 16,633,431 | \$ 16,633,431 |

| School Capture            | Millage Rate |            |            |            |            |            |            |            |            |            |            |            |            |            |              |  |  |
|---------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|--|--|
| State Education Tax (SET) | 6.0000       | \$ 59,366  | \$ 60,850  | \$ 62,371  | \$ 63,931  | \$ 65,529  | \$ 67,167  | \$ 68,846  | \$ 70,567  | \$ 72,332  | \$ 74,140  | \$ 75,993  | \$ 77,893  | \$ 79,840  | \$ 1,426,419 |  |  |
| School Operating Tax      | 17.8293      | \$ 176,409 | \$ 180,819 | \$ 185,339 | \$ 189,973 | \$ 194,722 | \$ 199,590 | \$ 204,580 | \$ 209,694 | \$ 214,937 | \$ 220,310 | \$ 225,818 | \$ 231,463 | \$ 237,250 | \$ 4,238,676 |  |  |
| School Total              | 23.8293      | \$ 235,774 | \$ 241,669 | \$ 247,711 | \$ 253,903 | \$ 260,251 | \$ 266,757 | \$ 273,426 | \$ 280,262 | \$ 287,268 | \$ 294,450 | \$ 301,811 | \$ 309,357 | \$ 317,090 | \$ 5,665,095 |  |  |

| Local Capture            | Millage Rate |            |            |            |            |            |            |            |            |            |            |            |            |            |               |  |  |
|--------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------|--|--|
| MRS HL OPERATING         | 17.1629      | \$ 169,815 | \$ 174,060 | \$ 178,412 | \$ 182,872 | \$ 187,444 | \$ 192,130 | \$ 196,933 | \$ 201,857 | \$ 206,903 | \$ 212,076 | \$ 217,378 | \$ 222,812 | \$ 228,382 | \$ 4,080,249  |  |  |
| MRS HL BLDG/SITE         | 0.9978       | \$ 9,873   | \$ 10,119  | \$ 10,372  | \$ 10,632  | \$ 10,897  | \$ 11,170  | \$ 11,449  | \$ 11,735  | \$ 12,029  | \$ 12,329  | \$ 12,638  | \$ 12,954  | \$ 13,277  | \$ 237,214    |  |  |
| MARSHALL LIBRARY         | 1.6499       | \$ 16,325  | \$ 16,733  | \$ 17,151  | \$ 17,580  | \$ 18,019  | \$ 18,470  | \$ 18,932  | \$ 19,405  | \$ 19,890  | \$ 20,387  | \$ 20,897  | \$ 21,419  | \$ 21,955  | \$ 392,242    |  |  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ 26,319  | \$ 26,977  | \$ 27,651  | \$ 28,343  | \$ 29,051  | \$ 29,777  | \$ 30,522  | \$ 31,285  | \$ 32,067  | \$ 32,869  | \$ 33,690  | \$ 34,533  | \$ 35,396  | \$ 632,379    |  |  |
| KELLOGG COLLEGE          | 3.6109       | \$ 35,727  | \$ 36,621  | \$ 37,536  | \$ 38,474  | \$ 39,436  | \$ 40,422  | \$ 41,433  | \$ 42,469  | \$ 43,530  | \$ 44,619  | \$ 45,734  | \$ 46,877  | \$ 48,049  | \$ 858,443    |  |  |
| SENIOR CITIZENS          | 0.7439       | \$ 7,360   | \$ 7,544   | \$ 7,733   | \$ 7,926   | \$ 8,124   | \$ 8,328   | \$ 8,536   | \$ 8,749   | \$ 8,968   | \$ 9,192   | \$ 9,422   | \$ 9,657   | \$ 9,899   | \$ 176,852    |  |  |
| MEDICAL FACILITY         | 0.2481       | \$ 2,455   | \$ 2,516   | \$ 2,579   | \$ 2,644   | \$ 2,710   | \$ 2,777   | \$ 2,847   | \$ 2,918   | \$ 2,991   | \$ 3,066   | \$ 3,142   | \$ 3,221   | \$ 3,301   | \$ 58,982     |  |  |
| 911 DISPATCH             | 0.9799       | \$ 9,695   | \$ 9,938   | \$ 10,186  | \$ 10,441  | \$ 10,702  | \$ 10,969  | \$ 11,244  | \$ 11,525  | \$ 11,813  | \$ 12,108  | \$ 12,411  | \$ 12,721  | \$ 13,039  | \$ 232,958    |  |  |
| AMBULANCE                | 0.6973       | \$ 6,899   | \$ 7,072   | \$ 7,249   | \$ 7,430   | \$ 7,616   | \$ 7,806   | \$ 8,001   | \$ 8,201   | \$ 8,406   | \$ 8,616   | \$ 8,832   | \$ 9,052   | \$ 9,279   | \$ 165,774    |  |  |
| LEAF/BRUSH               | 0.7500       | \$ 7,421   | \$ 7,606   | \$ 7,796   | \$ 7,991   | \$ 8,191   | \$ 8,396   | \$ 8,606   | \$ 8,821   | \$ 9,041   | \$ 9,267   | \$ 9,499   | \$ 9,737   | \$ 9,980   | \$ 178,302    |  |  |
| RECREATION               | 0.9020       | \$ 8,925   | \$ 9,148   | \$ 9,376   | \$ 9,611   | \$ 9,851   | \$ 10,097  | \$ 10,350  | \$ 10,609  | \$ 10,874  | \$ 11,146  | \$ 11,424  | \$ 11,710  | \$ 12,003  | \$ 214,438    |  |  |
| COUNTY VETERANS          | 0.0999       | \$ 988     | \$ 1,013   | \$ 1,038   | \$ 1,064   | \$ 1,091   | \$ 1,118   | \$ 1,146   | \$ 1,175   | \$ 1,204   | \$ 1,234   | \$ 1,265   | \$ 1,297   | \$ 1,329   | \$ 23,750     |  |  |
| CALHOUN ISD              | 6.1919       | \$ 61,265  | \$ 62,796  | \$ 64,366  | \$ 65,975  | \$ 67,625  | \$ 69,315  | \$ 71,048  | \$ 72,824  | \$ 74,645  | \$ 76,511  | \$ 78,424  | \$ 80,384  | \$ 82,394  | \$ 1,472,041  |  |  |
| COUNTY PARKS             | 0.2000       | \$ 1,979   | \$ 2,028   | \$ 2,079   | \$ 2,131   | \$ 2,184   | \$ 2,239   | \$ 2,295   | \$ 2,352   | \$ 2,411   | \$ 2,471   | \$ 2,533   | \$ 2,596   | \$ 2,661   | \$ 47,547     |  |  |
| CALHOUN COUNTY           | 5.3692       | \$ 53,125  | \$ 54,453  | \$ 55,814  | \$ 57,209  | \$ 58,640  | \$ 60,106  | \$ 61,608  | \$ 63,148  | \$ 64,727  | \$ 66,345  | \$ 68,004  | \$ 69,704  | \$ 71,447  | \$ 1,276,455  |  |  |
| Local Total              | 42.2637      | \$ 418,170 | \$ 428,624 | \$ 439,340 | \$ 450,323 | \$ 461,582 | \$ 473,121 | \$ 484,949 | \$ 497,073 | \$ 509,500 | \$ 522,237 | \$ 535,293 | \$ 548,675 | \$ 562,392 | \$ 10,047,626 |  |  |

|                                                         |            |            |            |            |            |            |            |            |            |            |            |            |            |               |
|---------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------|
| Total Tax Increment Revenue (TIR) Available for Capture | \$ 653,945 | \$ 670,293 | \$ 687,050 | \$ 704,227 | \$ 721,832 | \$ 739,878 | \$ 758,375 | \$ 777,335 | \$ 796,768 | \$ 816,687 | \$ 837,104 | \$ 858,032 | \$ 879,483 | \$ 15,712,721 |
|---------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------|

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates  
Marshall River Development - Phase IV  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

| Estimated Taxable Value (TV) Increase Rate: |      | 2.5% per year |      |      |      |      |      |      |              |              |              |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------|------|---------------|------|------|------|------|------|------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Plan Year                                   | 0    | 1             | 2    | 3    | 4    | 5    | 6    | 7    | 8            | 9            | 10           | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            | 19            | 20            |
| Calendar Year                               | 2026 | 2027          | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034         | 2035         | 2036         | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          | 2045          | 2046          |
| *Base Taxable Value                         | \$ - | \$ -          | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Estimated New TV                            | \$ - | \$ -          | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,670,900 | \$ 9,661,773 | \$ 9,903,317 | \$ 10,150,900 | \$ 10,404,672 | \$ 10,664,789 | \$ 10,931,409 | \$ 11,204,694 | \$ 11,484,811 | \$ 11,771,932 | \$ 12,066,230 | \$ 12,367,886 | \$ 12,677,083 |
| Incremental Difference (New TV - Base TV)   | \$ - | \$ -          | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,670,900 | \$ 9,661,773 | \$ 9,903,317 | \$ 10,150,900 | \$ 10,404,672 | \$ 10,664,789 | \$ 10,931,409 | \$ 11,204,694 | \$ 11,484,811 | \$ 11,771,932 | \$ 12,066,230 | \$ 12,367,886 | \$ 12,677,083 |

| School Capture            | Millage Rate |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|---------------------------|--------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| State Education Tax (SET) | 6.0000       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| School Operating Tax      | 17.8293      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| School Total              | 23.8293      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| Local Capture            | Millage Rate |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|--------------------------|--------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| MRS HL OPERATING         | 17.1629      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| MRS HL BLDG/SITE         | 0.9978       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| MARSHALL LIBRARY         | 1.6499       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| KELLOGG COLLEGE          | 3.6109       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| SENIOR CITIZENS          | 0.7439       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| MEDICAL FACILITY         | 0.2481       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 911 DISPATCH             | 0.9799       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| AMBULANCE                | 0.6973       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| LEAF/BRUSH               | 0.7500       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| RECREATION               | 0.9020       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| COUNTY VETERANS          | 0.0999       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| CALHOUN ISD              | 6.1919       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| COUNTY PARKS             | 0.2000       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| CALHOUN COUNTY           | 5.3692       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Local Total              | 42.2637      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| Non-Capturable Millages     | Millage Rate |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|-----------------------------|--------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Road Debt - Shown at 100%   | 2.0000       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| MRS HL DEBT - Shown at 100% | 4.0000       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Non-Capturable Taxes  | 6.0000       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 32,112 \$ 185,686 \$ 190,328 \$ 195,086 \$ 199,963 \$ 204,962 \$ 210,086 \$ 215,339 \$ 220,722 \$ 226,240 \$ 231,896 \$ 237,693 \$ 243,636

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase IV Build-out reflected with 20% passthrough figures above

| Tax Increment Revenue Passthrough Estimates                     |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
|-----------------------------------------------------------------|---------------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|---------|
| Marshall River Development - Phase IV                           |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| 440 West Hughes Street                                          |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Marshall, Michigan                                              |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| June 25, 2026                                                   |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Estimated Taxable Value (TV) Increase Rate:                     |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
|                                                                 | Plan Year     | 21         | 22      | 23         | 24      | 25         | 26      | 27         | 28      | 29         | 30      | 31         | TOTAL   |            |         |         |
|                                                                 | Calendar Year | 2047       | 2048    | 2049       | 2050    | 2051       | 2052    | 2053       | 2054    | 2055       | 2056    | 2057       |         |            |         |         |
| *Base Taxable Value                                             | \$            | -          | \$      | -          | \$      | -          | \$      | -          | \$      | -          | \$      | -          | \$      | -          |         |         |
| Estimated New TV                                                | \$            | 12,994,010 | \$      | 13,318,860 | \$      | 13,651,832 | \$      | 13,993,127 | \$      | 14,342,956 | \$      | 14,701,529 | \$      | 15,069,068 |         |         |
| Incremental Difference (New TV - Base TV)                       | \$            | 12,994,010 | \$      | 13,318,860 | \$      | 13,651,832 | \$      | 13,993,127 | \$      | 14,342,956 | \$      | 14,701,529 | \$      | 15,069,068 |         |         |
|                                                                 |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| School Capture                                                  | Millage Rate  |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| State Education Tax (SET)                                       | 6.0000        | \$         | 15,593  | \$         | 15,983  | \$         | 16,382  | \$         | 16,792  | \$         | 17,212  | \$         | 17,642  | \$         | 18,083  |         |
| School Operating Tax                                            | 17.8293       | \$         | 46,335  | \$         | 47,493  | \$         | 48,681  | \$         | 49,898  | \$         | 51,145  | \$         | 52,424  | \$         | 53,734  |         |
| School Total                                                    | 23.8293       | \$         | 61,928  | \$         | 63,476  | \$         | 65,063  | \$         | 66,689  | \$         | 68,357  | \$         | 70,065  | \$         | 71,817  |         |
|                                                                 |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Local Capture                                                   | Millage Rate  |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| MRSHL OPERATING                                                 | 17.1629       | \$         | 44,603  | \$         | 45,718  | \$         | 46,861  | \$         | 48,033  | \$         | 49,233  | \$         | 50,464  | \$         | 51,726  |         |
| MRSHL BLDG/SITE                                                 | 0.9978        | \$         | 2,593   | \$         | 2,658   | \$         | 2,724   | \$         | 2,792   | \$         | 2,862   | \$         | 2,934   | \$         | 3,007   |         |
| MARSHALL LIBRARY                                                | 1.6499        | \$         | 4,288   | \$         | 4,395   | \$         | 4,505   | \$         | 4,617   | \$         | 4,733   | \$         | 4,851   | \$         | 4,972   |         |
| TACC - TRANSIT AUTHORITY                                        | 2.6600        | \$         | 6,913   | \$         | 7,086   | \$         | 7,263   | \$         | 7,444   | \$         | 7,630   | \$         | 7,821   | \$         | 8,017   |         |
| KELLOGG COLLEGE                                                 | 3.6109        | \$         | 9,384   | \$         | 9,619   | \$         | 9,859   | \$         | 10,106  | \$         | 10,358  | \$         | 10,617  | \$         | 10,883  |         |
| SENIOR CITIZENS                                                 | 0.7439        | \$         | 1,933   | \$         | 1,982   | \$         | 2,031   | \$         | 2,082   | \$         | 2,134   | \$         | 2,187   | \$         | 2,242   |         |
| MEDICAL FACILITY                                                | 0.2481        | \$         | 645     | \$         | 661     | \$         | 677     | \$         | 694     | \$         | 712     | \$         | 729     | \$         | 748     |         |
| 911 DISPATCH                                                    | 0.9799        | \$         | 2,547   | \$         | 2,610   | \$         | 2,675   | \$         | 2,742   | \$         | 2,811   | \$         | 2,881   | \$         | 2,953   |         |
| AMBULANCE                                                       | 0.6973        | \$         | 1,812   | \$         | 1,857   | \$         | 1,904   | \$         | 1,951   | \$         | 2,000   | \$         | 2,050   | \$         | 2,102   |         |
| LEAF/BRUSH                                                      | 0.7500        | \$         | 1,949   | \$         | 1,998   | \$         | 2,048   | \$         | 2,099   | \$         | 2,151   | \$         | 2,205   | \$         | 2,260   |         |
| RECREATION                                                      | 0.9020        | \$         | 2,344   | \$         | 2,403   | \$         | 2,463   | \$         | 2,524   | \$         | 2,587   | \$         | 2,652   | \$         | 2,718   |         |
| COUNTY VETERANS                                                 | 0.0999        | \$         | 260     | \$         | 266     | \$         | 273     | \$         | 280     | \$         | 287     | \$         | 294     | \$         | 301     |         |
| CALHOUN ISD                                                     | 6.1919        | \$         | 16,092  | \$         | 16,494  | \$         | 16,906  | \$         | 17,329  | \$         | 17,762  | \$         | 18,206  | \$         | 18,661  |         |
| COUNTY PARKS                                                    | 0.2000        | \$         | 520     | \$         | 533     | \$         | 546     | \$         | 560     | \$         | 574     | \$         | 588     | \$         | 603     |         |
| CALHOUN COUNTY                                                  | 5.3692        | \$         | 13,953  | \$         | 14,302  | \$         | 14,660  | \$         | 15,026  | \$         | 15,402  | \$         | 15,787  | \$         | 16,182  |         |
| Local Total                                                     | 42.2637       | \$         | 109,835 | \$         | 112,581 | \$         | 115,395 | \$         | 118,280 | \$         | 121,237 | \$         | 124,268 | \$         | 127,375 |         |
|                                                                 |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Non-Capturable Millages                                         | Millage Rate  |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Road Debt - Shown at 100%                                       | 2.0000        | \$         | 25,988  | \$         | 26,638  | \$         | 27,304  | \$         | 27,986  | \$         | 28,686  | \$         | 29,403  | \$         | 30,138  |         |
| MRSHL DEBT - Shown at 100%                                      | 4.0000        | \$         | 51,976  | \$         | 53,275  | \$         | 54,607  | \$         | 55,973  | \$         | 57,372  | \$         | 58,806  | \$         | 60,276  |         |
| Total Non-Capturable Taxes                                      | 6.0000        | \$         | 77,964  | \$         | 79,913  | \$         | 81,911  | \$         | 83,959  | \$         | 86,058  | \$         | 88,209  | \$         | 90,414  |         |
|                                                                 |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Total Non-Captured Incremental Revenues Generated               | \$            | 249,727    | \$      | 255,970    | \$      | 262,369    | \$      | 268,928    | \$      | 275,652    | \$      | 282,543    | \$      | 289,606    | \$      | 296,847 |
|                                                                 |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Footnotes:                                                      |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Assumes proposed build-out and 2.5% inflation thereafter        |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |
| Phase IV Build-out reflected with 20% passthrough figures above |               |            |         |            |         |            |         |            |         |            |         |            |         |            |         |         |



Tax Increment Revenue Capture Estimates  
Marshall River Development - All Phases - Combined  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

| Plan Year                                 | 0          | 1          | 2            | 3             | 4             | 5             | 6             | 7             | 8             | 9             | 10            | 11            | 12            | 13            | 14            | 15            | 16            | 17            | 18            |
|-------------------------------------------|------------|------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calendar Year                             | 2026       | 2027       | 2028         | 2029          | 2030          | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          | 2039          | 2040          | 2041          | 2042          | 2043          | 2044          |
| *Base Taxable Value                       | \$ 594,787 | \$ 594,787 | \$ 594,787   | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    |
| Estimated New TV                          |            | \$ 594,787 | \$ 2,495,057 | \$ 16,277,833 | \$ 23,055,279 | \$ 38,287,361 | \$ 40,690,845 | \$ 56,215,416 | \$ 59,291,701 | \$ 68,723,094 | \$ 70,441,171 | \$ 72,202,201 | \$ 74,007,256 | \$ 75,857,437 | \$ 77,753,873 | \$ 79,697,720 | \$ 81,690,163 | \$ 83,732,417 | \$ 85,825,727 |
| Incremental Difference (New TV - Base TV) |            | \$ -       | \$ 1,900,270 | \$ 15,683,046 | \$ 22,460,492 | \$ 37,692,574 | \$ 40,096,058 | \$ 55,620,629 | \$ 58,696,914 | \$ 68,128,307 | \$ 69,846,384 | \$ 71,607,414 | \$ 73,412,469 | \$ 75,262,650 | \$ 77,159,086 | \$ 79,102,933 | \$ 81,095,376 | \$ 83,137,630 | \$ 85,230,940 |

| School Capture            | Millage Rate |      |      |           |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |
|---------------------------|--------------|------|------|-----------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| State Education Tax (SET) | 6.0000       | \$ - | \$ - | \$ 9,121  | \$ 75,279  | \$ 107,810 | \$ 180,924 | \$ 192,461 | \$ 266,979   | \$ 281,745   | \$ 327,016   | \$ 335,263   | \$ 343,716   | \$ 352,380   | \$ 361,261   | \$ 370,364   | \$ 379,694   | \$ 389,258   | \$ 399,061   | \$ 409,109   |
| School Operating Tax      | 17.8293      | \$ - | \$ - | \$ 27,104 | \$ 223,694 | \$ 320,364 | \$ 537,626 | \$ 571,908 | \$ 793,342   | \$ 837,220   | \$ 971,744   | \$ 996,250   | \$ 1,021,368 | \$ 1,047,114 | \$ 1,073,504 | \$ 1,100,554 | \$ 1,128,280 | \$ 1,156,699 | \$ 1,185,829 | \$ 1,215,686 |
| School Total              | 23.8293      | \$ - | \$ - | \$ 36,226 | \$ 298,973 | \$ 428,174 | \$ 718,550 | \$ 764,369 | \$ 1,060,321 | \$ 1,118,965 | \$ 1,298,760 | \$ 1,331,512 | \$ 1,365,084 | \$ 1,399,494 | \$ 1,434,765 | \$ 1,470,918 | \$ 1,507,974 | \$ 1,545,957 | \$ 1,584,889 | \$ 1,624,795 |

| Local Capture            | Millage Rate |      |      |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------|--------------|------|------|-----------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| MRSHL OPERATING          | 17.1629      | \$ - | \$ - | \$ 26,091 | \$ 215,333 | \$ 308,390 | \$ 517,531   | \$ 550,532   | \$ 763,689   | \$ 805,927   | \$ 935,423   | \$ 959,013   | \$ 983,193   | \$ 1,007,977 | \$ 1,033,380 | \$ 1,059,419 | \$ 1,086,109 | \$ 1,113,465 | \$ 1,141,506 | \$ 1,170,248 |
| MRSHL BLDG/SITE          | 0.9978       | \$ - | \$ - | \$ 1,517  | \$ 12,519  | \$ 17,929  | \$ 30,088    | \$ 32,006    | \$ 44,399    | \$ 46,854    | \$ 54,383    | \$ 55,754    | \$ 57,160    | \$ 58,601    | \$ 60,078    | \$ 61,591    | \$ 63,143    | \$ 64,734    | \$ 66,364    | \$ 68,035    |
| MARSHALL LIBRARY         | 1.6499       | \$ - | \$ - | \$ 2,508  | \$ 20,700  | \$ 29,646  | \$ 49,751    | \$ 52,924    | \$ 73,415    | \$ 77,475    | \$ 89,924    | \$ 92,192    | \$ 94,516    | \$ 96,899    | \$ 99,341    | \$ 101,844   | \$ 104,410   | \$ 107,039   | \$ 109,735   | \$ 112,498   |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ - | \$ - | \$ 4,044  | \$ 33,374  | \$ 47,796  | \$ 80,210    | \$ 85,324    | \$ 118,361   | \$ 124,907   | \$ 144,977   | \$ 148,633   | \$ 152,381   | \$ 156,222   | \$ 160,159   | \$ 164,195   | \$ 168,331   | \$ 172,571   | \$ 176,917   | \$ 181,371   |
| KELLOGG COLLEGE          | 3.6109       | \$ - | \$ - | \$ 5,489  | \$ 45,304  | \$ 64,882  | \$ 108,883   | \$ 115,826   | \$ 160,672   | \$ 169,559   | \$ 196,804   | \$ 201,767   | \$ 206,854   | \$ 212,068   | \$ 217,413   | \$ 222,891   | \$ 228,506   | \$ 234,262   | \$ 240,161   | \$ 246,208   |
| SENIOR CITIZENS          | 0.7439       | \$ - | \$ - | \$ 1,131  | \$ 9,333   | \$ 13,367  | \$ 22,432    | \$ 23,862    | \$ 33,101    | \$ 34,932    | \$ 40,545    | \$ 41,567    | \$ 42,615    | \$ 43,689    | \$ 44,790    | \$ 45,919    | \$ 47,076    | \$ 48,261    | \$ 49,477    | \$ 50,723    |
| MEDICAL FACILITY         | 0.2481       | \$ - | \$ - | \$ 377    | \$ 3,113   | \$ 4,458   | \$ 7,481     | \$ 7,958     | \$ 11,040    | \$ 11,650    | \$ 13,522    | \$ 13,863    | \$ 14,213    | \$ 14,571    | \$ 14,938    | \$ 15,315    | \$ 15,700    | \$ 16,096    | \$ 16,501    | \$ 16,917    |
| 911 DISPATCH             | 0.9799       | \$ - | \$ - | \$ 1,490  | \$ 12,294  | \$ 17,607  | \$ 29,548    | \$ 31,432    | \$ 43,602    | \$ 46,014    | \$ 53,407    | \$ 54,754    | \$ 56,134    | \$ 57,550    | \$ 59,000    | \$ 60,487    | \$ 62,010    | \$ 63,572    | \$ 65,173    | \$ 66,814    |
| AMBULANCE                | 0.6973       | \$ - | \$ - | \$ 1,060  | \$ 8,749   | \$ 12,529  | \$ 21,026    | \$ 22,367    | \$ 31,027    | \$ 32,743    | \$ 38,005    | \$ 38,963    | \$ 39,945    | \$ 40,952    | \$ 41,985    | \$ 43,042    | \$ 44,127    | \$ 45,238    | \$ 46,377    | \$ 47,545    |
| LEAF/BRUSH               | 0.7500       | \$ - | \$ - | \$ 1,140  | \$ 9,410   | \$ 13,476  | \$ 22,616    | \$ 24,058    | \$ 33,372    | \$ 35,218    | \$ 40,877    | \$ 41,908    | \$ 42,964    | \$ 44,047    | \$ 45,158    | \$ 46,295    | \$ 47,462    | \$ 48,657    | \$ 49,883    | \$ 51,139    |
| RECREATION               | 0.9020       | \$ - | \$ - | \$ 1,371  | \$ 11,317  | \$ 16,207  | \$ 27,199    | \$ 28,933    | \$ 40,136    | \$ 42,356    | \$ 49,161    | \$ 50,401    | \$ 51,672    | \$ 52,974    | \$ 54,310    | \$ 55,678    | \$ 57,081    | \$ 58,518    | \$ 59,992    | \$ 61,503    |
| COUNTY VETERANS          | 0.0999       | \$ - | \$ - | \$ 152    | \$ 1,253   | \$ 1,795   | \$ 3,012     | \$ 3,204     | \$ 4,445     | \$ 4,691     | \$ 5,445     | \$ 5,582     | \$ 5,723     | \$ 5,867     | \$ 6,015     | \$ 6,167     | \$ 6,322     | \$ 6,481     | \$ 6,644     | \$ 6,812     |
| CALHOUN ISD              | 6.1919       | \$ - | \$ - | \$ 9,413  | \$ 77,686  | \$ 111,258 | \$ 186,711   | \$ 198,617   | \$ 275,518   | \$ 290,756   | \$ 337,475   | \$ 345,985   | \$ 354,709   | \$ 363,650   | \$ 372,815   | \$ 382,209   | \$ 391,838   | \$ 401,708   | \$ 411,824   | \$ 422,193   |
| COUNTY PARKS             | 0.2000       | \$ - | \$ - | \$ 304    | \$ 2,509   | \$ 3,594   | \$ 6,031     | \$ 6,415     | \$ 8,899     | \$ 9,392     | \$ 10,901    | \$ 11,175    | \$ 11,457    | \$ 11,746    | \$ 12,042    | \$ 12,345    | \$ 12,656    | \$ 12,975    | \$ 13,302    | \$ 13,637    |
| CALHOUN COUNTY           | 5.3692       | \$ - | \$ - | \$ 8,162  | \$ 67,364  | \$ 96,476  | \$ 161,903   | \$ 172,227   | \$ 238,911   | \$ 252,124   | \$ 292,636   | \$ 300,015   | \$ 307,580   | \$ 315,333   | \$ 323,280   | \$ 331,426   | \$ 339,776   | \$ 348,334   | \$ 357,106   | \$ 366,098   |
| Local Total              | 42.2637      | \$ - | \$ - | \$ 64,250 | \$ 530,259 | \$ 759,411 | \$ 1,274,422 | \$ 1,355,686 | \$ 1,880,587 | \$ 1,984,599 | \$ 2,303,483 | \$ 2,361,573 | \$ 2,421,115 | \$ 2,482,146 | \$ 2,544,702 | \$ 2,608,823 | \$ 2,674,546 | \$ 2,741,913 | \$ 2,810,963 | \$ 2,881,740 |

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ 100,476 \$ 829,232 \$ 1,187,585 \$ 1,992,972 \$ 2,120,055 \$ 2,940,907 \$ 3,103,564 \$ 3,602,243 \$ 3,693,086 \$ 3,786,199 \$ 3,881,640 \$ 3,979,467 \$ 4,079,740 \$ 4,182,520 \$ 4,287,869 \$ 4,395,852 \$ 4,506,535

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase I-IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates  
Marshall River Development - All Phases - Combined  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

| Plan Year                                 | 19            | 20            | 21            | 22            | 23            | 24            | 25            | 26            | 27            | 28            | 29            | 30            | 31            | TOTAL          |
|-------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Calendar Year                             | 2045          | 2046          | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053          | 2054          | 2055          | 2056          | 2057          |                |
| *Base Taxable Value                       | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787    | \$ 594,787     |
| Estimated New TV                          | \$ 87,971,370 | \$ 90,170,655 | \$ 92,424,921 | \$ 94,735,544 | \$ 97,103,933 | \$ 99,531,531 | \$102,019,819 | \$104,570,315 | \$107,184,573 | \$109,864,187 | \$112,610,792 | \$115,426,061 | \$118,311,713 | \$ 118,311,713 |
| Incremental Difference (New TV - Base TV) | \$ 87,376,583 | \$ 89,575,868 | \$ 91,830,134 | \$ 94,140,757 | \$ 96,509,146 | \$ 98,936,744 | \$101,425,032 | \$103,975,528 | \$106,589,786 | \$109,269,400 | \$112,016,005 | \$114,831,274 | \$117,716,926 | \$ 117,716,926 |

| School Capture            | Millage Rate |              |              |              |              |              |              |              |              |              |              |              |              |              |               |  |
|---------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| State Education Tax (SET) | 6.0000       | \$ 419,408   | \$ 429,964   | \$ 440,785   | \$ 451,876   | \$ 463,244   | \$ 474,896   | \$ 486,840   | \$ 499,083   | \$ 511,631   | \$ 524,493   | \$ 537,677   | \$ 551,190   | \$ 565,041   | \$ 11,137,566 |  |
| School Operating Tax      | 17.8293      | \$ 1,246,291 | \$ 1,277,660 | \$ 1,309,814 | \$ 1,342,771 | \$ 1,376,552 | \$ 1,411,178 | \$ 1,446,670 | \$ 1,483,049 | \$ 1,520,337 | \$ 1,558,558 | \$ 1,597,734 | \$ 1,637,889 | \$ 1,679,048 | \$ 33,095,836 |  |
| School Total              | 23.8293      | \$ 1,665,698 | \$ 1,707,624 | \$ 1,750,598 | \$ 1,794,647 | \$ 1,839,796 | \$ 1,886,075 | \$ 1,933,510 | \$ 1,982,131 | \$ 2,031,968 | \$ 2,083,051 | \$ 2,135,410 | \$ 2,189,079 | \$ 2,244,090 | \$ 44,233,402 |  |

| Local Capture            | Millage Rate |              |              |              |              |              |              |              |              |              |              |              |              |              |               |  |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| MRS HL OPERATING         | 17.1629      | \$ 1,199,708 | \$ 1,229,905 | \$ 1,260,857 | \$ 1,292,583 | \$ 1,325,101 | \$ 1,358,433 | \$ 1,392,598 | \$ 1,427,617 | \$ 1,463,512 | \$ 1,500,304 | \$ 1,538,016 | \$ 1,576,670 | \$ 1,616,291 | \$ 31,858,823 |  |
| MRS HL BLDG/SITE         | 0.9978       | \$ 69,747    | \$ 71,503    | \$ 73,302    | \$ 75,147    | \$ 77,037    | \$ 78,975    | \$ 80,962    | \$ 82,997    | \$ 85,084    | \$ 87,223    | \$ 89,416    | \$ 91,663    | \$ 93,966    | \$ 1,852,177  |  |
| MARSHALL LIBRARY         | 1.6499       | \$ 115,330   | \$ 118,233   | \$ 121,208   | \$ 124,258   | \$ 127,384   | \$ 130,589   | \$ 133,873   | \$ 137,239   | \$ 140,690   | \$ 144,227   | \$ 147,852   | \$ 151,568   | \$ 155,377   | \$ 3,062,645  |  |
| TACC - TRANSIT AUTHORITY | 2.6600       | \$ 185,937   | \$ 190,617   | \$ 195,415   | \$ 200,332   | \$ 205,371   | \$ 210,537   | \$ 215,832   | \$ 221,260   | \$ 226,823   | \$ 232,525   | \$ 238,370   | \$ 244,361   | \$ 250,502   | \$ 4,937,654  |  |
| KELLOGG COLLEGE          | 3.6109       | \$ 252,406   | \$ 258,760   | \$ 265,272   | \$ 271,946   | \$ 278,788   | \$ 285,801   | \$ 292,989   | \$ 300,356   | \$ 307,908   | \$ 315,649   | \$ 323,583   | \$ 331,715   | \$ 340,051   | \$ 6,702,773  |  |
| SENIOR CITIZENS          | 0.7439       | \$ 52,000    | \$ 53,308    | \$ 54,650    | \$ 56,025    | \$ 57,435    | \$ 58,879    | \$ 60,360    | \$ 61,878    | \$ 63,434    | \$ 65,028    | \$ 66,663    | \$ 68,338    | \$ 70,056    | \$ 1,380,873  |  |
| MEDICAL FACILITY         | 0.2481       | \$ 17,343    | \$ 17,779    | \$ 18,226    | \$ 18,685    | \$ 19,155    | \$ 19,637    | \$ 20,131    | \$ 20,637    | \$ 21,156    | \$ 21,688    | \$ 22,233    | \$ 22,792    | \$ 23,364    | \$ 460,538    |  |
| 911 DISPATCH             | 0.9799       | \$ 68,496    | \$ 70,220    | \$ 71,987    | \$ 73,799    | \$ 75,655    | \$ 77,558    | \$ 79,509    | \$ 81,508    | \$ 83,558    | \$ 85,658    | \$ 87,812    | \$ 90,019    | \$ 92,281    | \$ 1,818,950  |  |
| AMBULANCE                | 0.6973       | \$ 48,742    | \$ 49,969    | \$ 51,227    | \$ 52,515    | \$ 53,837    | \$ 55,191    | \$ 56,579    | \$ 58,002    | \$ 59,460    | \$ 60,955    | \$ 62,487    | \$ 64,057    | \$ 65,667    | \$ 1,294,371  |  |
| LEAF/BRUSH               | 0.7500       | \$ 52,426    | \$ 53,746    | \$ 55,098    | \$ 56,484    | \$ 57,905    | \$ 59,362    | \$ 60,855    | \$ 62,385    | \$ 63,954    | \$ 65,562    | \$ 67,210    | \$ 68,899    | \$ 70,630    | \$ 1,392,196  |  |
| RECREATION               | 0.9020       | \$ 63,051    | \$ 64,638    | \$ 66,265    | \$ 67,932    | \$ 69,641    | \$ 71,393    | \$ 73,188    | \$ 75,029    | \$ 76,915    | \$ 78,849    | \$ 80,831    | \$ 82,862    | \$ 84,945    | \$ 1,674,347  |  |
| COUNTY VETERANS          | 0.0999       | \$ 6,983     | \$ 7,159     | \$ 7,339     | \$ 7,524     | \$ 7,713     | \$ 7,907     | \$ 8,106     | \$ 8,310     | \$ 8,519     | \$ 8,733     | \$ 8,952     | \$ 9,177     | \$ 9,408     | \$ 185,440    |  |
| CALHOUN ISD              | 6.1919       | \$ 432,822   | \$ 443,716   | \$ 454,882   | \$ 466,328   | \$ 478,060   | \$ 490,085   | \$ 502,411   | \$ 515,045   | \$ 527,995   | \$ 541,268   | \$ 554,874   | \$ 568,819   | \$ 583,113   | \$ 11,493,783 |  |
| COUNTY PARKS             | 0.2000       | \$ 13,980    | \$ 14,332    | \$ 14,693    | \$ 15,063    | \$ 15,441    | \$ 15,830    | \$ 16,228    | \$ 16,636    | \$ 17,054    | \$ 17,483    | \$ 17,923    | \$ 18,373    | \$ 18,835    | \$ 371,252    |  |
| CALHOUN COUNTY           | 5.3692       | \$ 375,314   | \$ 384,761   | \$ 394,443   | \$ 404,368   | \$ 414,542   | \$ 424,969   | \$ 435,657   | \$ 446,612   | \$ 457,842   | \$ 469,351   | \$ 481,149   | \$ 493,242   | \$ 505,637   | \$ 9,966,637  |  |
| Local Total              | 42.2637      | \$ 2,954,286 | \$ 3,028,646 | \$ 3,104,865 | \$ 3,182,989 | \$ 3,263,067 | \$ 3,345,146 | \$ 3,429,278 | \$ 3,515,512 | \$ 3,603,903 | \$ 3,694,503 | \$ 3,787,369 | \$ 3,882,556 | \$ 3,980,122 | \$ 78,452,462 |  |

|                                                         |              |              |              |              |              |              |              |              |              |              |              |              |              |                |
|---------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| Total Tax Increment Revenue (TIR) Available for Capture | \$ 4,619,984 | \$ 4,736,270 | \$ 4,855,463 | \$ 4,977,636 | \$ 5,102,863 | \$ 5,231,221 | \$ 5,362,788 | \$ 5,497,644 | \$ 5,635,871 | \$ 5,777,554 | \$ 5,922,779 | \$ 6,071,635 | \$ 6,224,212 | \$ 122,685,864 |
|---------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|

Footnotes:  
Assumes proposed build-out and 2.5% inflation thereafter  
Phase I-IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Reimbursement Allocation Table  
Marshall River Development  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

| Developer<br>Maximum<br>Reimbursement | Proportionality | School & Local<br>Taxes | Local-Only<br>Taxes | Total          |
|---------------------------------------|-----------------|-------------------------|---------------------|----------------|
| State                                 | 37.7%           | \$ 40,009,635           |                     | \$ 40,009,635  |
| Local                                 | 62.3%           | \$ 66,183,875           | \$ -                | \$ 66,183,875  |
| TOTAL                                 |                 | \$ 106,193,510          | \$ -                | \$ 106,193,510 |
| MSHDA - Authority                     |                 | 0.0%                    |                     | \$ 50,000      |
| MSHDA - Developer                     |                 | 51.8%                   | \$ 31,573,842       | \$ 86,573,842  |

|                                   |    |
|-----------------------------------|----|
| Estimated Total<br>Years of Plan: | 32 |
|-----------------------------------|----|

|                                     |                |
|-------------------------------------|----------------|
| Estimated Capture                   | \$ 122,685,864 |
| Administrative Fees                 | \$ 12,268,586  |
| State Brownfield Redevelopment Fund | \$ 4,223,767   |
| Local Brownfield Revolving Fund     | \$ -           |

|                                                  | 2026     | 2027 | 2028        | 2029        | 2030         | 2031         | 2032         | 2033         | 2034         | 2035         | 2036         | 2037         | 2038         | 2039         | 2040         | 2041         | 2042         | 2043         |
|--------------------------------------------------|----------|------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total State Incremental Revenue                  | \$ -     | \$ - | \$ 36,226   | \$ 298,973  | \$ 428,174   | \$ 718,550   | \$ 764,369   | \$ 1,060,321 | \$ 1,118,965 | \$ 1,298,760 | \$ 1,331,512 | \$ 1,365,084 | \$ 1,399,494 | \$ 1,434,765 | \$ 1,470,918 | \$ 1,507,974 | \$ 1,545,957 | \$ 1,584,889 |
| State Brownfield Redevelopment Fund (50% of SET) | \$ -     | \$ - | \$ (4,561)  | \$ (37,639) | \$ (53,905)  | \$ (90,462)  | \$ (96,231)  | \$ (133,490) | \$ (140,873) | \$ (163,508) | \$ (167,631) | \$ (171,858) | \$ (176,190) | \$ (180,630) | \$ (185,182) | \$ (189,847) | \$ (194,629) | \$ (199,530) |
| State TIR Available for Reimbursement            | \$ -     | \$ - | \$ 31,665   | \$ 261,333  | \$ 374,269   | \$ 628,088   | \$ 668,138   | \$ 926,831   | \$ 978,093   | \$ 1,135,252 | \$ 1,163,881 | \$ 1,193,226 | \$ 1,223,304 | \$ 1,254,135 | \$ 1,285,736 | \$ 1,318,127 | \$ 1,351,328 | \$ 1,385,359 |
|                                                  |          |      |             |             |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Total Local Incremental Revenue                  | \$ -     | \$ - | \$ 64,250   | \$ 530,259  | \$ 759,411   | \$ 1,274,422 | \$ 1,355,686 | \$ 1,880,587 | \$ 1,984,599 | \$ 2,303,483 | \$ 2,361,573 | \$ 2,421,115 | \$ 2,482,146 | \$ 2,544,702 | \$ 2,608,823 | \$ 2,674,546 | \$ 2,741,913 | \$ 2,810,963 |
| BRA Administrative Fee (10%)                     | 10% \$ - | \$ - | \$ (10,048) | \$ (82,923) | \$ (118,759) | \$ (199,297) | \$ (212,006) | \$ (294,091) | \$ (310,356) | \$ (360,224) | \$ (369,309) | \$ (378,620) | \$ (388,164) | \$ (397,947) | \$ (407,974) | \$ (418,252) | \$ (428,787) | \$ (439,585) |
| Local TIR Available for Reimbursement            | \$ -     | \$ - | \$ 54,202   | \$ 447,336  | \$ 640,652   | \$ 1,075,125 | \$ 1,143,681 | \$ 1,586,496 | \$ 1,674,243 | \$ 1,943,259 | \$ 1,992,265 | \$ 2,042,495 | \$ 2,093,982 | \$ 2,146,756 | \$ 2,200,849 | \$ 2,256,294 | \$ 2,313,126 | \$ 2,371,378 |

|                                   |      |      |           |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|-----------------------------------|------|------|-----------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total State & Local TIR Available | \$ - | \$ - | \$ 85,867 | \$ 708,669 | \$ 1,014,921 | \$ 1,703,213 | \$ 1,811,819 | \$ 2,513,327 | \$ 2,652,335 | \$ 3,078,511 | \$ 3,156,146 | \$ 3,235,721 | \$ 3,317,286 | \$ 3,400,890 | \$ 3,486,585 | \$ 3,574,421 | \$ 3,664,454 | \$ 3,756,737 |
|-----------------------------------|------|------|-----------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

|                                 |                      |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------|----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| DEVELOPER                       | Beginning<br>Balance |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| DEVELOPER Reimbursement Balance | \$ 86,395,000        | \$ 86,395,000 | \$ 86,395,000 | \$ 86,395,000 | \$ 86,309,133 | \$ 85,600,463 | \$ 84,585,542 | \$ 82,882,329 | \$ 81,070,510 | \$ 78,557,183 | \$ 75,904,848 | \$ 72,826,337 | \$ 69,670,191 | \$ 66,434,470 | \$ 63,117,184 | \$ 59,716,293 | \$ 56,229,709 | \$ 52,655,288 | \$ 48,990,834 |

|                                                   |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| MSHDA Housing TIF Costs - Developer Financing Gap | \$55,000,000 | \$ 55,000,000 | \$ 55,000,000 | \$ 55,000,000 | \$ 54,945,336 | \$ 54,494,189 | \$ 53,848,079 | \$ 52,763,795 | \$ 51,610,372 | \$ 50,010,360 | \$ 48,321,855 | \$ 46,362,041 | \$ 44,352,804 | \$ 42,292,909 | \$ 40,181,088 | \$ 38,016,044 | \$ 35,796,446 | \$ 33,520,931 | \$ 31,188,100 |
| State Tax Reimbursement                           |              | \$ -          | \$ -          | \$ 20,158     | \$ 166,368    | \$ 238,264    | \$ 399,848    | \$ 425,344    | \$ 590,031    | \$ 622,664    | \$ 722,714    | \$ 740,939    | \$ 759,621    | \$ 778,769    | \$ 798,396    | \$ 818,513    | \$ 839,134    | \$ 860,270    | \$ 881,935    |
| Local Tax Reimbursement                           |              | \$ -          | \$ -          | \$ 34,506     | \$ 284,779    | \$ 407,846    | \$ 684,436    | \$ 728,080    | \$ 1,009,981  | \$ 1,065,841  | \$ 1,237,100  | \$ 1,268,297  | \$ 1,300,275  | \$ 1,333,052  | \$ 1,366,648  | \$ 1,401,084  | \$ 1,436,381  | \$ 1,472,561  | \$ 1,509,645  |
| Total MSHDA Reimbursement Balance                 |              | \$ 55,000,000 | \$ 55,000,000 | \$ 54,945,336 | \$ 54,494,189 | \$ 53,848,079 | \$ 52,763,795 | \$ 51,610,372 | \$ 50,010,360 | \$ 48,321,855 | \$ 46,362,041 | \$ 44,352,804 | \$ 42,292,909 | \$ 40,181,088 | \$ 38,016,044 | \$ 35,796,446 | \$ 33,520,931 | \$ 31,188,100 | \$ 28,796,520 |

|                                     |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| MSHDA Housing TIF Costs - Authority | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 49,950 | \$ 49,540 | \$ 48,953 | \$ 47,967 | \$ 46,919 | \$ 45,464 | \$ 43,929 | \$ 42,147 | \$ 40,321 | \$ 38,448 | \$ 36,528 | \$ 34,560 | \$ 32,542 | \$ 30,474 | \$ 28,353 |
| State Tax Reimbursement             |           | \$ -      | \$ -      | \$ 18     | \$ 151    | \$ 217    | \$ 363    | \$ 387    | \$ 536    | \$ 566    | \$ 657    | \$ 674    | \$ 691    | \$ 708    | \$ 726    | \$ 744    | \$ 763    | \$ 782    | \$ 802    |
| Local Tax Reimbursement             |           | \$ -      | \$ -      | \$ 31     | \$ 259    | \$ 371    | \$ 622    | \$ 662    | \$ 918    | \$ 969    | \$ 1,125  | \$ 1,153  | \$ 1,182  | \$ 1,212  | \$ 1,242  | \$ 1,274  | \$ 1,306  | \$ 1,339  | \$ 1,372  |
| Total MSHDA Reimbursement Balance   |           | \$ 50,000 | \$ 50,000 | \$ 49,950 | \$ 49,540 | \$ 48,953 | \$ 47,967 | \$ 46,919 | \$ 45,464 | \$ 43,929 | \$ 42,147 | \$ 40,321 | \$ 38,448 | \$ 36,528 | \$ 34,560 | \$ 32,542 | \$ 30,474 | \$ 28,353 | \$ 26,179 |

|                                                               |                |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------------------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| MSHDA Housing TIF Costs - Developer Infr/Site<br>Prep/BF Prep | \$31,345,000   | \$ 31,345,000 | \$ 31,345,000 | \$ 31,345,000 | \$ 31,313,846 | \$ 31,056,734 | \$ 30,688,510 | \$ 30,070,567 | \$ 29,413,220 | \$ 28,501,359 | \$ 27,539,064 | \$ 26,422,149 | \$ 25,277,066 | \$ 24,103,113 | \$ 22,899,567 | \$ 21,665,689 | \$ 20,400,720 | \$ 19,103,883 | \$ 17,774,382 |
| State Tax Reimbursement                                       |                | \$ -          | \$ -          | \$ 11,488     | \$ 94,814     | \$ 135,789    | \$ 227,877    | \$ 242,407    | \$ 336,264    | \$ 354,862    | \$ 411,881    | \$ 422,268    | \$ 432,915    | \$ 443,827    | \$ 455,013    | \$ 466,478    | \$ 478,230    | \$ 490,276    | \$ 502,623    |
| Local Tax Reimbursement                                       |                | \$ -          | \$ -          | \$ 19,665     | \$ 162,298    | \$ 232,435    | \$ 390,066    | \$ 414,939    | \$ 575,597    | \$ 607,433    | \$ 705,035    | \$ 722,814    | \$ 741,039    | \$ 759,718    | \$ 778,865    | \$ 798,491    | \$ 818,607    | \$ 839,226    | \$ 860,360    |
| Total MSHDA Reimbursement Balance                             |                | \$ 31,345,000 | \$ 31,345,000 | \$ 31,313,846 | \$ 31,056,734 | \$ 30,688,510 | \$ 30,070,567 | \$ 29,413,220 | \$ 28,501,359 | \$ 27,539,064 | \$ 26,422,149 | \$ 25,277,066 | \$ 24,103,113 | \$ 22,899,567 | \$ 21,665,689 | \$ 20,400,720 | \$ 19,103,883 | \$ 17,774,382 | \$ 16,411,399 |
|                                                               | Interest at 6% |               |               | \$ 1,878,831  | \$ 1,863,404  | \$ 1,841,311  | \$ 1,804,234  | \$ 1,764,793  | \$ 1,710,082  | \$ 1,652,344  | \$ 1,585,329  | \$ 1,516,624  | \$ 1,446,187  | \$ 1,373,974  | \$ 1,299,941  | \$ 1,224,043  | \$ 1,146,233  | \$ 1,066,463  | \$ 984,684    |
| Total Annual Developer Reimbursement                          |                | \$ -          | \$ -          | \$ 85,867     | \$ 708,669    | \$ 1,014,921  | \$ 1,703,213  | \$ 1,811,819  | \$ 2,513,327  | \$ 2,652,335  | \$ 3,078,511  | \$ 3,156,146  | \$ 3,235,721  | \$ 3,317,286  | \$ 3,400,890  | \$ 3,486,585  | \$ 3,574,421  | \$ 3,664,454  | \$ 3,756,737  |

|                                 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|---------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| LOCAL BROWNFIELD REVOLVING FUND |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LBRF Deposits *                 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| State Tax Capture               | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Local Tax Capture               | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

Footnotes:  
- Assumes proposed build-out and 2.5% inflation thereafter  
- Infrastructure, Site Preparation, and brownfield/work plan preparation costs reimbursed with simple interest at 6%, accrued and paid at end of term.

Tax Increment Revenue Reimbursement Allocation Table  
Marshall River Development  
440 West Hughes Street  
Marshall, Michigan  
June 25, 2026

|                                                            | 2044          | 2045          | 2046          | 2047          | 2048          | 2049          | 2050          | 2051          | 2052          | 2053         | 2054          | 2055                                           | 2056          | 2057          | TOTAL           |
|------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|---------------|------------------------------------------------|---------------|---------------|-----------------|
| Total State Incremental Revenue                            | \$ 1,624,795  | \$ 1,665,698  | \$ 1,707,624  | \$ 1,750,598  | \$ 1,794,647  | \$ 1,839,796  | \$ 1,886,075  | \$ 1,933,510  | \$ 1,982,131  | \$ 2,031,968 | \$ 2,083,051  | \$ 2,135,410                                   | \$ 2,189,079  | \$ 2,244,090  | \$ 44,233,402   |
| State Brownfield Redevelopment Fund (50% of SET)           | \$ (204,554)  | \$ (209,704)  | \$ (214,982)  | \$ (220,392)  | \$ (225,938)  | \$ (231,622)  | \$ (237,448)  | \$ (243,420)  | \$ (249,541)  | \$ -         | \$ -          | \$ -                                           | \$ -          | \$ -          | \$ (4,223,767)  |
| State TIR Available for Reimbursement                      | \$ 1,420,241  | \$ 1,455,994  | \$ 1,492,642  | \$ 1,530,206  | \$ 1,568,709  | \$ 1,608,174  | \$ 1,648,626  | \$ 1,690,090  | \$ 1,732,590  | \$ 2,031,968 | \$ 2,083,051  | \$ 2,135,410                                   | \$ 2,189,079  | \$ 2,244,090  | \$ 40,009,635   |
| Total Local Incremental Revenue                            | \$ 2,881,740  | \$ 2,954,286  | \$ 3,028,646  | \$ 3,104,865  | \$ 3,182,989  | \$ 3,263,067  | \$ 3,345,146  | \$ 3,429,278  | \$ 3,515,512  | \$ 3,603,903 | \$ 3,694,503  | \$ 3,787,369                                   | \$ 3,882,556  | \$ 3,980,122  | \$ 78,452,462   |
| BRA Administrative Fee (10%)                               | \$ (450,653)  | \$ (461,998)  | \$ (473,627)  | \$ (485,546)  | \$ (497,764)  | \$ (510,286)  | \$ (523,122)  | \$ (536,279)  | \$ (549,764)  | \$ (563,587) | \$ (577,755)  | \$ (592,278)                                   | \$ (607,163)  | \$ (622,421)  | \$ (12,268,586) |
| Local TIR Available for Reimbursement                      | \$ 2,431,086  | \$ 2,492,288  | \$ 2,555,019  | \$ 2,619,319  | \$ 2,685,226  | \$ 2,752,781  | \$ 2,822,024  | \$ 2,892,999  | \$ 2,965,748  | \$ 3,040,316 | \$ 3,116,748  | \$ 3,195,091                                   | \$ 3,275,392  | \$ 3,357,701  | \$ 66,183,875   |
| Total State & Local TIR Available                          | \$ 3,851,327  | \$ 3,948,282  | \$ 4,047,661  | \$ 4,149,525  | \$ 4,253,935  | \$ 4,360,955  | \$ 4,470,651  | \$ 4,583,089  | \$ 4,698,338  | \$ 5,072,284 | \$ 5,199,799  | \$ 5,330,501                                   | \$ 5,464,471  | \$ 5,601,791  | \$ 106,193,510  |
| DEVELOPER                                                  |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
| DEVELOPER Reimbursement Balance                            | \$ 45,234,097 | \$ 41,382,770 | \$ 37,434,488 | \$ 33,386,827 | \$ 29,237,302 | \$ 24,983,368 | \$ 20,622,413 | \$ 16,151,762 | \$ 11,568,673 | \$ 6,870,335 | \$ 30,820,421 | \$ 25,620,622                                  | \$ 20,290,121 | \$ 14,825,650 | \$ 9,223,859    |
|                                                            |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
|                                                            |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
| MSHDA Housing TIF Costs - Developer Financing Gap          | \$ 28,796,520 | \$ 26,344,723 | \$ 23,831,204 | \$ 21,254,418 | \$ 18,612,786 | \$ 15,904,685 | \$ 13,128,453 | \$ 10,282,388 | \$ 7,364,744  | \$ 4,373,730 | \$ 1,144,659  | \$ -                                           | \$ -          | \$ -          | -               |
| State Tax Reimbursement                                    | \$ 904,141    | \$ 926,902    | \$ 950,232    | \$ 974,146    | \$ 998,657    | \$ 1,023,781  | \$ 1,049,534  | \$ 1,075,930  | \$ 1,102,986  | \$ 1,293,573 | \$ 458,553    | \$ -                                           | \$ -          | \$ -          | \$ 20,421,401   |
| Local Tax Reimbursement                                    | \$ 1,547,656  | \$ 1,586,618  | \$ 1,626,553  | \$ 1,667,487  | \$ 1,709,444  | \$ 1,752,450  | \$ 1,796,531  | \$ 1,841,715  | \$ 1,888,028  | \$ 1,935,498 | \$ 686,106    | \$ -                                           | \$ -          | \$ -          | \$ 34,578,599   |
| Total MSHDA Reimbursement Balance                          | \$ 26,344,723 | \$ 23,831,204 | \$ 21,254,418 | \$ 18,612,786 | \$ 15,904,685 | \$ 13,128,453 | \$ 10,282,388 | \$ 7,364,744  | \$ 4,373,730  | \$ 1,144,659 | \$ -          | \$ -                                           | \$ -          | \$ -          | -               |
|                                                            |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
| MSHDA Housing TIF Costs - Authority                        | \$ 26,179     | \$ 23,950     | \$ 21,665     | \$ 19,322     | \$ 16,921     | \$ 14,459     | \$ 11,935     | \$ 9,348      | \$ 6,695      | \$ 3,976     | \$ 1,041      | \$ -                                           | \$ -          | \$ -          | -               |
| State Tax Reimbursement                                    | \$ 822        | \$ 843        | \$ 864        | \$ 886        | \$ 908        | \$ 931        | \$ 954        | \$ 978        | \$ 1,003      | \$ 1,176     | \$ 417        | \$ -                                           | \$ -          | \$ -          | \$ 18,565       |
| Local Tax Reimbursement                                    | \$ 1,407      | \$ 1,442      | \$ 1,479      | \$ 1,516      | \$ 1,554      | \$ 1,593      | \$ 1,633      | \$ 1,674      | \$ 1,716      | \$ 1,760     | \$ 624        | \$ -                                           | \$ -          | \$ -          | \$ 31,435       |
| Total MSHDA Reimbursement Balance                          | \$ 23,950     | \$ 21,665     | \$ 19,322     | \$ 16,921     | \$ 14,459     | \$ 11,935     | \$ 9,348      | \$ 6,695      | \$ 3,976      | \$ 1,041     | \$ -          | \$ -                                           | \$ -          | \$ -          | -               |
|                                                            |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
| MSHDA Housing TIF Costs - Developer Infr/Site Prep/BF Prep | \$ 16,411,399 | \$ 15,014,097 | \$ 13,581,620 | \$ 12,113,086 | \$ 10,607,596 | \$ 9,064,224  | \$ 7,482,025  | \$ 5,860,026  | \$ 4,197,234  | \$ 2,492,629 | \$ 29,674,721 | \$ 25,620,622                                  | \$ 20,290,121 | \$ 14,825,650 | \$ -            |
| State Tax Reimbursement                                    | \$ 515,278    | \$ 528,250    | \$ 541,546    | \$ 555,175    | \$ 569,144    | \$ 583,462    | \$ 598,139    | \$ 613,182    | \$ 628,602    | \$ 737,219   | \$ 1,624,081  | \$ 2,135,410                                   | \$ 2,189,079  | \$ 2,244,090  | \$ 19,569,669   |
| Local Tax Reimbursement                                    | \$ 882,023    | \$ 904,228    | \$ 926,987    | \$ 950,316    | \$ 974,228    | \$ 998,737    | \$ 1,023,860  | \$ 1,049,610  | \$ 1,076,004  | \$ 1,103,058 | \$ 2,430,018  | \$ 3,195,091                                   | \$ 3,275,392  | \$ 3,357,701  | \$ 31,573,842   |
| Total MSHDA Reimbursement Balance                          | \$ 15,014,097 | \$ 13,581,620 | \$ 12,113,086 | \$ 10,607,596 | \$ 9,064,224  | \$ 7,482,025  | \$ 5,860,026  | \$ 4,197,234  | \$ 2,492,629  | \$ 652,352   | \$ 25,620,622 | \$ 20,290,121                                  | \$ 14,825,650 | \$ 9,223,859  | \$ -            |
|                                                            | \$ 900,846    | \$ 814,897    | \$ 726,785    | \$ 636,456    | \$ 543,853    | \$ 448,921    | \$ 351,602    | \$ 251,834    | \$ 149,558    | \$ 39,141    | \$ 29,022,369 | Interest Accrued and Reimbursed at end of Term |               |               |                 |
| Total Annual Developer Reimbursement                       | \$ 3,851,327  | \$ 3,948,282  | \$ 4,047,661  | \$ 4,149,525  | \$ 4,253,935  | \$ 4,360,955  | \$ 4,470,651  | \$ 4,583,089  | \$ 4,698,338  | \$ 5,072,284 | \$ 5,199,799  | \$ 5,330,501                                   | \$ 5,464,471  | \$ 5,601,791  | \$ 106,193,510  |
|                                                            |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
| LOCAL BROWNFIELD REVOLVING FUND                            |               |               |               |               |               |               |               |               |               |              |               |                                                |               |               |                 |
| LBRF Deposits *                                            | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -          | \$ -                                           | \$ -          | \$ -          | \$ -            |
| State Tax Capture                                          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -          | \$ -                                           | \$ -          | \$ -          | \$ -            |
| Local Tax Capture                                          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -          | \$ -                                           | \$ -          | \$ -          | \$ -            |

Footnotes:  
- Assumes proposed build-out and 2.5% inflation thereafter  
- Infrastructure, Site Preparation, and brownfield/work plan preparation costs reimbursed with simple interest at 6%, accrued and paid at end of term.

**Table 3**  
**Housing Development Activities Calculation**



## Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*Marshall Adjusted Control Rent*

| <b>SUMMARY</b>                                                                                                        |                                |                          |          |              |                     |              |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------|----------|--------------|---------------------|--------------|
| Phase                                                                                                                 | FORMULA                        | Developer AMI Commitment | Location | No. of Units | PRL GAP CAP         | Per Unit Avg |
| Phase I                                                                                                               | Marshall Adjusted Control Rent | 90-120%                  | Calhoun  | 84           | \$19,803,264        | \$235,753    |
| Phase II                                                                                                              | Marshall Adjusted Control Rent | 90-110%                  | Calhoun  | 78           | \$18,111,456        | \$232,198    |
| Phase III                                                                                                             | Marshall Adjusted Control Rent | 90-110%                  | Calhoun  | 68           | \$14,341,104        | \$210,899    |
| Phase IV                                                                                                              | Marshall Adjusted Control Rent | 120%                     | Calhoun  | 25           | \$2,778,048         | \$111,122    |
| <b>TOTAL Housing Subsidy</b>                                                                                          |                                |                          |          | 255          | <b>\$55,033,872</b> | \$215,819    |
| <b>Approved BRA TIF Request for Financing Gap</b>                                                                     |                                |                          |          |              | <b>\$55,000,000</b> |              |
| <b>Other Housing Activities Allowed</b>                                                                               |                                |                          |          |              |                     |              |
| Site Preparation*                                                                                                     |                                |                          |          |              | \$19,598,935        |              |
| Infrastructure Improvements*                                                                                          |                                |                          |          |              | \$11,716,065        |              |
| BF/WP Prep and Development                                                                                            |                                |                          |          |              | \$30,000            |              |
| BF/WP Implementation - Authority                                                                                      |                                |                          |          |              | \$50,000            |              |
| <b>Total Housing Subsidy Requested for Approval</b>                                                                   |                                |                          |          |              | <b>\$86,395,000</b> |              |
| *Infrastructure and Site Preparation costs to be reimbursed with 6% simple interest, accrued and paid at end of term. |                                |                          |          |              |                     |              |

## Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*Marshall Adjusted Control Rent*

| PHASE I                        |                          |          |                |               |   |              |   |                   |   |       |   |                       |   |               |   |              |   |              |              |
|--------------------------------|--------------------------|----------|----------------|---------------|---|--------------|---|-------------------|---|-------|---|-----------------------|---|---------------|---|--------------|---|--------------|--------------|
| FORMULA                        | Developer AMI Commitment | Location | Type           | Control Rent* | - | Project Rent | - | Utility Allowance | = | PRL   | x | No. of Units          | x | No. of Months | x | No. of Years | = | PRL GAP CAP  | Per Unit Avg |
| Marshall Adjusted Control Rent | 90%                      | Calhoun  | 1 Bedroom Jr   | \$2,095       | - | \$1,100      | - | \$169             | = | \$826 | x | 3                     | x | 12            | x | 29           | = | \$862,344    | \$287,448    |
| Marshall Adjusted Control Rent | 90%                      | Calhoun  | 1 Bedroom Jr   | \$2,095       | - | \$1,100      | - | \$169             | = | \$826 | x | 6                     | x | 12            | x | 28           | = | \$1,665,216  | \$277,536    |
| Marshall Adjusted Control Rent | 100%                     | Calhoun  | 1 Bedroom      | \$2,095       | - | \$1,243      | - | \$186             | = | \$666 | x | 12                    | x | 12            | x | 29           | = | \$2,781,216  | \$231,768    |
| Marshall Adjusted Control Rent | 100%                     | Calhoun  | 1 Bedroom      | \$2,095       | - | \$1,243      | - | \$186             | = | \$666 | x | 23                    | x | 12            | x | 28           | = | \$5,146,848  | \$223,776    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 2 Bedroom      | \$2,525       | - | \$1,539      | - | \$255             | = | \$731 | x | 6                     | x | 12            | x | 29           | = | \$1,526,328  | \$254,388    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 2 Bedroom      | \$2,525       | - | \$1,539      | - | \$255             | = | \$731 | x | 12                    | x | 12            | x | 28           | = | \$2,947,392  | \$245,616    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 3 Bedroom      | \$3,030       | - | \$1,697      | - | \$344             | = | \$989 | x | 3                     | x | 12            | x | 29           | = | \$1,032,516  | \$344,172    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 3 Bedroom      | \$3,030       | - | \$1,697      | - | \$344             | = | \$989 | x | 6                     | x | 12            | x | 28           | = | \$1,993,824  | \$332,304    |
| Marshall Adjusted Control Rent | 120%                     | Calhoun  | 2 Bedroom - MH | \$2,525       | - | \$1,815      | - | \$295             | = | \$415 | x | 7                     | x | 12            | x | 29           | = | \$1,010,940  | \$144,420    |
| Marshall Adjusted Control Rent | 120%                     | Calhoun  | 2 Bedroom - MH | \$2,525       | - | \$1,815      | - | \$295             | = | \$415 | x | 6                     | x | 12            | x | 28           | = | \$836,640    | \$139,440    |
|                                |                          |          |                |               |   |              |   |                   |   |       |   | TOTAL Housing Subsidy |   | 84            |   |              |   | \$19,803,264 | \$235,753    |

## Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*Marshall Adjusted Control Rent*

| PHASE II                       |                             |          |              |                  |   |                 |   |                      |   |       |   |                       |   |                  |   |                 |   |              |              |
|--------------------------------|-----------------------------|----------|--------------|------------------|---|-----------------|---|----------------------|---|-------|---|-----------------------|---|------------------|---|-----------------|---|--------------|--------------|
| FORMULA                        | Developer AMI<br>Commitment | Location | Type         | Control<br>Rent* | - | Project<br>Rent | - | Utility<br>Allowance | = | PRL   | x | No. of<br>Units       | x | No. of<br>Months | x | No. of<br>Years | = | PRL GAP CAP  | Per Unit Avg |
| Marshall Adjusted Control Rent | 90%                         | Calhoun  | 1 Bedroom Jr | \$2,095          | - | \$1,100         | - | \$169                | = | \$826 | x | 7                     | x | 12               | x | 26              | = | \$1,803,984  | \$257,712    |
| Marshall Adjusted Control Rent | 90%                         | Calhoun  | 1 Bedroom Jr | \$2,095          | - | \$1,100         | - | \$169                | = | \$826 | x | 4                     | x | 12               | x | 25              | = | \$991,200    | \$247,800    |
| Marshall Adjusted Control Rent | 100%                        | Calhoun  | 1 Bedroom    | \$2,095          | - | \$1,243         | - | \$186                | = | \$666 | x | 14                    | x | 12               | x | 26              | = | \$2,909,088  | \$207,792    |
| Marshall Adjusted Control Rent | 100%                        | Calhoun  | 1 Bedroom    | \$2,095          | - | \$1,243         | - | \$186                | = | \$666 | x | 14                    | x | 12               | x | 25              | = | \$2,797,200  | \$199,800    |
| Marshall Adjusted Control Rent | 110%                        | Calhoun  | 2 Bedroom    | \$2,525          | - | \$1,539         | - | \$255                | = | \$731 | x | 14                    | x | 12               | x | 26              | = | \$3,193,008  | \$228,072    |
| Marshall Adjusted Control Rent | 110%                        | Calhoun  | 2 Bedroom    | \$2,525          | - | \$1,539         | - | \$255                | = | \$731 | x | 14                    | x | 12               | x | 25              | = | \$3,070,200  | \$219,300    |
| Marshall Adjusted Control Rent | 110%                        | Calhoun  | 3 Bedroom    | \$3,030          | - | \$1,697         | - | \$344                | = | \$989 | x | 7                     | x | 12               | x | 26              | = | \$2,159,976  | \$308,568    |
| Marshall Adjusted Control Rent | 110%                        | Calhoun  | 3 Bedroom    | \$3,030          | - | \$1,697         | - | \$344                | = | \$989 | x | 4                     | x | 12               | x | 25              | = | \$1,186,800  | \$296,700    |
|                                |                             |          |              |                  |   |                 |   |                      |   |       |   | TOTAL Housing Subsidy |   | 78               |   |                 |   | \$18,111,456 | \$232,198    |

# Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*Marshall Adjusted Control Rent*

| PHASE III                      |                          |          |              |               |   |              |   |                   |   |       |   |                       |   |               |   |              |   |              |              |
|--------------------------------|--------------------------|----------|--------------|---------------|---|--------------|---|-------------------|---|-------|---|-----------------------|---|---------------|---|--------------|---|--------------|--------------|
| FORMULA                        | Developer AMI Commitment | Location | Type         | Control Rent* | - | Project Rent | - | Utility Allowance | = | PRL   | x | No. of Units          | x | No. of Months | x | No. of Years | = | PRL GAP CAP  | Per Unit Avg |
| Marshall Adjusted Control Rent | 90%                      | Calhoun  | 1 Bedroom Jr | \$2,095       | - | \$1,100      | - | \$169             | = | \$826 | x | 4                     | x | 12            | x | 24           | = | \$951,552    | \$237,888    |
| Marshall Adjusted Control Rent | 90%                      | Calhoun  | 1 Bedroom Jr | \$2,095       | - | \$1,100      | - | \$169             | = | \$826 | x | 5                     | x | 12            | x | 23           | = | \$1,139,880  | \$227,976    |
| Marshall Adjusted Control Rent | 100%                     | Calhoun  | 1 Bedroom    | \$2,095       | - | \$1,243      | - | \$186             | = | \$666 | x | 9                     | x | 12            | x | 24           | = | \$1,726,272  | \$191,808    |
| Marshall Adjusted Control Rent | 100%                     | Calhoun  | 1 Bedroom    | \$2,095       | - | \$1,243      | - | \$186             | = | \$666 | x | 18                    | x | 12            | x | 23           | = | \$3,308,688  | \$183,816    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 2 Bedroom    | \$2,525       | - | \$1,539      | - | \$255             | = | \$731 | x | 8                     | x | 12            | x | 24           | = | \$1,684,224  | \$210,528    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 2 Bedroom    | \$2,525       | - | \$1,539      | - | \$255             | = | \$731 | x | 15                    | x | 12            | x | 23           | = | \$3,026,340  | \$201,756    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 3 Bedroom    | \$3,030       | - | \$1,697      | - | \$344             | = | \$989 | x | 4                     | x | 12            | x | 24           | = | \$1,139,328  | \$284,832    |
| Marshall Adjusted Control Rent | 110%                     | Calhoun  | 3 Bedroom    | \$3,030       | - | \$1,697      | - | \$344             | = | \$989 | x | 5                     | x | 12            | x | 23           | = | \$1,364,820  | \$272,964    |
|                                |                          |          |              |               |   |              |   |                   |   |       |   | TOTAL Housing Subsidy |   | 68            |   |              |   | \$14,341,104 | \$210,899    |

## Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*Marshall Adjusted Control Rent*

| PHASE IV                       |                          |          |                |               |   |              |   |                   |   |       |   |                       |   |               |   |              |   |             |              |           |
|--------------------------------|--------------------------|----------|----------------|---------------|---|--------------|---|-------------------|---|-------|---|-----------------------|---|---------------|---|--------------|---|-------------|--------------|-----------|
| FORMULA                        | Developer AMI Commitment | Location | Type           | Control Rent* | - | Project Rent | - | Utility Allowance | = | PRL   | x | No. of Units          | x | No. of Months | x | No. of Years | = | PRL GAP CAP | Per Unit Avg |           |
| Marshall Adjusted Control Rent | 120%                     | Calhoun  | 3 Bedroom - TH | \$3,030       | - | \$1,800      | - | \$382             | = | \$848 | x | 12                    | x | 12            | x | 22           | = | \$2,686,464 | \$223,872    |           |
| Marshall Adjusted Control Rent | 120%                     | Calhoun  | 3 Bedroom - TH | \$3,030       | - | \$1,800      | - | \$382             | = | \$848 | x | 13                    | x | 12            | x | 21           | = | \$2,778,048 | \$213,696    |           |
|                                |                          |          |                |               |   |              |   |                   |   |       |   | 25                    |   |               |   |              |   |             |              |           |
|                                |                          |          |                |               |   |              |   |                   |   |       |   | TOTAL Housing Subsidy |   |               |   |              |   |             | \$2,778,048  | \$111,122 |

## Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**\*MSHDA Control Rent**

| <b>SUMMARY</b>                                                                                                        |                    |                          |          |              |                     |              |
|-----------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|----------|--------------|---------------------|--------------|
| Phase                                                                                                                 | FORMULA            | Developer AMI Commitment | Location | No. of Units | PRL GAP CAP         | Per Unit Avg |
| Phase I                                                                                                               | MSHDA Control Rent | 90-120%                  | Calhoun  | 84           | \$30,867,924        | \$367,475    |
| Phase II                                                                                                              | MSHDA Control Rent | 90-110%                  | Calhoun  | 78           | \$27,465,696        | \$352,124    |
| Phase III                                                                                                             | MSHDA Control Rent | 90-110%                  | Calhoun  | 68           | \$21,750,444        | \$319,859    |
| Phase IV                                                                                                              | MSHDA Control Rent | 120%                     | Calhoun  | 25           | \$4,399,668         | \$175,987    |
| <b>TOTAL Housing Subsidy</b>                                                                                          |                    |                          |          | 255          | <b>\$84,483,732</b> | \$331,309    |
| <b>Approved BRA TIF Request for Financing Gap</b>                                                                     |                    |                          |          |              | <b>\$55,000,000</b> |              |
| <b>Other Housing Activities Allowed</b>                                                                               |                    |                          |          |              |                     |              |
| Site Preparation*                                                                                                     |                    |                          |          |              | \$19,598,935        |              |
| Infrastructure Improvements*                                                                                          |                    |                          |          |              | \$11,716,065        |              |
| BF/WP Prep and Development                                                                                            |                    |                          |          |              | \$30,000            |              |
| BF/WP Implementation - Authority                                                                                      |                    |                          |          |              | \$50,000            |              |
| <b>Total Housing Subsidy Requested for Approval</b>                                                                   |                    |                          |          |              | <b>\$86,395,000</b> |              |
| *Infrastructure and Site Preparation costs to be reimbursed with 6% simple interest, accrued and paid at end of term. |                    |                          |          |              |                     |              |



# Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*MSHDA Control Rent*

| PHASE I            |                          |          |                |               |   |              |   |                   |   |         |   |                       |   |               |   |              |   |              |              |
|--------------------|--------------------------|----------|----------------|---------------|---|--------------|---|-------------------|---|---------|---|-----------------------|---|---------------|---|--------------|---|--------------|--------------|
| FORMULA            | Developer AMI Commitment | Location | Type           | Control Rent* | - | Project Rent | - | Utility Allowance | = | PRL     | x | No. of Units          | x | No. of Months | x | No. of Years | = | PRL GAP CAP  | Per Unit Avg |
| MSHDA Control Rent | 90%                      | Calhoun  | 1 Bedroom Jr   | \$2,440       | - | \$1,100      | - | \$169             | = | \$1,171 | x | 3                     | x | 12            | x | 29           | = | \$1,222,524  | \$407,508    |
| MSHDA Control Rent | 90%                      | Calhoun  | 1 Bedroom Jr   | \$2,440       | - | \$1,100      | - | \$169             | = | \$1,171 | x | 6                     | x | 12            | x | 28           | = | \$2,360,736  | \$393,456    |
| MSHDA Control Rent | 100%                     | Calhoun  | 1 Bedroom      | \$2,440       | - | \$1,243      | - | \$186             | = | \$1,011 | x | 12                    | x | 12            | x | 29           | = | \$4,221,936  | \$351,828    |
| MSHDA Control Rent | 100%                     | Calhoun  | 1 Bedroom      | \$2,440       | - | \$1,243      | - | \$186             | = | \$1,011 | x | 23                    | x | 12            | x | 28           | = | \$7,813,008  | \$339,696    |
| MSHDA Control Rent | 110%                     | Calhoun  | 2 Bedroom      | \$2,940       | - | \$1,539      | - | \$255             | = | \$1,146 | x | 6                     | x | 12            | x | 29           | = | \$2,392,848  | \$398,808    |
| MSHDA Control Rent | 110%                     | Calhoun  | 2 Bedroom      | \$2,940       | - | \$1,539      | - | \$255             | = | \$1,146 | x | 12                    | x | 12            | x | 28           | = | \$4,620,672  | \$385,056    |
| MSHDA Control Rent | 110%                     | Calhoun  | 3 Bedroom      | \$3,525       | - | \$1,697      | - | \$344             | = | \$1,484 | x | 3                     | x | 12            | x | 29           | = | \$1,549,296  | \$516,432    |
| MSHDA Control Rent | 110%                     | Calhoun  | 3 Bedroom      | \$3,525       | - | \$1,697      | - | \$344             | = | \$1,484 | x | 6                     | x | 12            | x | 28           | = | \$2,991,744  | \$498,624    |
| MSHDA Control Rent | 120%                     | Calhoun  | 2 Bedroom - MH | \$2,940       | - | \$1,815      | - | \$295             | = | \$830   | x | 7                     | x | 12            | x | 29           | = | \$2,021,880  | \$288,840    |
| MSHDA Control Rent | 120%                     | Calhoun  | 2 Bedroom - MH | \$2,940       | - | \$1,815      | - | \$295             | = | \$830   | x | 6                     | x | 12            | x | 28           | = | \$1,673,280  | \$278,880    |
|                    |                          |          |                |               |   |              |   |                   |   |         |   | TOTAL Housing Subsidy |   | 84            |   |              |   | \$30,867,924 | \$367,475    |

## Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*MSHDA Control Rent*

| PHASE II           |                             |          |              |                  |   |                 |   |                      |   |         |   |                       |   |                  |   |                 |   |              |              |
|--------------------|-----------------------------|----------|--------------|------------------|---|-----------------|---|----------------------|---|---------|---|-----------------------|---|------------------|---|-----------------|---|--------------|--------------|
| FORMULA            | Developer AMI<br>Commitment | Location | Type         | Control<br>Rent* | - | Project<br>Rent | - | Utility<br>Allowance | = | PRL     | x | No. of<br>Units       | x | No. of<br>Months | x | No. of<br>Years | = | PRL GAP CAP  | Per Unit Avg |
| MSHDA Control Rent | 90%                         | Calhoun  | 1 Bedroom Jr | \$2,440          | - | \$1,100         | - | \$169                | = | \$1,171 | x | 7                     | x | 12               | x | 26              | = | \$2,557,464  | \$365,352    |
| MSHDA Control Rent | 90%                         | Calhoun  | 1 Bedroom Jr | \$2,440          | - | \$1,100         | - | \$169                | = | \$1,171 | x | 4                     | x | 12               | x | 25              | = | \$1,405,200  | \$351,300    |
| MSHDA Control Rent | 100%                        | Calhoun  | 1 Bedroom    | \$2,440          | - | \$1,243         | - | \$186                | = | \$1,011 | x | 14                    | x | 12               | x | 26              | = | \$4,416,048  | \$315,432    |
| MSHDA Control Rent | 100%                        | Calhoun  | 1 Bedroom    | \$2,440          | - | \$1,243         | - | \$186                | = | \$1,011 | x | 14                    | x | 12               | x | 25              | = | \$4,246,200  | \$303,300    |
| MSHDA Control Rent | 110%                        | Calhoun  | 2 Bedroom    | \$2,940          | - | \$1,539         | - | \$255                | = | \$1,146 | x | 14                    | x | 12               | x | 26              | = | \$5,005,728  | \$357,552    |
| MSHDA Control Rent | 110%                        | Calhoun  | 2 Bedroom    | \$2,940          | - | \$1,539         | - | \$255                | = | \$1,146 | x | 14                    | x | 12               | x | 25              | = | \$4,813,200  | \$343,800    |
| MSHDA Control Rent | 110%                        | Calhoun  | 3 Bedroom    | \$3,525          | - | \$1,697         | - | \$344                | = | \$1,484 | x | 7                     | x | 12               | x | 26              | = | \$3,241,056  | \$463,008    |
| MSHDA Control Rent | 110%                        | Calhoun  | 3 Bedroom    | \$3,525          | - | \$1,697         | - | \$344                | = | \$1,484 | x | 4                     | x | 12               | x | 25              | = | \$1,780,800  | \$445,200    |
|                    |                             |          |              |                  |   |                 |   |                      |   |         |   | TOTAL Housing Subsidy |   | 78               |   |                 |   | \$27,465,696 | \$352,124    |

# Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*MSHDA Control Rent*

| PHASE III          |                             |          |              |                  |   |                 |   |                      |   |         |   |                       |   |                  |   |                 |   |              |              |
|--------------------|-----------------------------|----------|--------------|------------------|---|-----------------|---|----------------------|---|---------|---|-----------------------|---|------------------|---|-----------------|---|--------------|--------------|
| FORMULA            | Developer AMI<br>Commitment | Location | Type         | Control<br>Rent* | - | Project<br>Rent | - | Utility<br>Allowance | = | PRL     | x | No. of<br>Units       | x | No. of<br>Months | x | No. of<br>Years | = | PRL GAP CAP  | Per Unit Avg |
| MSHDA Control Rent | 90%                         | Calhoun  | 1 Bedroom Jr | \$2,440          | - | \$1,100         | - | \$169                | = | \$1,171 | x | 4                     | x | 12               | x | 24              | = | \$1,348,992  | \$337,248    |
| MSHDA Control Rent | 90%                         | Calhoun  | 1 Bedroom Jr | \$2,440          | - | \$1,100         | - | \$169                | = | \$1,171 | x | 5                     | x | 12               | x | 23              | = | \$1,615,980  | \$323,196    |
| MSHDA Control Rent | 100%                        | Calhoun  | 1 Bedroom    | \$2,440          | - | \$1,243         | - | \$186                | = | \$1,011 | x | 9                     | x | 12               | x | 24              | = | \$2,620,512  | \$291,168    |
| MSHDA Control Rent | 100%                        | Calhoun  | 1 Bedroom    | \$2,440          | - | \$1,243         | - | \$186                | = | \$1,011 | x | 18                    | x | 12               | x | 23              | = | \$5,022,648  | \$279,036    |
| MSHDA Control Rent | 110%                        | Calhoun  | 2 Bedroom    | \$2,940          | - | \$1,539         | - | \$255                | = | \$1,146 | x | 8                     | x | 12               | x | 24              | = | \$2,640,384  | \$330,048    |
| MSHDA Control Rent | 110%                        | Calhoun  | 2 Bedroom    | \$2,940          | - | \$1,539         | - | \$255                | = | \$1,146 | x | 15                    | x | 12               | x | 23              | = | \$4,744,440  | \$316,296    |
| MSHDA Control Rent | 110%                        | Calhoun  | 3 Bedroom    | \$3,525          | - | \$1,697         | - | \$344                | = | \$1,484 | x | 4                     | x | 12               | x | 24              | = | \$1,709,568  | \$427,392    |
| MSHDA Control Rent | 110%                        | Calhoun  | 3 Bedroom    | \$3,525          | - | \$1,697         | - | \$344                | = | \$1,484 | x | 5                     | x | 12               | x | 23              | = | \$2,047,920  | \$409,584    |
|                    |                             |          |              |                  |   |                 |   |                      |   |         |   | TOTAL Housing Subsidy |   | 68               |   |                 |   | \$21,750,444 | \$319,859    |

# Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

*\*MSHDA Control Rent*

| PHASE IV           |                          |          |                |               |   |              |   |                   |   |         |   |                       |   |               |   |              |   |             |              |
|--------------------|--------------------------|----------|----------------|---------------|---|--------------|---|-------------------|---|---------|---|-----------------------|---|---------------|---|--------------|---|-------------|--------------|
| FORMULA            | Developer AMI Commitment | Location | Type           | Control Rent* | - | Project Rent | - | Utility Allowance | = | PRL     | x | No. of Units          | x | No. of Months | x | No. of Years | = | PRL GAP CAP | Per Unit Avg |
| MSHDA Control Rent | 120%                     | Calhoun  | 3 Bedroom - TH | \$3,525       | - | \$1,800      | - | \$382             | = | \$1,343 | x | 12                    | x | 12            | x | 22           | = | \$4,254,624 | \$354,552    |
| MSHDA Control Rent | 120%                     | Calhoun  | 3 Bedroom - TH | \$3,525       | - | \$1,800      | - | \$382             | = | \$1,343 | x | 13                    | x | 12            | x | 21           | = | \$4,399,668 | \$338,436    |
|                    |                          |          |                |               |   |              |   |                   |   |         |   | TOTAL Housing Subsidy |   | 25            |   |              |   | \$4,399,668 | \$175,987    |

# ITEM: 12.A

## ADMINISTRATIVE REPORT

---



**TO:** Honorable Mayor and City Council  
**FROM:** Derek N. Perry, City Manager  
Marcia Strange, Director of Community Development  
**DATE:** August 3, 2026  
**SUBJECT:** **SET PUBLIC HEARING - OPRA DISTRICT ESTABLISHMENT - 110 S. HAMILTON**

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The City has received an Application for Obsolete Property Rehabilitation (OPRA) Exemption for 110 South Hamilton Street (Parcel No. 53-001-031-00). This OPRA application is included in the packet. The applicant, Mankerian Properties, LLC proposes a comprehensive renovation of the functionally obsolete two-story commercial building located in the social district. The property is in need of improvements to make it a viable facility. Upon completion, the building will be home to The Yardage Club, an indoor golf club bringing new year-round activity, employment and visitors. Information regarding the proposed renovation and future use are provided in the packet.

OPRA is a tool created by the legislature in 2000, to encourage the redevelopment of blighted structures. It works by freezing the taxable value of a property for a period of up to twelve (12) years. Freezing the taxable value of a property provides an incentive for a property owner to make significant improvements to a building without incurring an increase in property taxes for the period approved by the City. The requested 6 year exemption aligns with the timeframe allowed in the adopted OPRA policy for the value of investment by the Applicant.

Before the OPRA Certificate can be considered, an OPRA District must be established, which requires a public hearing. The extents of the proposed District are the property limits and are defined in the provided Property Description (Tax ID No. 13-53-001-031-00). Staff recommends scheduling a public hearing for an upcoming meeting to consider this request.

**BUDGET IMPACT:**  
None at this time.

**RECOMMENDATION:**  
Schedule a public hearing for August 17th, 2026 to consider creation of an OPRA District for 110 South Hamilton Street.

7/28/2026

City Clerk  
City of Marshall  
323 West Michigan Avenue  
Marshall, MI 49068

Copy: Marcia Strange, Director of Community Development (review copy per the City's OPRA process)

Re: Application for Obsolete Property Rehabilitation Exemption Certificate — 110 South Hamilton Street (Parcel No. 53-001-031-00)

Dear City Clerk:

Mankerian Properties, LLC hereby files, in duplicate, the enclosed application for an Obsolete Property Rehabilitation Exemption Certificate under the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (MCL 125.2781 et seq.), and the City of Marshall's Obsolete Property Rehabilitation Act Policy, for the property at 110 South Hamilton Street. A review copy has been provided to the Director of Community Development consistent with the City's process.

This application follows our request to establish an Obsolete Property Rehabilitation District for the parcel, filed with the City Clerk on July 7, 2026. The proposed rehabilitation is a comprehensive renovation of this functionally obsolete two-story commercial building in the heart of Marshall's social district, with a total rehabilitation investment of approximately \$299,819. Upon completion, the building will be home to The Yardage Club, an indoor golf club bringing new year-round activity, employment, and visitors to downtown Marshall.

Rehabilitation will commence promptly upon establishment of the Obsolete Property Rehabilitation District — anticipated August 2026 based on the City's tentative calendar — or at such later time as the City directs, and is expected to be complete within approximately eleven weeks. The applicant is prepared to commence rehabilitation immediately upon establishment of the District — contractors are engaged, financing is closed, and permit plans are complete and under City review.

We respectfully request an exemption certificate with a term of 6 years, consistent with the City's adopted Level of Investment schedule.

The applicant's written statement that the rehabilitation would not be undertaken without the exemption is enclosed as a standalone attachment (Enclosure 10).



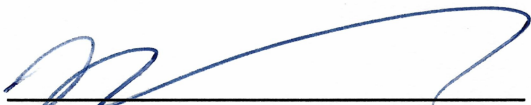
Enclosed with this letter (filed in duplicate) are:

1. Michigan Department of Treasury Form 3674 (Application for OPRA Exemption)
2. Project narrative addressing the facility, proposed use, rehabilitation scope, fixed building equipment, time schedule, and expected economic advantages
3. Itemized rehabilitation cost summary with supporting contractor proposals
4. Project proforma
5. Legal description of the property
5. Certified copy of the recorded warranty deed, including legal description (Exhibit A)
6. Photographs of the property in its existing condition
7. Architectural plans (Driven Design, dated July 2, 2026)
8. Statement of functional obsolescence from the City Assessor
9. Applicant's statement regarding necessity of the exemption
10. Application processing fee of \$250 (check from Mankerian Properties, LLC)

We appreciate the guidance the City has provided throughout this process and are glad to supply any additional information or meet in person at your convenience. Manouk Mankerian is available locally and can be reached at the contact information below.

Respectfully submitted,

Mankerian Properties, LLC



Manouk Mankerian, Member  
(269) 358-5893 & mike@yardageclub.com



Jody L. Mankerian, Member  
(269) 425-4876 & plaidherb@aol.com

## Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

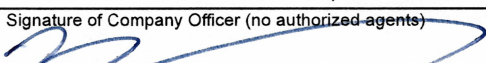
|                                                                                                                                                                                                                                                                             |                                                           |                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------|--|
| Applicant (Company) Name (applicant must be the OWNER of the facility)                                                                                                                                                                                                      |                                                           |                                                                 |  |
| Mankerian Properties, LLC                                                                                                                                                                                                                                                   |                                                           |                                                                 |  |
| Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)                                                                                                                                                                                                |                                                           |                                                                 |  |
| 110 S Hamilton St. Marshall, Mi. 49068                                                                                                                                                                                                                                      |                                                           |                                                                 |  |
| Location of obsolete facility (Number and Street, City, State, ZIP Code)                                                                                                                                                                                                    |                                                           |                                                                 |  |
| 110 S Hamilton St. Marshall, Mi. 49068                                                                                                                                                                                                                                      |                                                           |                                                                 |  |
| City, Township, Village (indicate which)                                                                                                                                                                                                                                    |                                                           | County                                                          |  |
| Marshall                                                                                                                                                                                                                                                                    |                                                           | Calhoun                                                         |  |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)                                                                                                                                                                                                                         | Planned date of Completion of Rehabilitation (mm/dd/yyyy) | School District where facility is located (include school code) |  |
| 8/18/2026                                                                                                                                                                                                                                                                   | 11/1/2026                                                 | MPS 13110                                                       |  |
| Estimated Cost of Rehabilitation                                                                                                                                                                                                                                            |                                                           | Number of years exemption requested                             |  |
| \$299,891.26                                                                                                                                                                                                                                                                |                                                           | 6 Years                                                         |  |
| Attach legal description of obsolete property on separate sheet.                                                                                                                                                                                                            |                                                           |                                                                 |  |
| Expected Project Outcomes (Check all that apply)                                                                                                                                                                                                                            |                                                           |                                                                 |  |
| <input checked="" type="checkbox"/> Increase commercial activity                                                                                                                                                                                                            |                                                           |                                                                 |  |
| <input type="checkbox"/> Retain employment                                                                                                                                                                                                                                  |                                                           |                                                                 |  |
| <input checked="" type="checkbox"/> Create employment                                                                                                                                                                                                                       |                                                           |                                                                 |  |
| <input type="checkbox"/> Prevent a loss of employment                                                                                                                                                                                                                       |                                                           |                                                                 |  |
| <input checked="" type="checkbox"/> Revitalize urban areas                                                                                                                                                                                                                  |                                                           |                                                                 |  |
| <input type="checkbox"/> Increase number of residents in the community in which the facility is situated                                                                                                                                                                    |                                                           |                                                                 |  |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>7</u>                                                                                                                      |                                                           |                                                                 |  |
| <input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion. |                                                           |                                                                 |  |

### APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

**The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.**

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

|                                                                                     |                      |            |
|-------------------------------------------------------------------------------------|----------------------|------------|
| Name of Company Officer (No authorized agents)                                      | Telephone Number     | Fax Number |
| Manouk Mankerian                                                                    | (269) 358-5893       |            |
| Mailing Address                                                                     | E-mail Address       |            |
| 110 S Hamilton St. Marshall, Mi. 49068                                              | mike@yardageclub.com |            |
| Signature of Company Officer (no authorized agents)                                 | Title                |            |
|  | Member               |            |

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

|           |                           |
|-----------|---------------------------|
| Signature | Date Application Received |
|           |                           |

### FOR STATE TAX COMMISSION USE

|                    |               |           |
|--------------------|---------------|-----------|
| Application Number | Date Received | LUCI Code |
|                    |               |           |

| <b>LOCAL GOVERNMENT ACTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <p>This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| <b>PART 1: ACTION TAKEN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| Action Date _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)<br><input type="checkbox"/> Denied                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| Date District Established _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LUCI Code _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | School Code _____                       |
| <b>PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |                                         |
| <b>PART 3: ASSESSOR RECOMMENDATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| <p>Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| <b>Building Taxable Value</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Building State Equalized Value</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |
| <b>\$</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>\$</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                         |
| Name of Government Unit _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Date of Action Application _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date of Statement of Obsolescence _____ |
| <b>PART 4: CLERK CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| <p>The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| Name of Clerk _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Telephone Number _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |
| Clerk Mailing Address _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| Mailing Address _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |
| Telephone Number _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Fax Number _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | E-mail Address _____                    |
| Clerk Signature _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Date _____                              |

**For faster service, email completed application and attachments to [PTE@michigan.gov](mailto:PTE@michigan.gov).** An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

**ATTACHMENT TO FORM 3674 — OBSOLETE PROPERTY REHABILITATION EXEMPTION APPLICATION**

**Applicant:** Mankerian Properties, LLC | **Property:** 110 South Hamilton Street, Marshall, MI 49068  
**| Parcel No.** 53-001-031-00

**(a) GENERAL DESCRIPTION OF THE OBSOLETE FACILITY**

The facility is a two-story commercial building with a basement, totaling approximately 3,827 square feet, located at 110 South Hamilton Street in downtown Marshall, in the heart of Marshall's social district. The first floor comprises approximately 2,300 square feet of commercial floor area. The building was constructed in approximately 1925 and originally used as a light industrial building, with first-floor light industrial manufacturing and second-floor office space. The building is currently vacant.

Mankerian Properties, LLC acquired the property on October 7, 2019 for \$49,000 — a price reflecting the building's deteriorated condition and functional limitations. Following an inspection on July 20, 2026, the City Assessor determined the property to be functionally obsolete, citing the lack of modern electrical, plumbing, and mechanical systems; the poor condition of the walls, floors, and ceilings; windows and doors that are very old and inefficient by today's standards; and a building height and lack of clear-span floor space that make the building's original light-industrial use impossible. Consistent with those findings, the building currently has no functioning restroom facilities, and the rehabilitation requires complete removal and replacement of the mechanical, plumbing, and fire-protection systems back to the utility mains. The Assessor's statement further identifies first-floor commercial use as the most feasible redevelopment of the property — precisely the use proposed in this application. The Assessor's signed statement of obsolescence, dated July 20, 2026, is included with this application. A Property Transfer Affidavit (Form 2766) from the 2019 acquisition is on file with the City of Marshall Assessor. Photographs documenting the building's existing condition are included with this application.

**(b) PROPOSED USE OF THE REHABILITATED FACILITY**

The rehabilitated facility will be the home of The Yardage Club, an indoor golf club operated by The Yardage Club Marshall, L.L.C., a Michigan limited liability company, under a lease from the applicant. The Yardage Club will offer four technology-driven golf simulator bays, a staffed pro shop, and a member lounge, serving individual, family, junior, and corporate memberships alongside public walk-in play, and hosting corporate outings, private events, and social gatherings. The facility will operate on a hybrid model combining staffed daytime hospitality with secure, technology-enabled member access extending into evenings and weekends — bringing year-round activity to downtown Marshall, including winter months when regional golf is otherwise unavailable.

**(c) GENERAL DESCRIPTION OF THE PROPOSED REHABILITATION**

The rehabilitation encompasses the building's major systems and envelope: interior demolition and reconstruction including framing, drywall, and interior walls; a new electrical service, panel, and distribution throughout; plumbing including construction of two restroom facilities; a new six-inch underground fire-protection water service from the city main; new HVAC; a complete fire suppression (sprinkler) system with monitored fire alarm; replacement of the street-facing storefront system, windows, and entry doors; interior and exterior concrete work including floor leveling; new interior and exterior lighting; garage door modification; and interior and exterior finishes including floor coating, tile, painting, doors, trim, shelving, and countertops. The renovation work area encompasses approximately 2,280 square feet — 59% of the total building area — and is classified as a Level 3 Alteration under the 2021 Michigan Rehabilitation Code, the most extensive alteration classification. The total rehabilitation investment is approximately \$299,819, detailed in the attached itemized cost summary and supported by contractor proposals. All work will be performed under City of Marshall permit application no. 2026.059 (in review; issuance pending completion of the OPRA process), per plans prepared by Driven Design (architectural set dated July 2, 2026, included with this application).

**(d) DESCRIPTIVE LIST OF FIXED BUILDING EQUIPMENT**

Upon completion, the rehabilitated facility will contain the following fixed building equipment funded by the applicant: new electrical service, panel, and distribution throughout with new utility metering; a complete wet-pipe fire suppression (sprinkler) system with monitored fire alarm; new heating, ventilation, and air conditioning equipment; new plumbing systems including two fully fixtured restrooms, water heater, drinking fountain, and service basin; interior and exterior lighting; and new aluminum storefront framing, glazing, windows, and entry doors.

(Note: golf simulation equipment, computers, furniture, and point-of-sale systems are personal property of the operating tenant and are excluded from this application and its investment figure.)

**(e) TIME SCHEDULE FOR UNDERTAKING AND COMPLETING THE REHABILITATION**

Rehabilitation will commence following the establishment of the Obsolete Property Rehabilitation District — anticipated August 18, 2026, per the City's tentative calendar — and is expected to require approximately eleven weeks, with completion targeted for November 1, 2026. Work will proceed with interior demolition and rough construction (framing, drywall, and interior walls), followed by concurrent building-systems installation (electrical service and distribution, plumbing and restroom construction, HVAC, underground fire-protection water service, and the fire suppression and monitoring systems), envelope replacement (storefront system, windows, and entry doors), and interior and exterior finishes (floor leveling and coating, tile, painting, doors, trim, and fixtures). Long-lead materials — including the storefront system, fire-suppression equipment, and lighting — will be ordered upon district establishment to hold this schedule.

**(f) STATEMENT OF THE ECONOMIC ADVANTAGES EXPECTED FROM THE EXEMPTION**



The exemption will support the return of a long-underutilized downtown building to productive commercial use, with economic benefits including:

**Private investment.** Approximately \$299,819 in building rehabilitation by the applicant, complemented by approximately \$186,000 in committed financing through Marshall Community Credit Union covering the operating tenant's golf simulation technology, equipment, and furnishings — a combined private investment approaching half a million dollars in a building that transferred for \$49,000 in 2019.

**Employment.** The project supports seven positions — two owner-operators active in the business, two part-time staff positions, and ongoing engagements with local Marshall marketing and accounting firms — in addition to construction-trade employment throughout the rehabilitation period, with crews totaling more than fifty workers across approximately twenty trades, including demolition, excavation, concrete, framing, electrical, plumbing, HVAC, fire suppression, glazing, tile, and finish work.

**New downtown activity.** The Yardage Club projects 48 members by the end of its first operating year, growing to nearly 100 by year three, with first-year revenue of approximately \$198,000 growing to approximately \$539,000 by year three. Public walk-in play — projected at more than 1,000 bay-hours in year one, nearly tripling by year three — together with corporate memberships, private events, and social gatherings, will draw visitors to downtown Marshall year-round, including evenings, weekends, and winter months, generating foot traffic that benefits neighboring downtown businesses.

**Long-term tax base.** The rehabilitation converts a functionally obsolete building into a modern commercial facility. Upon expiration of the exemption period, the property will contribute to the City's tax rolls at its full rehabilitated value — value that would not exist absent the rehabilitation this exemption supports.



# ITEMIZED REHABILITATION COST SUMMARY

Application for Obsolete Property Rehabilitation Exemption Certificate  
 Applicant: Mankerian Properties, LLC | 110 South Hamilton Street, Marshall, MI 49068 | Parcel No.  
 53-001-031-00

| Contractor / Supplier | Scope of Work                              | Amount              |
|-----------------------|--------------------------------------------|---------------------|
| Poly Pro's Coatings   | Floor Coating                              | \$16,365.00         |
| Regional Concrete     | Exterior Concrete Driveway                 | \$10,750.00         |
| JZ Handyman           | Interior Power Wash                        | \$2,880.00          |
| Lowes                 | Interior Doors                             | \$1,795.00          |
| McClelland Builders   | Construction Rough & Finish                | \$34,894.00         |
| Total Fire Protection | Fire Monitoring System                     | \$5,000.00          |
| Total Fire Protection | Sprinkler System                           | \$27,561.00         |
| Tubergen              | 4" Water Main                              | \$36,115.00         |
| GLGC                  | Rough & Finish Plumbing Material & Labor   | \$15,300.00         |
| J&J Sheet Metal       | HVAC                                       | \$29,000.00         |
| Herman Electric       | Rough & Finish Electrical Material & Labor | \$28,492.47         |
| Lowes                 | Restroom Items                             | \$360.00            |
| kendall Electric      | Lighting Fixtures                          | \$12,154.46         |
| Todd Smith            | Interior Paint Material & Labor            | \$8,700.00          |
| Todd Smith            | Exterior Paint Material & Labor            | \$8,200.00          |
| Larry's Floorcovering | Restroom Tile                              | \$9,680.27          |
| Doors Unlimited       | Garage Door                                | \$1,495.00          |
| Rogers Glass          | Windows & Doors                            | \$48,900.00         |
| Lowes                 | Shelving                                   | \$477.00            |
| Lowes                 | Countertops & Checkout Cabinet             | \$1,700.06          |
|                       | <b>TOTAL REHABILITATION INVESTMENT</b>     | <b>\$299,819.26</b> |

*Supporting contractor proposals and quotes for each line item follow this summary. Total matches Form 3674, Estimated Cost of Rehabilitation.*

## PROJECT PROFORMA

### Obsolete Property Rehabilitation Exemption Application

Applicant: Mankerian Properties, LLC | Property: 110 South Hamilton Street, Marshall, MI 49068  
| Parcel No. 53-001-031-00

## 1. PROJECT OVERVIEW

Mankerian Properties, LLC will rehabilitate the vacant two-story commercial building at 110 South Hamilton Street at a total rehabilitation investment of approximately \$299,819. Upon completion, Mankerian Properties, LLC will lease the first-floor commercial space to The Yardage Club Marshall, L.L.C., which will operate The Yardage Club, an indoor golf club. The operating tenant separately holds approximately \$186,000 in committed financing through Marshall Community Credit Union covering its golf simulation technology, equipment, and furnishings — bringing combined private investment in the property and business to approximately \$485,819.

## 2. REHABILITATION FUNDING — SOURCES AND USES

### USES:

Building rehabilitation (per attached itemized cost summary): \$299,819

Owner-funded soft costs, carrying costs, and contingency: approximately \$125,181

### SOURCES:

Commercial financing — Marshall Community Credit Union (closed June 25, 2026): \$300,000

Owner equity — Mankerian Properties, LLC members: approximately \$125,000

TOTAL SOURCES: approximately \$425,000

Financing for the rehabilitation is fully committed and closed. No portion of the project is contingent on unsecured funding.

## 3. PROPERTY-LEVEL OPERATING PROFORMA (MANKERIAN PROPERTIES)

Upon completion of the rehabilitation, Mankerian Properties, LLC will lease the rehabilitated commercial space to The Yardage Club Marshall, L.L.C. under a commercial lease currently being finalized. Anticipated lease structure:

Landlord: Mankerian Properties, LLC

Tenant: The Yardage Club Marshall, L.L.C.

Premises: First-floor commercial space, 110 South Hamilton Street (approximately 2,300 SF)

Lease type: Commercial lease at market-rate terms

Anticipated commencement: Upon completion of rehabilitation and opening of the facility

Projected base rent: Approximately \$26,000–\$28,000 annually (\$2,200–\$2,350 per month)

Escalations: Customary annual escalations (approximately 3%) over the initial term

Anticipated initial term: One-year initial term with renewal options

**PROJECTED PROPERTY-LEVEL INCOME:**

Year 1: approximately \$26,000–\$28,000

Year 2: prior year plus escalation

Year 3: prior year plus escalation

Lease income services Mankerian Properties, LLC rehabilitation financing and is supported by the operating tenant's projections summarized in Section 4.

**4. OPERATING TENANT PROJECTIONS (THE YARDAGE CLUB MARSHALL, L.L.C.)**

The Yardage Club's three-year operating projections, prepared on conservative assumptions (four bays, standard published pricing, seasonally adjusted revenue) and reviewed in connection with commercial financing:

Year 1: 48 members by year-end; revenue of approximately \$198,000; year-end bay utilization of 27%

Year 2: 70 members by year-end; revenue of approximately \$375,000; year-end bay utilization of 40%

Year 3: 99 members by year-end; revenue of approximately \$539,000; year-end bay utilization of 57%

The business operates profitably from its first year, with net operating income growing substantially as membership scales. Public walk-in play is projected at more than 1,000 bay-hours in Year 1, growing to nearly 3,000 by Year 3, in addition to the membership base above. Operations include a staffed pro shop host position from opening, with first-year payroll of approximately \$72,000 and additional staffing as membership grows.

**5. EMPLOYMENT AND ECONOMIC IMPACT**

Construction phase: crews totaling more than fifty workers across approximately twenty trades — including demolition, excavation, concrete, framing, electrical, plumbing, HVAC, fire suppression, glazing, tile, and finish work — for the duration of the rehabilitation.

Operations: two part-time staff positions from opening, alongside two active owner-operators, with staffing growth as membership scales.

Downtown activity: year-round member and public visits, corporate memberships, private events, and social gatherings drawing consistent foot traffic to South Hamilton Street, including evenings, weekends, and winter months.

**6. BASIS OF PROJECTIONS**

Projections are drawn from the operating tenant's financial model, prepared for and reviewed in connection with commercial financing through Marshall Community Credit Union (loans closed June 25, 2026). Key assumptions: six membership tiers at published rates; 24/7 booked

availability as the utilization denominator, with bay utilization growing from 12% in the opening month to 27% by the end of Year 1; seasonal adjustment applied (winter demand premium, summer discount); membership growth from 20 members at opening to 48 by end of Year 1.

I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS ON TITLES HELD BY THE STATE ON THE LANDS DESCRIBED IN THE WITHIN DOCUMENT, AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR THE FIVE YEARS PRECEDING THE DATE OF THIS INSTRUMENT, AS APPEARS IN MY OFFICE. THIS CERTIFICATE DOES NOT APPLY ON TAXES, IF ANY NOW IN PROCESS OF COLLECTION.

*Brian W. Wensauer*  
BRIAN WENSAUER, CALHOUN COUNTY TREASURER

LIBER 4360 PAGE 0510  
DELIVERED TO CALHOUN COUNTY  
Received 10/14/2019 01:31:54 PM  
Recorded 10/15/2019 08:57:53 AM  
Anne B. Norlander  
CALHOUN COUNTY REGISTER OF DEEDS  
RECEIPT #: 55185  
\$30.00 ERECORDING  
\$5.00 Tax Certificate Fee

CALHOUN COUNTY  
OCTOBER 15, 2019  
RECEIPT # 55185

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX  
\$53.90- CO  
\$367.50- ST  
Stamp # 84837

## WARRANTY DEED

Grantor, Franco Dominico, Trustee of the Jeffrey A. Begg Trust dated February 14, 2002, whose address is PO Box 283, Marshall, MI 49068, CONVEYS AND WARRANTS to Mankarian Properties, LLC, whose address is 301 South Liberty Street, Marshall, MI 49068, the following described real property that is situated in the City of Marshall, County of Calhoun, State of Michigan, and commonly known as 110 South Hamilton Street. Marshall, Michigan 49068, and legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Tax 13-53-001-031-00

Forty-Nine Thousand and No/100 Dollars.  
for the sum of ~~one hundred ten thousand and two hundred forty dollars~~ (\$49,000.00) and

\*Re-Record to  
correct spelled  
consideration.

subject to easements, reservations, restrictions, and limitations of record, if any.

This premises may be located within the vicinity of farmland or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This transfer is subject to building and use restrictions, easements of record, and zoning ordinances, if any.

Dated: 10/13/19

*[Signature]*  
Franco Dominico  
Trustee of the Jeffrey A. Begg Trust,  
Grantor

STATE OF MICHIGAN )

COUNTY OF CALHOUN )

Acknowledged before me in Calhoun County, Michigan, on this 14<sup>th</sup> day of October, 2019, by Franco Dominico, Trustee of the Jeffrey A. Begg Trust.

Drafted by:  
Kelly L. O'Connor (P75211)  
O'CONNOR & BENNETT  
LAW FIRM, PLC  
1106 S. Kalamazoo Ave.  
Marshall, MI 49068  
(269) 781-8460  
www.oconnorbennett.com

Mail to after recording:  
Devon Title Agency  
720 Capital Avenue SW  
Battle Creek, MI 49015

*[Signature]*  
Debra J. Morehart  
Kelly L. O'Connor, Notary Public  
Calhoun County, Michigan  
Acting in Calhoun County, Michigan  
My commission expires 10-14-2025 10/5/2024

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DEBRA J. MOREHART  
NOTARY PUBLIC, CALHOUN COUNTY, MI  
MY COMMISSION EXPIRES OCT. 05, 2024  
ACTING IN THE COUNTY OF CALHOUN

Tax Parcel LIBER 4367 PAGE 004 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_  
DELIVERED TO CALHOUN COUNTY  
Received 11/07/2019 09:22:56 AM  
Recorded 11/07/2019 09:25:03 AM  
Anne B. Norlander  
CALHOUN COUNTY REGISTER OF DEEDS  
RECEIPT #: 57492  
\$30.00 ERECORDING  
\$0.00 Tax Certificate Fee

EXHIBIT A

File No. 20201023

LAND SITUATED IN THE CITY OF MARSHALL, COUNTY OF CALHOUN, STATE OF MI DESCRIBED AS FOLLOWS:

LOT 31 OF THE CITY OF MARSHALL, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER A. OF MISC. PAGE 21 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN; EXCEPTING THEREFROM A PARCEL OF LAND 66 FEET LONG EAST AND WEST BY 51-1/2 FEET WIDE NORTH AND SOUTH OFF THE SOUTH END THEREOF; AND EXCEPTING, COMMENCING ON EAST LINE OF LOT 31 OF THE CITY OF MARSHALL AT A POINT 51-1/2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON EAST LINE OF SAID LOT 30 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF SAID LOT 66 FEET TO WEST LINE OF SAID LOT; THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

Commonly known as: 110 South Hamilton Street, Marshall, MI 49068  
Tax ID No. 13-53-001-031-00

NOTED FOR RECORD  
RECORDED  
INDEXED  
MAR 11 2021  
CLERK OF THE REGISTER OF DEEDS  
CALHOUN COUNTY, MICHIGAN



STATE OF MICHIGAN }  
COUNTY OF CALHOUN } SS I, KIMBERLY A. HINKLEY, Clerk and  
Register of Deeds of the County of  
Calhoun do hereby CERTIFY that  
the foregoing is a true and correct copy of a document on file  
in said County.

Signed and sealed at Marshall, Michigan  
this 15<sup>th</sup> day of July 20 20  
KIMBERLY A. HINKLEY, COUNTY CLERK & REGISTER OF DEEDS  
By Kimberly A. Hinkley DEPUTY CLERK



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## Exterior Photographs



View of the south side.



View of the southeast corner.



View of northeast corner.

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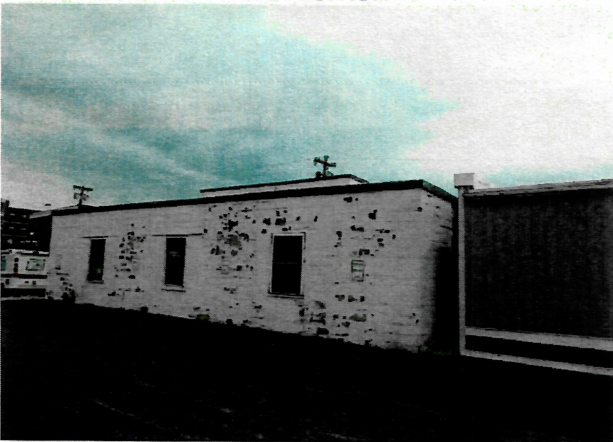
## Exterior Photographs



View of the north side.



View of the northwest corner.



View of the southwest corner.

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## Interior Photographs



View of main level.



View of main level.



View of main level.

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## Interior Photographs



View of basement entry.



View of basement storage.



View of upper level.

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## Interior Photographs



View of upper level.



# THE YARDAGE CLUB

110 S. HAMILTON ST, MARSHALL, MI 49068

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



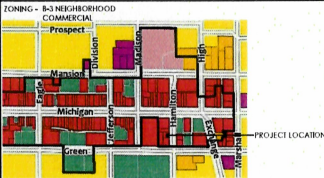
## PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES OR UNRECORDED CONDITIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROVIDED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE READED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FIELDED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXISTING WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS UNDISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE 1000 AND 1003 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS.
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS.
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTION TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL, OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

## PROJECT DESCRIPTION

AN EXISTING VACANT BUILDING IS RENOVATING THE FIRST FLOOR INTO A GOLF SIMULATOR.

## ZONING MAP



## CONTEXT MAP



## DRAWING LIST

| SHEET NUMBER  | DRAWING TITLE                             | DATE |
|---------------|-------------------------------------------|------|
| GENERAL       |                                           |      |
| 000           | TITLE SHEET                               | X    |
| 001           | RENDERINGS                                | X    |
| 002           | GENERAL MOUNTING HEIGHTS & ABREVIATIONS   | X    |
| 003           | PLUMBING MOUNTING HEIGHTS                 | X    |
| 004           | CODE COMPLIANCE - RETAIL CODE             | X    |
| 005           | CODE COMPLIANCE                           | X    |
| 006           | AREA PLANS                                | X    |
| 007           | SECURITY PLAN                             | X    |
| CIVIL         |                                           |      |
| C100          | ARCHITECTURAL SITE PLAN                   | X    |
| ARCHITECTURAL |                                           |      |
| A000          | EXISTING FLOOR PLANS                      | X    |
| A001          | EXISTING FLOOR PLANS                      | X    |
| A100          | DEMOLITION PLANS                          | X    |
| A110          | DEMOLITION PLANS                          | X    |
| A120          | PARTITION TYPES                           | X    |
| A130          | NEW FLOOR PLANS                           | X    |
| A140          | NEW FLOOR PLANS                           | X    |
| A150          | REFLECTED CEILING PLANS                   | X    |
| A200          | CEILING DETAILS                           | X    |
| A210          | CEILING DETAILS                           | X    |
| A220          | ROOF PLAN                                 | X    |
| A300          | INTERIOR ELEVATIONS                       | X    |
| A400          | DOOR SCHEDULE AND DETAILS                 | X    |
| A410          | WINDOW SCHEDULE AND DETAILS               | X    |
| A420          | GLAZING ELEVATIONS                        | X    |
| A430          | GLAZING ELEVATIONS                        | X    |
| A500          | EXTERIOR ELEVATIONS                       | X    |
| A600          | BUILDING SECTIONS                         | X    |
| A700          | WALL SECTIONS                             | X    |
| MECHANICAL    |                                           |      |
| M000          | MACH. ELEC. PLUMB SPECIFICATIONS          | X    |
| MECHANICAL    |                                           |      |
| M100          | FIRE SUPPRESSION                          | X    |
| M200          | FIRE SUPPRESSION AND ALARM PLAN AND NOTES | X    |

Ground level: 31

## DRIVEN DESIGN

ARCHITECTURE/INTERIOR DESIGN  
Driven Design Studio PLLC  
117 West Michigan Avenue  
Bottle Creek, MI 49017  
(269) 755-8040  
cody@drivendesignstudio.com

OWNER  
Mike Markelton  
110 S. Hamilton Street  
Marshall, MI  
(269) 755-5893  
mike@yardageclub.com

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PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST, MARSHALL, MI 49068

DRAWN BY  
PERMIT SET  
06/17/2024

DRAWN BY  
DATE  
7/23/2024 1:19:29 PM  
SCALE  
1"=1'-0"



PROJECT NUMBER  
2026.059

TITLE SHEET

T000



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



DRIVEN DESIGN

ARCHITECTURE/INTERIOR DESIGN  
Driven Design Studio PLLC  
117 West Michigan Avenue  
Battle Creek, MI 49017  
(269) 753-8040  
cody@drivendesignstudio.com

OWNER  
Mike Markelion  
110 S. Hamilton Street  
Marshall, MI  
(269) 358-5893  
mike@yardageclub.com

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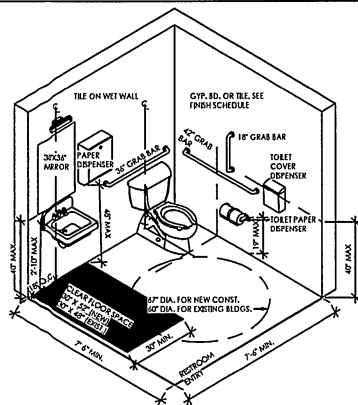
PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49068  
PROJECT NUMBER  
PERMIT SET 06/17/2024

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SHEET:

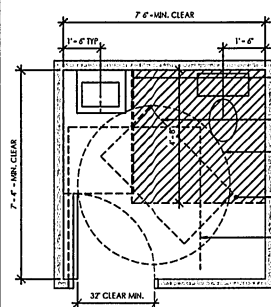
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RENDERINGS  
T001



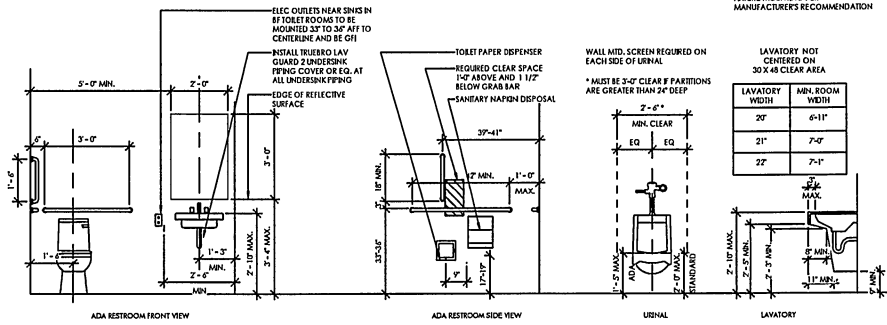
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| <b>ABBREVIATION LIST</b><br>AC AIR CONDITIONING<br>AV AUDIO/VISUAL<br>ACP ACUSTICAL CEILING PANEL<br>AD AREA DRAIN<br>ADA AMERICANS WITH DISABILITIES ACT<br>ADJ ADJUSTABLE<br>AF ABOVE FINISHED FLOOR<br>ALT ALTERNATE<br>ALUM ALUMINUM<br>APPROX APPROXIMATELY<br>ARCH ARCHITECTURAL (URE)<br>ASSOC ASSOCIATED<br>AUTO AUTOMATIC<br>AWP ACUSTICAL WALL PANEL<br>BR BOARD<br>BF BARRIER FREE<br>BE BELUMINOUS, BELUMEN<br>BLDG BUILDING<br>BLCG BLOCKING<br>BM BEAM<br>BOT BOTTOM<br>CAR CABINET<br>CJ CONTROL JOINT<br>CLG CEILING<br>CLR CLEARANCE(S)<br>CMU CONCRETE MASONRY UNIT<br>COL COLUMN<br>COM COMMUNICATIONS<br>CONC CONCRETE<br>CONFG CONFIGURATION<br>CONRN CONSTRUCTION<br>CONT CONTINUOUS<br>COORD COORDINATE<br>CORR CORROSION<br>CPI CARPET<br>CT CERAMIC TILE<br>CTR CENTER<br>DEG DEGREE<br>DF DRINKING FOUNTAIN<br>DMA DIAMETER<br>DIAG DIAGONAL<br>DIM DIMENSION<br>DIR DIRECTION<br>DN DOWN<br>DO DOOR<br>DS DOWNPOUR<br>DIL DETAIL<br>DWG(S) DRAWING(S)<br>E EAST<br>EA EACH<br>EJ EXPANSION JOINT<br>EL ELEVATION<br>ELEC ELECTRICAL<br>ELEV ELEVATION<br>EMER EMERGENCY<br>ENCL ENCLOSURE(S)<br>EQ EQUIPMENT<br>EST ESTIMATE(S)<br>EXT EXTERIOR<br>EXP EXPANSION<br>EXT EXTERIOR<br>FA FIRE ALARM<br>FD FLOOR DRAIN<br>FDM FOUNDATION<br>FE FIRE EXTINGUISHER<br>FEC FIRE EXTINGUISHER CABINET<br>FF FINISHED FACE<br>FGL FIBERGLASS<br>FHC FIRE HOSE CABINET<br>FHT FIRE HOSE<br>FL FLOORING<br>FLUOR FLUORESCENT<br>FOC FACE OF CONCRETE<br>FOS FACE OF STUDS<br>FP FIREPROOFING<br>FT FEET<br>FIG FOOTING<br>FUR FURRED (ING)<br>GA GAUGE<br>GALV GALVANIZED<br>GB GRAB BAR<br>GC GENERAL CONTRACTOR(S)<br>GL GLASS, GLAZING<br>GOVT GOVERNMENT<br>GT GROUP<br>GYPB GYPSUM WALLBOARD<br>HC HOLLOW CORE<br>HDR HEADER<br>HWD HARDWOOD<br>HWR HARDWARE<br>HGT HEIGHT<br>HM HOLLOW METAL<br>HORE HORIZONTAL<br>HP HIGH POINT<br>HR HOUR<br>HE HEIGHT<br>HVAC HEATING, VENTILATION & AIR CONDITIONING | <b>ABBREVIATION LIST</b><br>ID INSIDE DIAMETER<br>IN INCHES<br>INCN INCANDESCENT<br>INCL INCLUDED (ING)<br>INSU INSULATION, INSULATED<br>INT INTERIOR<br>JAN JANITOR<br>JDS JORDIS<br>KB KITCHEN<br>LAM LAMINATE(S)<br>LAV LAVATORY<br>LBL LABEL<br>LH LEFT HAND<br>LL LEFT HAND<br>LVL LIVE LOAD<br>LP LOW POINT<br>LTC LIGHTING<br>LTL UNEL<br>MANF MANUFACTURE(S)<br>MAX MAXIMUM<br>MECH MECHANICAL<br>MEMB MEMBRANE<br>MHW MASONRY<br>MIB MISCELLANEOUS<br>MO MASONRY OPENING<br>MOUN MOUNTED<br>MIO MOUNTING<br>MIL METAL<br>N NORTH<br>N/A NOT APPLICABLE<br>NAT NATURAL<br>NIC NOT IN CONTRACT<br>NO NUMBER<br>NOM NOMINAL<br>NTS NOT TO SCALE<br>OC ON CENTER<br>OD OUTSIDE DIAMETER<br>OH OVERHEAD<br>OPNG OPENING<br>OPP OPPOSITE<br>OFF HD OPPOSITE HAND<br>PART PARTITION<br>PC PRECAST<br>PERF PERFORATED(S)<br>PL PLATE<br>PLAS PLASTIC LAMINATE<br>PLAS PLASTER<br>PLWD PLYWOOD<br>PNL PANEL(S)<br>PRE PREPARE (SURFACE)<br>PROV PROVIDE<br>PSF POUNDS PER SQUARE FOOT<br>PSI POUNDS PER SQUARE INCH<br>PT PAINT<br>PVT PAVEMENT<br>QTY QUANTITY<br>R RIBBON<br>RAD RADIOS<br>RB RUBBER BASE<br>REF REFRIGERATOR<br>RENF REINFORCED<br>REQD REQUIRED<br>RES RESIDENT<br>RET RETAINING<br>REV REVISION(S) / REVISED(S)<br>RFG ROOFING<br>RH RIGHT HAND<br>RM ROOM<br>ROU ROUGH OPENING<br>S SOUTH<br>SC SOLID CORE<br>SCHRD SCHEDULE<br>SECT SECTION<br>SF SQUARE FEET<br>SHT SHEET<br>SMB SIMILAR<br>SPEC SPECIFICATIONS(S)<br>SQ SQUARE<br>SS STAINLESS STEEL<br>STD STANDARD<br>STL STEEL<br>STN STAIN<br>STO STORAGE<br>STRUC STRUCTURAL<br>SUSP SUSPENDED<br>SYM SYMMETRICAL<br>SYS SYSTEM<br>T TREAD<br>TAG TONGUE AND GROOVE<br>T.O. TOP OF<br>TECH TECHNOLOGY<br>TEL TELEPHONE<br>TRAP TRAP<br>TRK THICKNESS | <b>ABBREVIATION LIST</b><br>THRESH THRESHOLD<br>TOC TOP OF CURB<br>TOM TOP OF MASONRY<br>TOS TOP OF STEEL<br>TOW TOP OF WALL<br>TRAN TRANSPARENT<br>TV TELEVISION<br>TYP TYPICAL<br>UL UNDERWRITER'S LABORATORY<br>UNFIN UNFINISHED<br>UNO UNLESS OTHERWISE NOTED<br>VAR VARIOUS<br>VCT VINYL COMPOSITION TILE<br>VERC VERTICAL<br>VEST VESTIBULE<br>VF VERY IN FIELD<br>VU VENTILATION UNIT<br>VWC VINYL WALL COVERING<br>W WATER RESISTANT<br>W/ WITH<br>W/O WITHOUT<br>WC WATER CLOSET<br>WD WOOD<br>WOW WINDOW<br>WH WALL HUNG<br>WP WORK POINT<br>WR PART(S)<br>WT WEIGHT<br>WWT WELDED WIRE FABRIC<br># NUMBER<br>& AND<br>+/- EXIST FOR APPROX DIM - VP<br>NAT NATURAL<br>CL CENTER LINE<br>L ANGLE | <b>DIMENSIONING KEY</b><br><br><b>DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)</b><br> | <b>MATERIAL DESIGNATIONS &amp; SYMBOLS</b><br> | <b>DETAIL / PLAN / ELEVATION</b><br> |
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ACCESSIBLE RESTROOM AXON - NTS

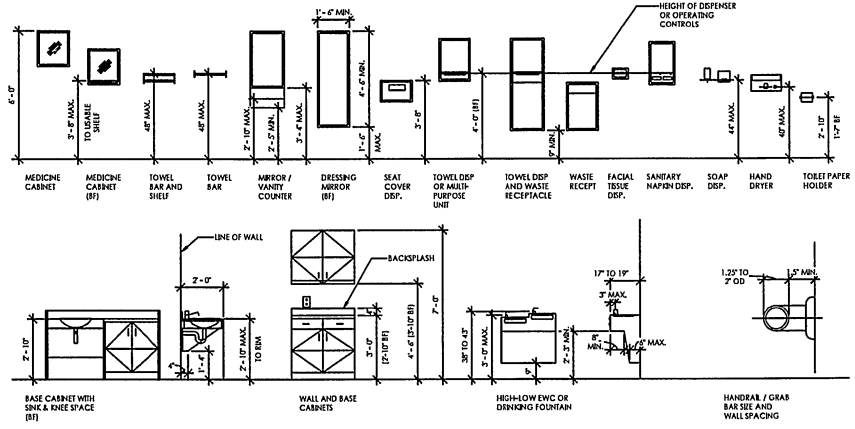


ACCESSIBLE RESTROOM PLAN - NTS



RESTROOM DETAILS - NTS

### RESTROOM MOUNTING HEIGHTS



2021 MICHIGAN REHABILITATION CODE

CHAPTER 6: CLASSIFICATION OF WORK

SECTION 604

AREA OF RENOVATION = 2,888 SQUARE FEET, WHICH IS 8% OF THE TOTAL BUILDING AREA. THE WORK IS GREATER THAN 50% AND THEREFORE IS CONSIDERED A LEVEL 3 ALTERATION.

SECTION 602.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED.

CHAPTER 8: ALTERATIONS - LEVEL 1

SECTION 702.5 REPLACEMENT WINDOWS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS. WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE MICHIGAN RESIDENTIAL CODE, REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 1031.3 OF THE MICHIGAN BUILDING CODE AND SECTION R310.2 OF THE MICHIGAN RESIDENTIAL CODE PROVIDED THE REPLACEMENT WINDOWS IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW SHALL BE PERMITTED TO BE OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW. WHERE THE REPLACEMENT WINDOW IS PART OF A CHANGE OF OCCUPANCY IT SHALL COMPLY WITH SECTION 1011.3.6.

SECTION 702.7 MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS IN THE MICHIGAN BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, MICHIGAN MECHANICAL CODE, AND MICHIGAN PLUMBING CODE, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.

SECTION 704.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 706.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 2

SECTION 801.4 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. EXCEPTIONS: 1. NEW WINDOWS ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE MICHIGAN BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806. 3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 804.7. 4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPABLE SPACES AND CORRIDORS SHALL BE 7 FEET. 5. WHERE PROVIDED IN BELOW-GRADE TRANSPORTATION STATIONS, EXISTING AND NEW ESCALATORS SHALL BE PERMITTED TO HAVE A CLEAR WIDTH OF LESS THAN 32 INCHES. 6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 805.

SECTION 802.2 VERTICAL OPENINGS. EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 802.2.1, 802.2.2 AND 802.2.3.

SECTION 804.1.1 EXISTING VERTICAL OPENINGS. EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. EXCEPTIONS: 1. WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING OR INTERNATIONAL FIRE CODE. 2. INTERIOR VERTICAL OPENINGS OTHER THAN STAIRWELLS MAY BE ENCLOSED AT THE FLOOR AND CEILING OF THE WORK AREA BY INSTALLATION OF NEW LESS THAN 2" OF SOLID WOOD OR EQUIVALENT CONSTRUCTION. 3. THE ENCLOSURE SHALL NOT BE REQUIRED WHERE: 3.1. CONNECTING THE MAIN FLOOR AND MEZANINES; OR 3.2. ALL OF THE FOLLOWING REQUIREMENTS ARE MET: 3.2.1 THE COMMUNICATING AREA HAS A LOW-HAZARD OCCUPANCY OR HAS A MODERATE-HAZARD OCCUPANCY THAT IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM; 3.2.2 THE LOWEST LEVEL IS THE STREET LEVEL; 3.2.3 THE ENTIRE AREA IS OPEN AND UNOBTSTRUCTED IN A MANNER SUCH THAT IT MAY BE ASSUMED THAT A FIRE IN ANY PART OF THE INTERCONNECTED SPACES WILL BE READY VISIBLE TO ALL OF THE OCCUPANTS; 3.2.4 EXIT CAPACITY IS SUFFICIENT TO PROVIDE EGRESS SIMULTANEOUSLY FOR ALL OCCUPANTS OF ALL LEVELS BY CONSIDERING ALL AREAS TO BE A SINGLE FLOOR AREA FOR THE DETERMINATION OF REQUIRED EXIT CAPACITY; 3.2.5 EACH FLOOR LEVEL, CONSIDERED SEPARATELY, HAS AT LEAST ONE-HALF OF ITS INDIVIDUAL REQUIRED EXIT CAPACITY PROVIDED BY AN EXIT OR EXIT LEADING DIRECTLY OUT OF THAT LEVEL WITHOUT HAVING TO TRAVERSE ANOTHER COMMUNICATING FLOOR LEVEL OR BE EXPOSED TO THE SMOKE OR FIRE SPREADING FROM ANOTHER COMMUNICATING FLOOR LEVEL.

SECTION 804.1.1 EVERY STORY INTENDED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 804.1.1.1 SINGLE-STORY BUILDINGS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM SPACES, ANY STORY OR ANY OCCUPIED ROOF OR WHERE ONE OF THE FOLLOWING CONDITIONS EXIST: 1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 804.1.1.1(1) OR TABLE 804.1.1.1(2). 2. IN GROUP R-1 OR R-2, BUILDINGS WITHOUT AN APPROVED AUTOMATIC SPRINKLER SYSTEM, INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING OR SLEEPING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT FROM THE DWELLING OR SLEEPING UNIT PROVIDED ONE OF THE FOLLOWING CRITERIA ARE MET: 2.1. THE OCCUPANT LOAD IS NOT GREATER THAN 10 AND THE EXIT ACCESS TRAVEL DISTANCE WITHIN THE UNIT DOES NOT EXCEED 75 FEET; 2.2. THE BUILDING IS NOT MORE THAN THREE STORES IN HEIGHT; ALL THIRD-STORY SPACE IS PART OF DWELLING WITH AN EXIT ACCESS DOORWAY ON THE SECOND STORY; AND THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DOOR TO ANY HABITABLE ROOM WITHIN ANY SUCH UNIT TO THE UNIT ENTRANCE DOORS DOES NOT EXCEED 50 FEET; 3. IN BUILDINGS OF GROUP R-2 OCCUPANCY OF ANY NUMBER OF STORES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR SERVED BY AN INTERIOR EXIT STAIRWAY: WITH A SMOKEPROOF ENCLOSURE IN ACCORDANCE WITH SECTIONS 909.20 AND 1003.19 OF THE INTERNATIONAL BUILDING CODE OR AN EXTERIOR STAIRWAY AS AN EXIT; AND WHERE THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DWELLING UNIT ENTRANCE DOOR TO THE EXIT IS NOT GREATER THAN 20 FEET.

SECTION 804.5.2 IN ANY WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE, ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

SECTION 804.5.3 IN ANY WORK AREA. ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 804.6.1 DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE NOT LESS THAN 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL NOT HAVE ANY GLASS PANELS. OTHER THAN APPROVED WROD GLASS OR OTHER APPROVED GLAZING MATERIAL IN METAL FRAMES. DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. EXCEPTION 8: DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES.

SECTION 804.7 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET. IN GROUP R-2 OCCUPANCIES, DEAD-END CORRIDORS SHALL NOT EXCEED 30 FEET.

SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 805.1 STRUCTURAL ELEMENTS AND SYSTEMS WITHIN BUILDINGS UNDERGOING LEVEL 2 ALTERATIONS SHALL COMPLY WITH SECTION 805.

SECTION 805.2 ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOWDRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE MICHIGAN BUILDING CODE FOR NEW STRUCTURES.

SECTION 807.1 RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MICHIGAN MECHANICAL CODE.

SECTION 809.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 3

SECTION 901.1 LEVEL 3 ALTERATIONS AS DESCRIBED IN SECTION 604 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

SECTION 903.1 EXISTING STAIRWAYS THAT ARE PART OF THE MEANS OF EGRESS SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 802.2.1 FROM THE HIGHEST WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE AND ALL FLOORS BELOW.

SECTION 903.3 INTERIOR FINISH IN EXITS SERVING THE WORK AREA SHALL COMPLY WITH SECTION 802.4 BETWEEN THE HIGHEST FLOOR ON WHICH THERE IS A WORK AREA TO THE FLOOR OF EXIT DISCHARGE.

SECTION 904.1 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN A WORK AREA WHERE REQUIRED BY SECTION 803.2 OR THIS SECTION.

SECTION 904.2 FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE MICHIGAN BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.

SECTION 907.1 LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE MICHIGAN ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY

SECTION 1001.1 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED TO ONE OF THE SPECIAL OCCUPANCIES LISTED IN NFPA 70, THE ELECTRICAL WIRING AND EQUIPMENT OF THE BUILDING OR PORTION THEREOF THAT CONTAINS THE PROPOSED OCCUPANCY SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 70.

SECTION 1011.3.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.3, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR RECONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE MICHIGAN BUILDING CODE.

SECTION 1011.4.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.4, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

SECTION 1012.4.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.4, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED.

SECTION 1011.2.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE MICHIGAN BUILDING CODE. EXCEPTION 3: EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHERE AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT. EXCEPTION 4: EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1011.2.

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PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST., MARSHALL, MI 48050

PROJECT NUMBER  
PERMIT SET 04/17/2024

DESIGNED BY  
CASH  
DATE  
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SCALE  
BLUP

PROJECT NUMBER  
2026.059  
CODE COMPLIANCE - REHAB CODE

T004



## CODE COMPLIANCE GENERAL NOTES

1. ENSURE ILLUMINATED EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 100 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
2. ALL FIRE EXTINGUISHERS ARE TO BE ARE EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
3. PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
4. SEE 1002 FOR MOUNTING HEIGHTS AND LOCATIONS.
5. SEE 1003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION.
6. FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY.

### CHAPTER 7: FIRE AND SMOKE PROTECTION

SECTION 701.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.2.

SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED.

### CHAPTER 12: INTERIOR ENVIRONMENT

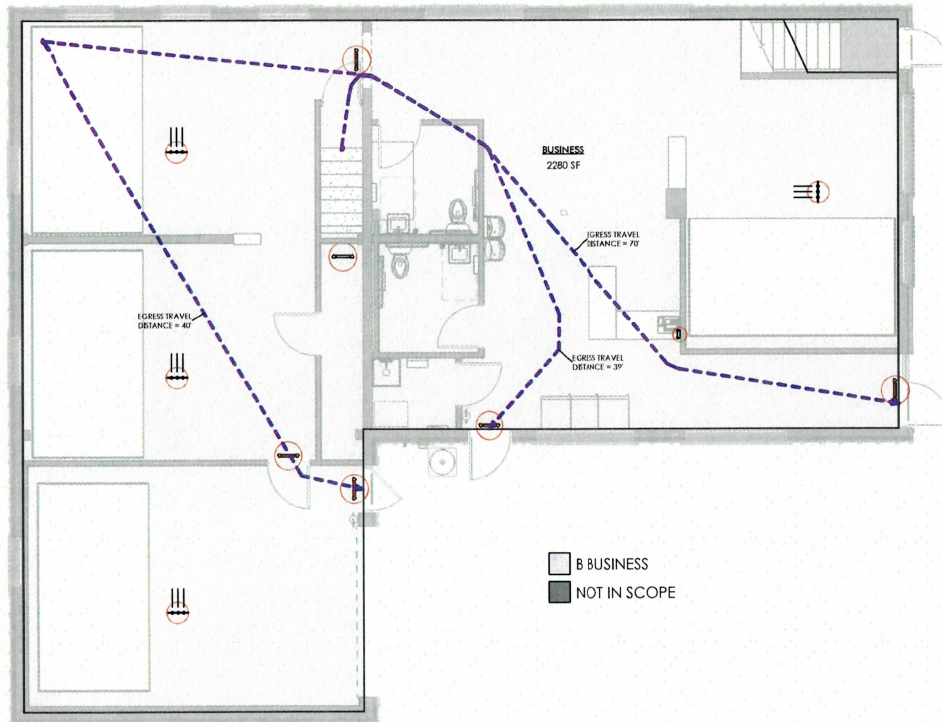
SECTION 1209.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PROVIDED STC = 60.

SECTION 1209.2 OCCUPABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".

□ B BUSINESS

## 2 BASEMENT COMPLIANCE PLAN

1/4" = 1'-0"



## 1 FIRST FLOOR COMPLIANCE PLAN

1/4" = 1'-0"

□ B BUSINESS  
■ NOT IN SCOPE

## CODE COMPLIANCE

| TOPIC                                                                   | SECTION               | ALLOWED/REQUIRED                   | ACTUAL                                                       |
|-------------------------------------------------------------------------|-----------------------|------------------------------------|--------------------------------------------------------------|
| <b>APPLICABLE CODES</b>                                                 |                       |                                    |                                                              |
| 2021 AMERICAN BUILDING CODE                                             |                       |                                    |                                                              |
| 2021 AMERICAN MECHANICAL CODE                                           |                       |                                    |                                                              |
| 2021 AMERICAN FURNING CODE                                              |                       |                                    |                                                              |
| 2021 AMERICAN REHABILITATION CODE                                       | LEVEL 3 ALTERATION    |                                    | INTERIOR RENOVATIONS GREATER THAN 50% OF TOTAL BUILDING AREA |
| 2021 INTERNATIONAL FIRE CODE                                            |                       |                                    |                                                              |
| 2021 AMERICAN ELECTRICAL CODE                                           |                       |                                    |                                                              |
| ANSI/NFPA 96-2019                                                       |                       |                                    |                                                              |
| ICC ANSIS 112-2007                                                      |                       |                                    |                                                              |
| NFPA 101 (2021) / NFPA 13 (2019)                                        |                       |                                    |                                                              |
| <b>FORMING</b>                                                          |                       |                                    |                                                              |
| CITY OF MARSHALL                                                        |                       |                                    | B-3 NEIGHBORHOOD COMMERCIAL                                  |
| <b>1-1 CODE AND ADMIN.</b>                                              |                       |                                    |                                                              |
| DEFERRED SUBMITTALS                                                     | 107.3.4.1             |                                    | THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT            |
| DESIGN PROFESSIONAL IN CHARGE                                           | 107.3.4               |                                    | CODY NYMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE        |
| SPECIAL INSPECTIONS                                                     | 11.0                  |                                    | THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT            |
| <b>5- GENERAL BUILDING HEIGHTS AND AREAS</b>                            |                       |                                    |                                                              |
| ALLOWABLE BUILDING HEIGHT                                               | TABLE 504.3           | 55 FEET                            | 55 FEET                                                      |
| BASE STORES ALLOWED                                                     | TABLE 504.4           | 3 STORES                           | 2 STORES                                                     |
| REQUIRED SEPARATION OF OCCUPANCIES                                      | TABLE 506.4           | 2 HOUR                             | PROVIDED                                                     |
| TOTAL AREA                                                              | TABLE 504.2           | 19,000 SF                          | 3,827 SF                                                     |
| 4- TYPE OF CONSTRUCTION                                                 | TABLE 601             |                                    | III-B                                                        |
| 7- FIRE AND SMOKE PROTECTION                                            |                       |                                    | THERE ARE NO SPECIAL REQUIREMENTS                            |
| 9- FIRE PROTECTION SYSTEMS                                              |                       |                                    |                                                              |
| AUTOMATIC SPRINKLER SYSTEM                                              | 903                   | LESS THAN 12,000 SF, NOT REQUIRED  | PROVIDED                                                     |
| FIRE ALARM AND DETECTION SYSTEM                                         | 907                   | LESS THAN 300 PEOPLE, NOT REQUIRED | NOT PROVIDED                                                 |
| <b>27- ELECTRICAL</b>                                                   |                       |                                    |                                                              |
| EMERGENCY LIGHTING                                                      | 1008.1                | MUST COMPLY                        | ON COMPLIANCE DRAWINGS                                       |
| EMERGENCY POWER                                                         | 1008.3.2, 1008.3.3    | MUST COMPLY                        | ON COMPLIANCE DRAWINGS                                       |
| EXIT SIGNS                                                              | 1011.1                | MUST COMPLY                        | ON COMPLIANCE DRAWINGS                                       |
| <b>3- BUILDING AREA BY USE</b>                                          |                       |                                    |                                                              |
| OCCUPANCY TYPE                                                          | PERCENTAGE OF PROJECT | AREA                               |                                                              |
| LEVEL 0                                                                 |                       |                                    |                                                              |
| B BUSINESS                                                              | 12%                   | 465 SF                             |                                                              |
| LEVEL 1                                                                 |                       |                                    |                                                              |
| B BUSINESS                                                              | 60%                   | 2,780 SF                           |                                                              |
| NOT IN SCOPE                                                            | 1%                    | 27 SF                              |                                                              |
| LEVEL 2                                                                 |                       |                                    |                                                              |
| NOT IN SCOPE                                                            | 28%                   | 1,055 SF                           |                                                              |
| Grand Total                                                             | 100%                  | 3,827 SF                           |                                                              |
| <b>10- OCCUPANCY</b>                                                    |                       |                                    |                                                              |
| OCCUPANCY TYPE                                                          | AREA                  | OCCUPANCY                          |                                                              |
| B BUSINESS                                                              |                       |                                    |                                                              |
| B BUSINESS                                                              | 2,745 SF              | 20                                 |                                                              |
| NOT IN SCOPE                                                            | 2,745 SF              | 20                                 |                                                              |
| NOT IN SCOPE                                                            | 1,062 SF              | 0                                  |                                                              |
| TOTAL                                                                   | 3,807 SF              | 20                                 |                                                              |
| <b>10- MEANS OF EGRESS</b>                                              |                       |                                    |                                                              |
| LEVEL                                                                   | OCCUPANCY             | DOOR EGRESS WIDTH 1005.3           | EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2                     |
| LEVEL 1                                                                 | 15                    | 30'                                | 140'                                                         |
| LEVEL 1                                                                 | 15                    | 30'                                | 140'                                                         |
| <b>29- PLUMBING</b>                                                     |                       |                                    |                                                              |
| <b>TABLE 403.1 PLUMBING CLASS</b>                                       |                       |                                    |                                                              |
| <b>WATER CLOSETS</b>                                                    |                       |                                    |                                                              |
| <b>LAVATORIES</b>                                                       |                       |                                    |                                                              |
| <b>DRINKING FOUNTAINS</b>                                               |                       |                                    |                                                              |
| <b>SINK REQUIREMENTS</b>                                                |                       |                                    |                                                              |
| <b>OWNER TO PROVIDE AN AFFIDAVIT TO CAP THE OCCUPANCY AT 25 PEOPLE.</b> |                       |                                    |                                                              |

## COMPLIANCE LEGEND

- STAIRWELL
- EXIT SIGN
- FIRE EXTINGUISHER
- EXIT SIGN W/ EGRESS LIGHTS
- EGRESS LIGHTING
- TRAVEL DISTANCE
- 1 HOUR WALL
- 2 HOUR WALL

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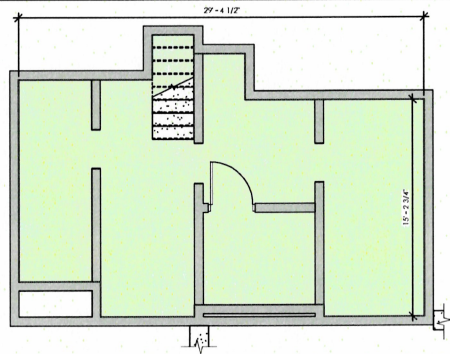
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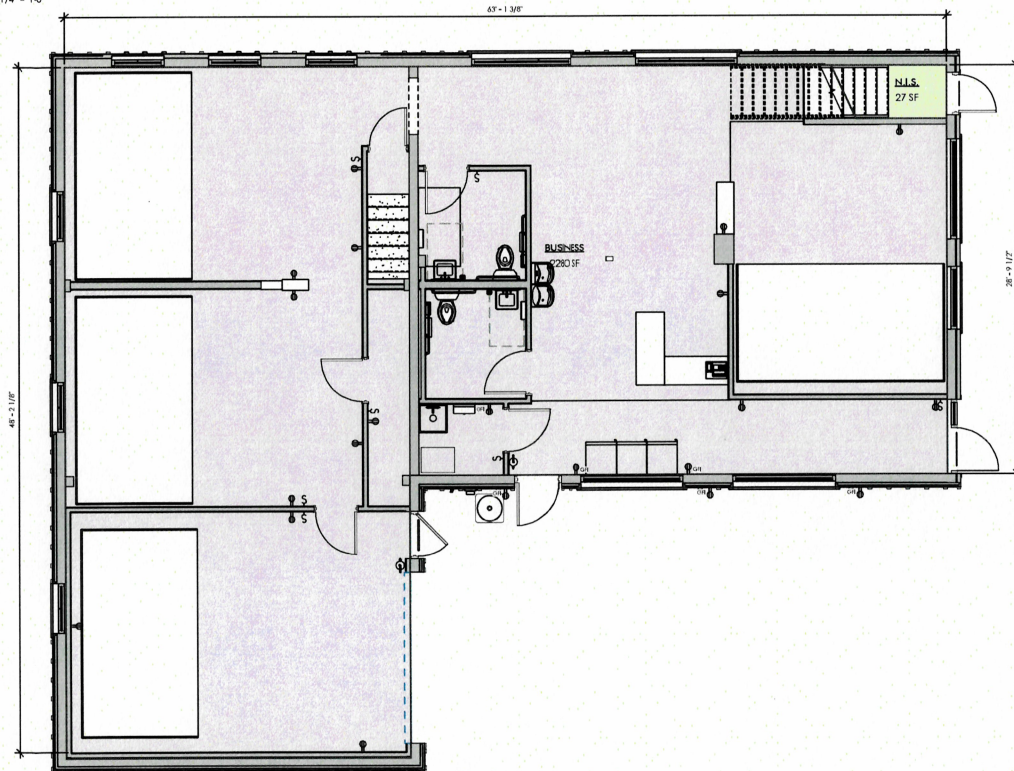
CODE COMPLIANCE

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2 BASEMENT AREA PLAN  
1/4" = 1'-0"



1 FIRST FLOOR AREA PLAN  
1/4" = 1'-0"

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AREA PLANS

T006



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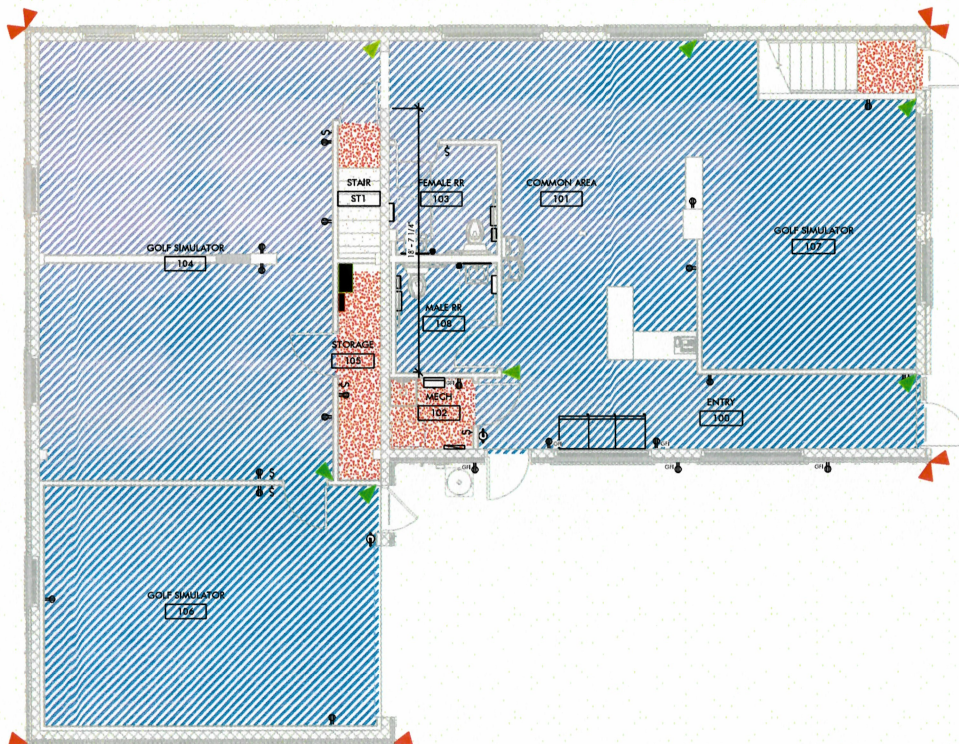
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PROJECT NUMBER  
2026.059  
SECURITY PLAN

T007

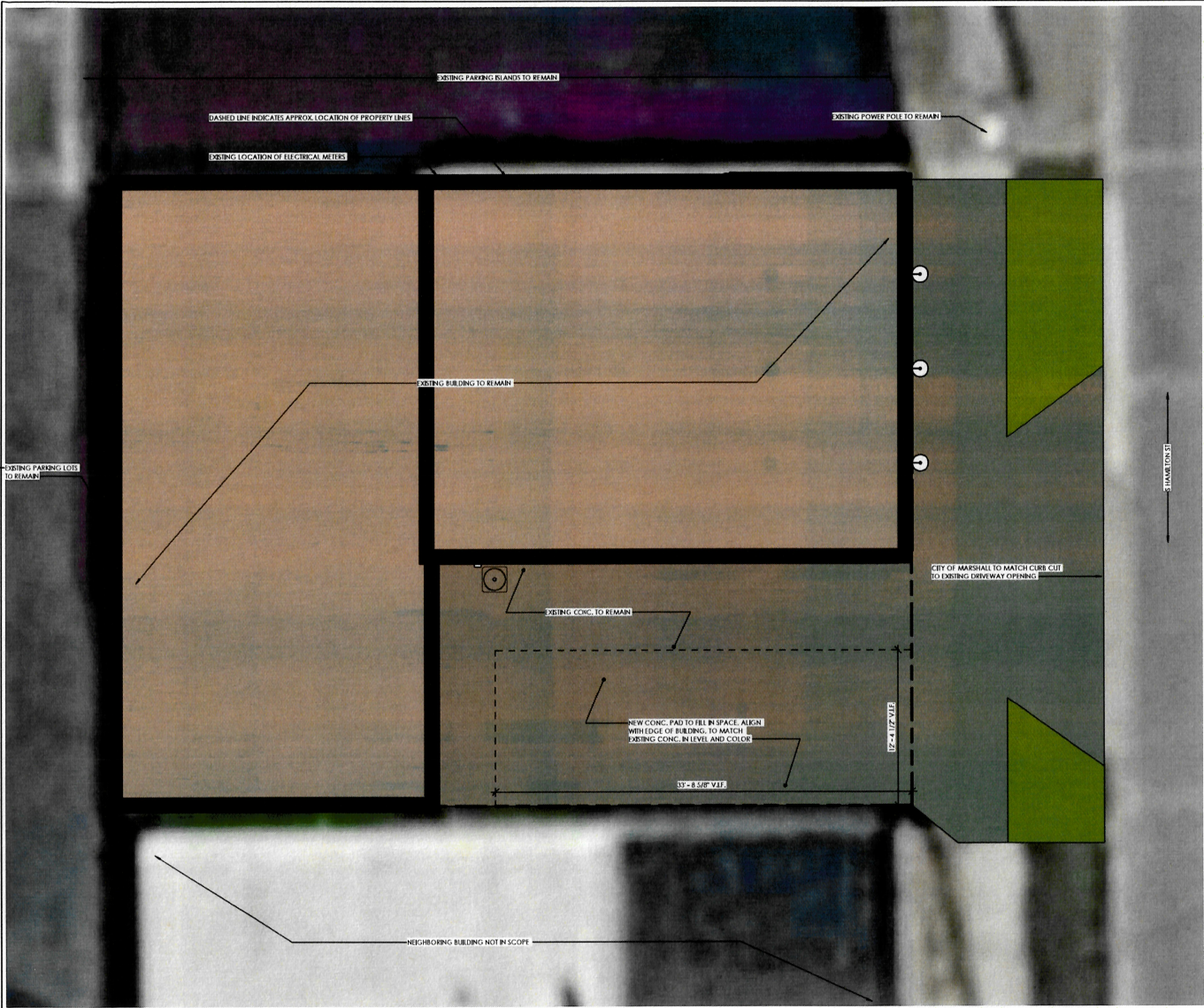


### SECURITY LEGEND

- OUTDOOR LED LIGHT FIXTURE
- 2-MEGAPIXEL INDOOR CAMERA OR EQUIVALENT
- 4-MEGAPIXEL OUTDOOR CAMERA OR EQUIVALENT
- MONITOR AND PRINTER
- DVR LOCKBOX
- PUBLIC ACCESS AREA
- LIMITED ACCESS AREA
- RESTRICTED ACCESS AREA

\*SECURITY PLANS ARE SHOWN SCHEMATICALLY. A  
SECURITY CONSULTANT TO ENSURE ALL AREAS OUTSIDE  
OF THE BUILDINGS ARE VISIBLE ON THE INTERIOR AND  
EXTERIOR BY CAMERAS.





GENERAL NOTES

- 1. EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- 2. THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- 3. CONTACT MDS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- 4. PATCH EXISTING ASPHALT PARKING LOT AS REQUIRED, RESTRIPE PARKING LOT B REQUIRED
- 5. EXISTING VEGETATION TO REMAIN ON THE SITE, TRIM AS REQUIRED
- 6. PROVIDE A RACKBOX AT THE MAIN ENTRY TO THE BUILDING. COORDINATE WITH LOCAL FIRE DEPARTMENT ON VEHICULAR AND INSTALLATION
- 7. WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION
- 8. PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.

PROJECT ZONING

R-2 NEIGHBORHOOD COMMERCIAL

PARKING REQUIREMENTS

RECREATIONAL FACILITIES: TBD BY ZONING ADMINISTRATOR

LANDSCAPE REQUIREMENTS

THIS PROJECT EXISTS IN A ZERO-LOT LINE PROPERTY, AND DOES NOT HAVE ANY LANDSCAPING. PROPERTY IS EXEMPT FROM INTERIOR LANDSCAPING AS STATED IN SECTION 5.15.6.

LEGAL DESCRIPTION

MARSHALL, CITY, UPPER VILLAGE N 51 1/2 FT OF LOT 31.



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PRELIMINARY  
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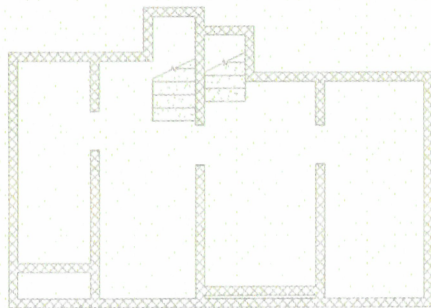
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SHEET

PROJECT NUMBER  
2026.059  
ARCHITECTURAL SITE PLAN

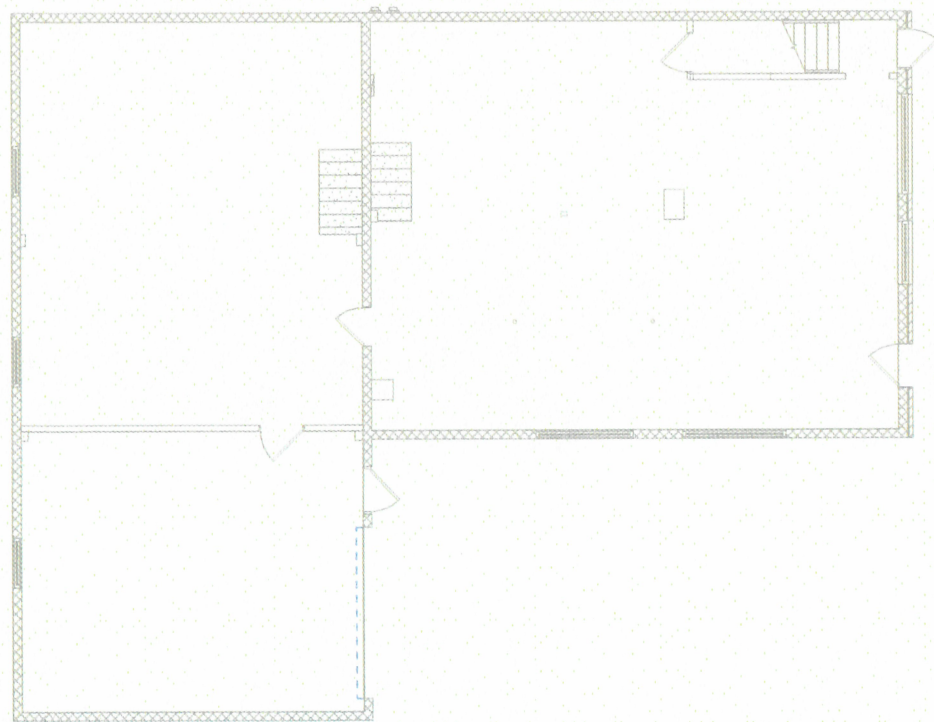
C100

1 SITE PLAN  
C100 1/4" = 1'-0"





2 BASEMENT EXISTING PLAN  
1/4" = 1'-0"



1 FIRST FLOOR EXISTING PLAN  
1/4" = 1'-0"

## GENERAL NOTES

EXISTING PLANS AND DIMENSIONS ARE SHOWN FOR REFERENCE ONLY.

## DRIVEN DESIGN

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PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49068

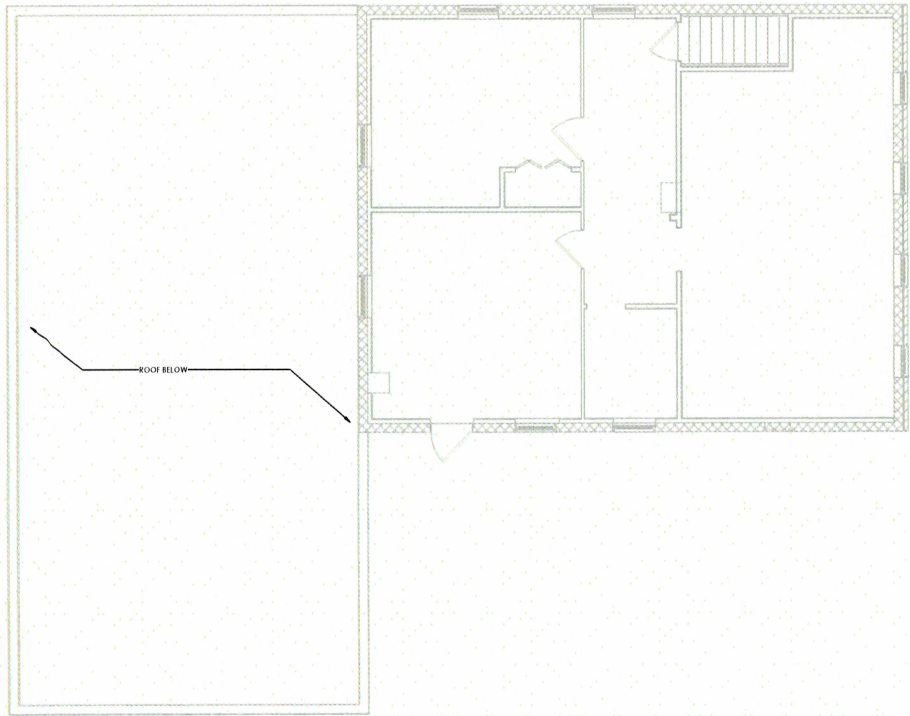
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SHEET

PROJECT NUMBER  
2026.059  
EXISTING FLOOR PLANS

A000





 **1**  
ASB  
**SECOND FLOOR EXISTING PLAN**  
1/4" = 1'-0"

**GENERAL NOTES**

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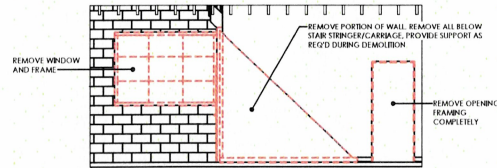
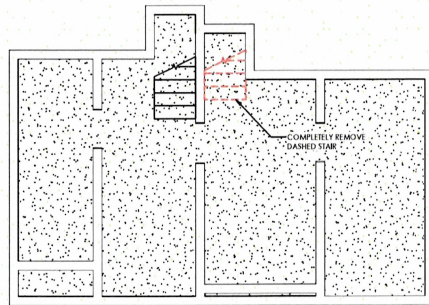
**PROJECT NAME**  
THE YARDAGE CLUB  
**PROJECT ADDRESS**  
110 S. HAMILTON ST. MARSHALL, MI 49068

**ISSUANCE/VERSION**  
PERMIT SET 06/17/2026

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**SCALE** 1/4" = 1'-0"  
**GROUP**

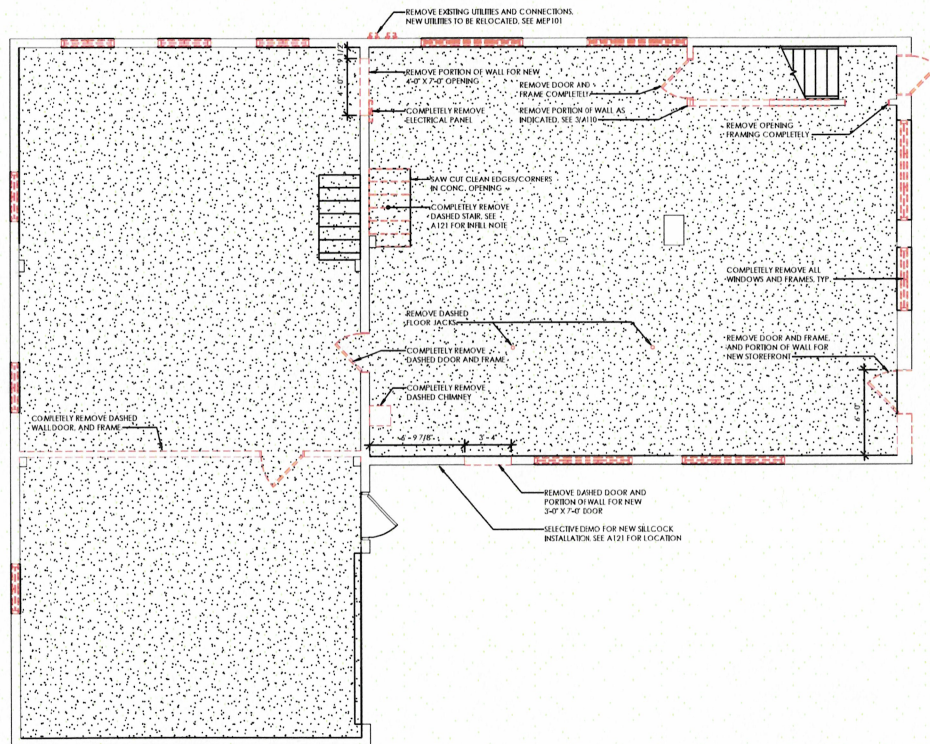
**PROJECT NUMBER**  
2026.059  
**EXISTING FLOOR PLANS**

**A001**



**2 BASEMENT DEMOLITION PLAN**  
1/4" = 1'-0"

**3 STAIR WALL DEMOLITION**  
1/4" = 1'-0"



**1 FIRST FLOOR DEMOLITION PLAN**  
1/4" = 1'-0"

## DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION/ CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
3. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
5. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
6. ALL SAFETY RULES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL, AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
7. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY. PROVIDE SHORING AS REQ'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
9. NOTATIONS ARE MADE IN VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED. THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
10. THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
11. PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING MMS DIG.
12. ALL RUBBER AND DENTS FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
13. REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-CABLE CIRCUIT BREAKER AS SPARE IN SCOPE OF WORK.
14. PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
15. REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT. PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES, SANITARY, STORM AND VENT STACKS TO REMAIN. CAP ANY UNUSED AREAS.
16. SALVAGE MATERIALS AS REQUIRED IF PART OF THE SCOPE IS MATCHING MATERIALS OR INTEL MATERIALS AS PART OF A RENOVATION PROJECT.
17. REMOVE ALL CEILINGS AND FLOOR FINISHES IN AREAS OF DEMOLITION UNLESS.
18. ALL EXISTING COLUMNS AND STRUCTURAL ELEMENTS TO REMAIN. ANY DISCREPANCIES THAT OCCUR IN THE FIELD DURING DEMOLITION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION.
19. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE TO BE BROOM CLEAN AT ALL TIMES.
20. THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.
21. ABANDONED ELECTRICAL FIXTURES/PANELS ARE TO BE REMOVED. PATCH ALL RESULTING OPENINGS.

## WALL LEGEND

|  |                         |
|--|-------------------------|
|  | EXISTING WALL TO REMAIN |
|  | ELEMENTS TO BE REMOVED  |
|  | 1 HOUR PARTITION        |
|  | 2 HOUR PARTITION        |
|  | EXTENT OF WORK          |

## MATERIAL LEGEND

|  |                     |
|--|---------------------|
|  | CMU                 |
|  | CONCRETE            |
|  | WOOD BLOCKING       |
|  | STEEL (LARGE SCALE) |
|  | PLASTER             |
|  | RIGID INSULATION    |
|  | PLYWOOD             |
|  | MELLWORK            |

## DRIVEN DESIGN

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PERMIT SET 06/17/2026

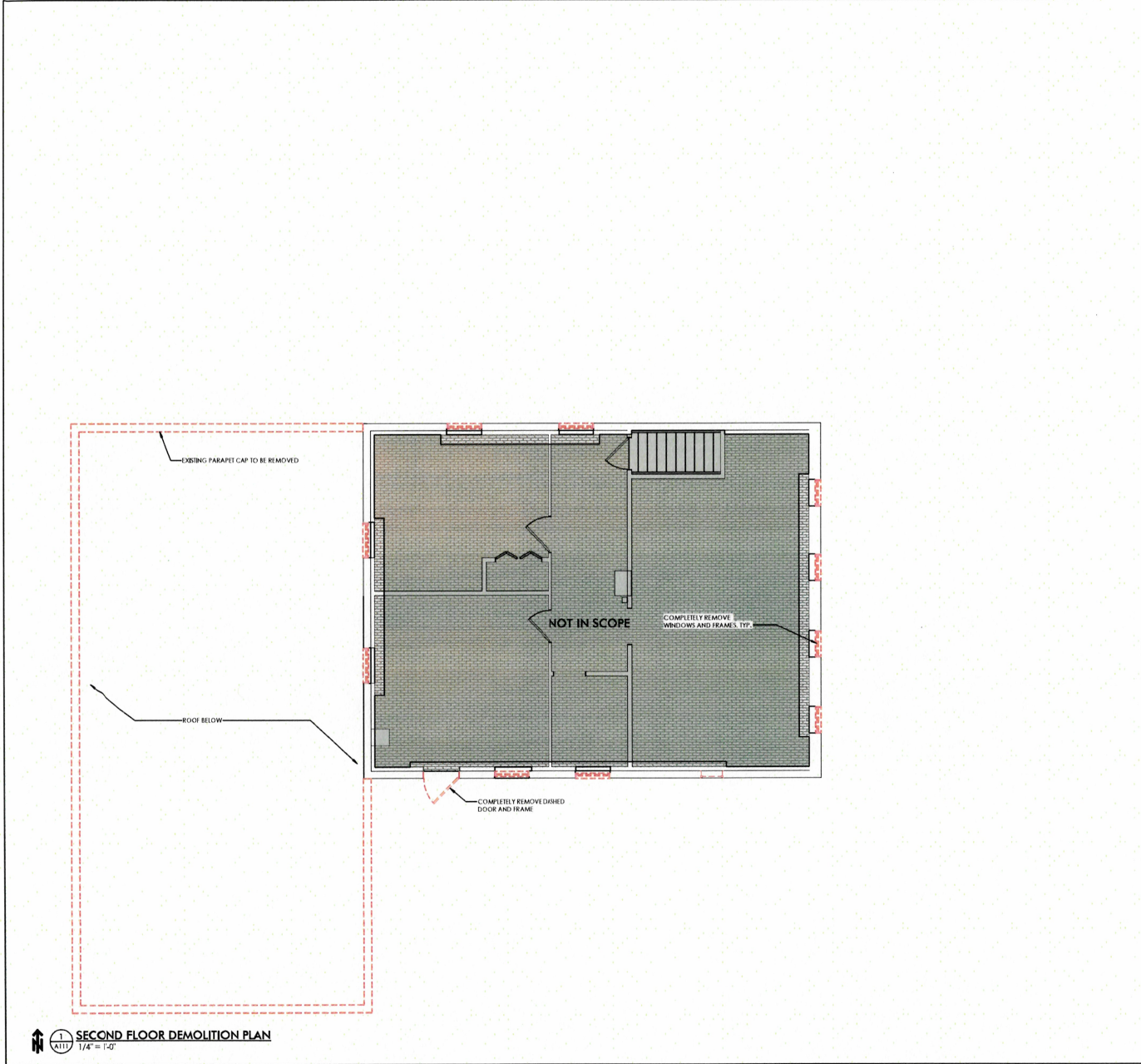
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2026.059

DEMOLITION PLANS

A110





- DEMOLITION NOTES**
1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
  2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION. CONSTRUCTION FROM THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
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| WALL LEGEND |                         | MATERIAL LEGEND |                     |
|-------------|-------------------------|-----------------|---------------------|
|             | EXISTING WALL TO REMAIN |                 | CMU                 |
|             | ELEMENTS TO BE REMOVED  |                 | CONCRETE            |
|             | 1 HOUR PARTITION        |                 | WOOD BLOCKING       |
|             | 2 HOUR PARTITION        |                 | STEEL (LARGE SCALE) |
|             | EXTENT OF WORK          |                 | PLASTER             |
|             |                         |                 | RIGID INSULATION    |
|             |                         |                 | PLYWOOD             |
|             |                         |                 | MILLWORK            |

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PROJECT NAME  
THE YARDAGE CLUB

PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49048

DESIGN VERSION  
PERM SET 06/17/2024

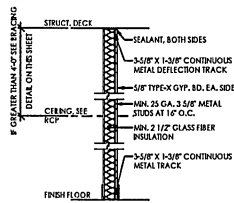
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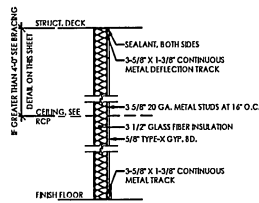
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As Indicated

PROJECT NUMBER  
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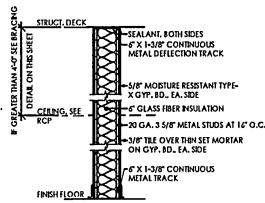
DEMOLITION PLANS  
**A111**



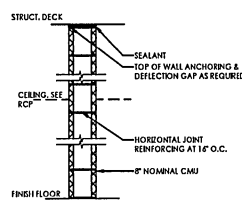
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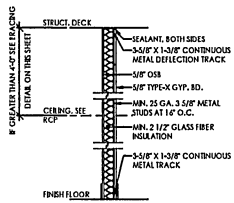
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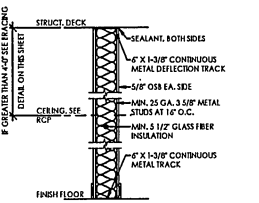
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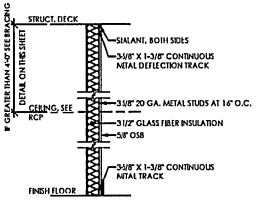
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PARTITION TYPE - 5



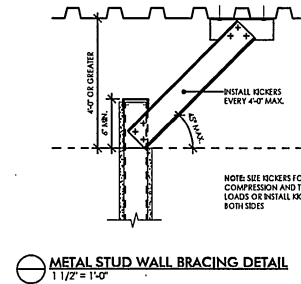
PARTITION TYPE - 6



PARTITION TYPE - 7

## GENERAL NOTES

- REFER TO THE FINISH SCHEDULE AND PLANS FOR WALL FINISHES
- PROVIDE SCHLUTER KERDI-MEMBRANE OVER GYP. BD. WHERE TILE IS TO BE APPLIED

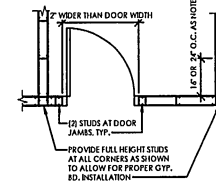


METAL STUD WALL BRACING DETAIL  
1 1/2" = 1'-0"

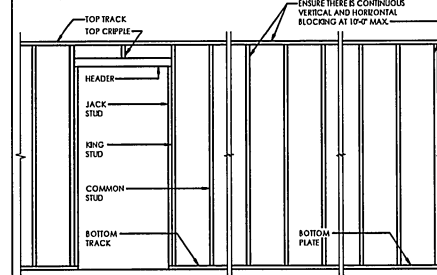
## WALL AND CEILING SPECIFICATIONS

- METAL FRAMING**
  - NON-BEARING INTERIOR PARTITION FRAMING TO BE MIN. 33 MBS (20GA.), MIN. 1-1/4" FLANGE, G40 FLANGE, G40
  - EXTERIOR WALLS AND INTERIOR BEARING PARTITION FRAMING TO BE MIN. 43 MBS (16GA.), MIN. 1-1/2" FLANGE, G40
  - CEILING FRAMING TO BE MIN. 33 MBS (20GA.), MIN. 1-1/4" FLANGE, G40
  - JOISTS, RAFTERS AND OTHER FRAMING TO BE MIN. 54 MBS (14GA.), MIN. 2" FLANGE, G40
- GYPSTUM BOARD**
  - ALL GYPSTUM BOARD TO BE 5/8" TYPE X UNLESS OTHERWISE NOTED.
  - ALL GYPSTUM BOARD INDICATED TO BE ACoustICAL SHALL BE 5/8" TYPE X, COMPRESSED OF TWO LAYERS OF GYPSTUM BOARD LAMINATED TO A SOUND-DAMPENING VELOCITELASTIC POLYMER.
  - ALL GLASS MAT GYPSTUM BOARD TO BE 5/8" TYPE X, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES.
  - ALL CEMENTITIOUS BACKER UNITS TO BE 5/8" UNLESS NOTED OTHERWISE.
  - ALL WOOD PANELS TO BE THE FLYWOOD IN THE THICKNESS INDICATED BY PLANS.
  - ALL INTERIOR WOOD PANELS NOT IN CONTACT WITH THE CONCRETE OR MASONRY TO BE UC2 OR BETTER.
  - ALL WOOD PANELS IN CONTACT WITH THE CONCRETE OR MASONRY TO BE UC4 OR BETTER.
  - ALL EXTERIOR WOOD PANELS TO BE UC4 OR BETTER.
  - ALL FIRE-RESISTANT-TREATED WOOD (FRTW) TO HAVE A FLAME SPREAD INDEX OF 25 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. ALL FRTW TO BE SAMSORED AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 12%. ALL FRTW TO BE STAMPED WITH THE CLASSIFICATION MARKING OF A QUALIFIED TESTING AGENCY. INSTALL FRTW WITH HARDWARE VISIBLE WHENEVER POSSIBLE.
  - ALL THE BACKING BOARD SHALL RECEIVE A LEVEL 2 FINISH.
  - ALL GYPSTUM WALLBOARD TO BE TEXTURED SHALL RECEIVE A LEVEL 3 FINISH.
  - ALL GYPSTUM WALL BOARD TO BE PAINTED. UNPAINTED TEXTURED SHALL RECEIVE A LEVEL 4 FINISH. A LEVEL 5 FINISH MAY BE SPECIFIED ON FINISH PLANS.
- SOUND ATTENUATION BATTIS**
  - SOUND ATTENUATION BATTIS TO BE UNFACED GLASS-FIBER.
  - WHERE INSTALLED IN A WALL, SOUND ATTENUATION BATTIS TO BE FULL-DEPTH, FRICTION IF UNLESS OTHERWISE NOTED.
  - WHERE INSTALLED IN CEILINGS, SOUND ATTENUATION BATTIS TO COVER THE AREA ENTIRELY IN THE THICKNESS SPECIFIED.
- THERMAL INSULATION**
  - RIGID INSULATION TO BE EXTRUDED POLYSTYRENE, EXPANDED POLYSTYRENE OR POLYISOCYANURATE THAT MEETS OR EXCEEDS THE SPECIFIED R-VALUE. RIGID INSULATION TO BE INSTALLED BUTTED-TOGETHER FOR A TIGHT FIT.
  - BATT INSULATION TO BE GLASS-FIBER OR MINERAL WOOL THAT MEETS OR EXCEEDS THE SPECIFIED R-VALUE. BATT INSULATION TO FILL THE CAVITY COMPLETELY WITH MINIMAL COMPRESSION.
  - LOOSE-FILL INSULATION TO BE CELLULOSE-FIBER, GLASS-FIBER OR MINERAL-FIBER THAT MEETS OR EXCEEDS THE SPECIFIED R-VALUE. INSTALLATION TO BE IN UNIFORM THICKNESS AND LIGHTLY SETTLED WITH MINIMAL COMPACTION.

## FRAMING DETAILS

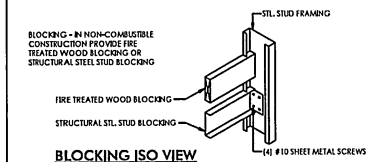


## PLAN VIEW



\*PROVIDE TREATED WOOD OR METAL TRACK AGAINST ANY CONC. OR MASONRY SURFACE

## ELEVATION VIEW



## BLOCKING ISO VIEW

## INTERIOR STEEL STUD FRAMING

THE INTERIOR STEEL STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTOR'S REFERENCE WHEN INSTALLING INTERIOR STEEL FRAMED WALLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL INFORMATION FORTIFIED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS (MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER).

\*TIRE BLOCKING TO BE PROVIDED HORIZONTALLY AT 10'-0" O.C. MAX. FIRE CAULK AROUND BLOCKING. METAL STUDS MUST BE A MINIMUM OF 33 MBS.

## MAXIMUM ALLOWABLE HEIGHTS (NON-LOAD BEARING - METAL STUDS)

| STEEL STUD FRAMING (NON-STRUCTURAL STUDS) | COLD-FORMED METAL FRAMING (STRUCTURAL STUDS) |                                                   |
|-------------------------------------------|----------------------------------------------|---------------------------------------------------|
| SIZE                                      | MBS                                          | 15 18 33 43 54 68 97 118                          |
| 2 1/2"                                    | N/A                                          | N/A 11'-2" 12'-2" 13'-0" 14'-4" 15'-0"            |
| 3 5/8"                                    | 10'-0"                                       | 11'-4" 13'-4" 16'-8" 17'-11" 19'-2" 21'-1" 22'-2" |
| 6"                                        | 14'-0"                                       | 16'-4" 22'-0" 26'-0" 26'-7" 28'-4" 31'-7" 33'-4"  |

- \*DEFLECTION = L/240
- \*SP3 LATERAL LOAD
- \*SPACING = 16" O.C.
- \*1-1/2" FLANGE (FOR STRUCTURAL STUDS)
- \*NON-COMPOSITE WALL FULLY BRACED

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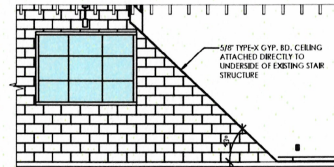
PARTITION TYPES

A120

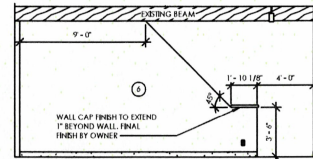


## GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE SHF TYPE-X AS A MINIMUM.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL UNLESS OTHERWISE NOTED. USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, FABRICS, AND ANY OTHER ACCESSORIES.
5. PROVIDE SHF GYPSUM BOARD WHERE MEMBRANE ON ALL WET WALLS IN BATHROOMS, SHOWERS, AND KITCHEN LOCATIONS TO RECEIVE TILE. COORDINATE WITH INTERIORS.
6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
7. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
8. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL UNITS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
9. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
10. DIMENSIONS FOLLOWED BY A+ SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.
12. REFER TO 2004 CODE COMPLIANCE FOR FIRE EXTINGUISHER LOCATIONS.
13. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR PUBLIC AREAS SHALL BE DESIGNED WITH A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (IBC 2021 1204).

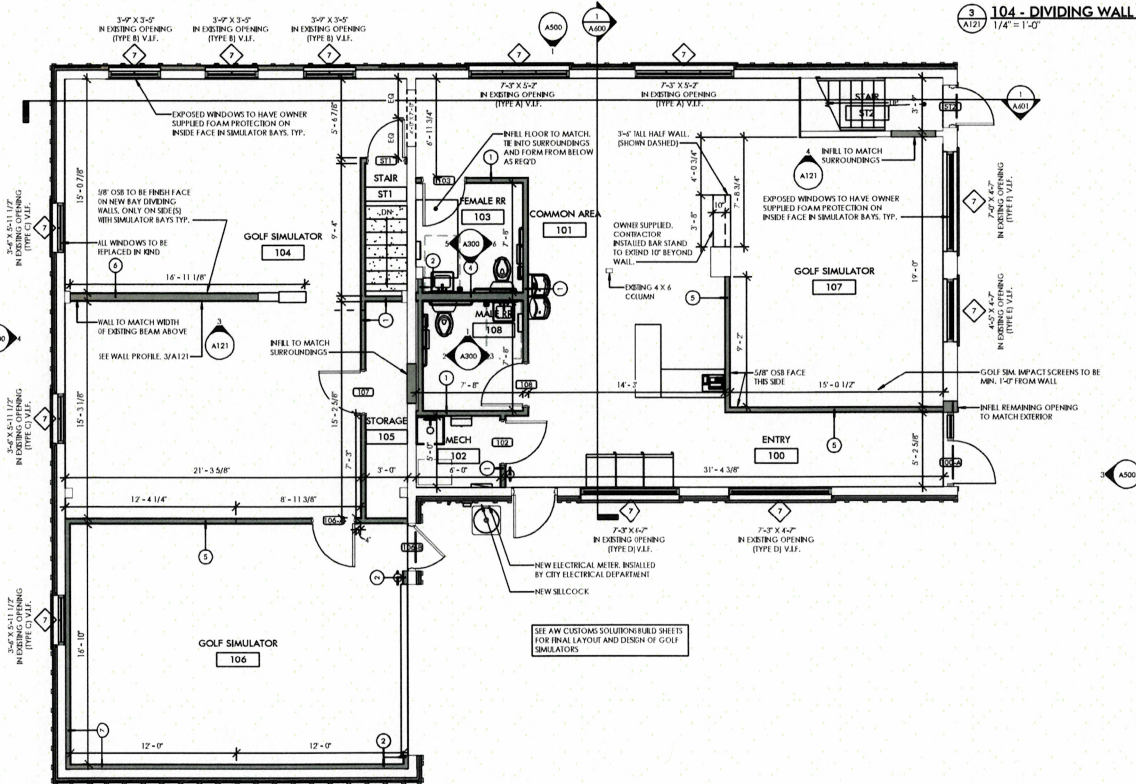


4 STAIR WALL ELEVATION  
1/4" = 1'-0"



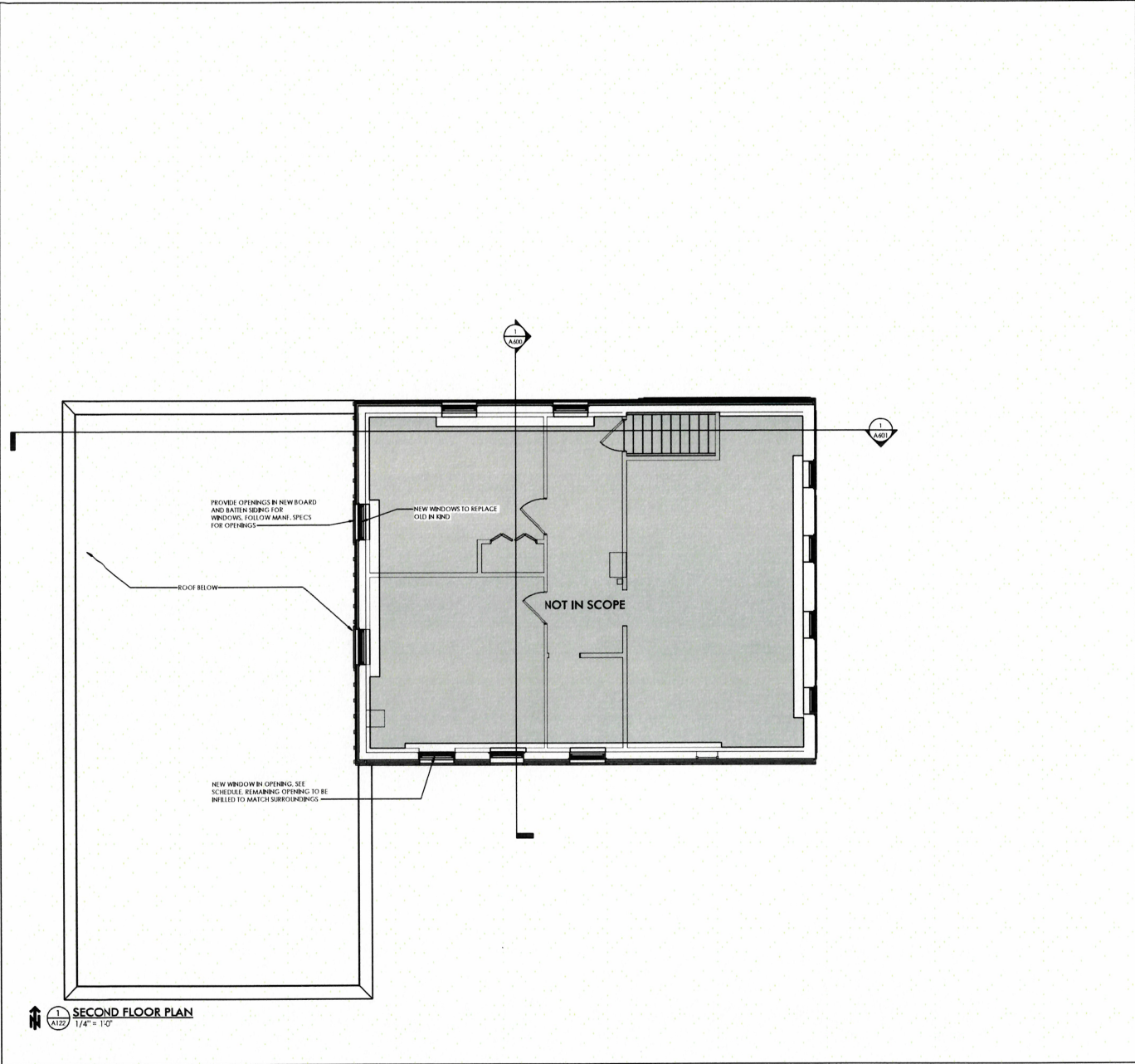
3 104 - DIVIDING WALL ELEVATION  
1/4" = 1'-0"

2 BASEMENT FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"





- GENERAL NOTES**
1. ALL GYPSUM BOARD THROUGHOUT TO BE SFT TYPE-X AS A MINIMUM.
  2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
  3. INTEL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL, UNLESS OTHERWISE NOTED. USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
  4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
  5. PROVIDE 5/8\"/>
  6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
  7. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
  8. VERIFY QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL DETAILS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
  9. VERIFY QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
  10. DIMENSIONS FOLLOWED BY 4\"/>
  11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.
  12. REFER TO IBC CODE COMPLIANCE FOR FIRE EXTINGUISHER LOCATIONS.
  13. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR PUBLIC AREAS SHALL BE DESIGNED WITH A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (IMC 2021 1206).

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PROJECT NAME  
THE YARDAGE CLUB

PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49068

DATE  
PERMIT SET 06/17/2026

DESIGNED BY  
C. MAN

DATE  
7/2/2026 1:19:38 PM

SCALE  
1/4" = 1'-0"

Sheet

PROJECT NUMBER  
2026.059

NEW FLOOR PLANS

A122



| FINISH SCHEDULE KEY |                                   |              |       |      |       |              |       |
|---------------------|-----------------------------------|--------------|-------|------|-------|--------------|-------|
| CODE                | MATERIAL                          | MANUFACTURER | STYLE | SIZE | COLOR | CONTACT INFO | NOTES |
| CAB-1               | WOOD-FACED ARCHITECTURAL CABINETS |              |       |      |       |              |       |
| CWB-1               | CERAMIC WALL TILE                 |              |       |      |       |              |       |
| PC-1                | PANE TO MATCH                     |              |       |      |       |              |       |
| LVL-1               | LUXURY VINYL TILE                 |              |       |      |       |              |       |
| PL-1                | PLASTER/LAMINATE                  |              |       |      |       |              |       |
| PT-1                | PORCELAIN TILE                    |              |       |      |       |              |       |
| PB-1                | PORCELAIN TILE BASE               |              |       |      |       |              |       |
| SC-1                | SEALED CONCRETE                   |              |       |      |       |              |       |
| SO-1                | SOLID SURFACE                     |              |       |      |       |              |       |
| TL-1                | ARTIFICIAL TURF                   |              |       |      |       |              |       |
| VWB-1               | VINYL WALL BASE                   |              |       |      |       |              |       |
| WB-1                | WINDOW FILM                       |              |       |      |       |              |       |

| FINISH SCHEDULE |                |       |      |       |      |       |      |         |        |         |     |       |
|-----------------|----------------|-------|------|-------|------|-------|------|---------|--------|---------|-----|-------|
| ROOM NUMBER     | ROOM NAME      | FLOOR | BASE | NORTH | EAST | SOUTH | WEST | CEILING | MLWORK | CABINET | TOP | NOTES |
| 001             | CIRCULATION    |       |      |       |      |       |      |         |        |         |     |       |
| 002             | STORAGE        |       |      |       |      |       |      |         |        |         |     |       |
| 003             | ENTRY          |       |      |       |      |       |      |         |        |         |     |       |
| 004             | STORAGE        |       |      |       |      |       |      |         |        |         |     |       |
| 005             | STORAGE        |       |      |       |      |       |      |         |        |         |     |       |
| 006             | ENTRY          |       |      |       |      |       |      |         |        |         |     |       |
| 007             | COMMON AREA    |       |      |       |      |       |      |         |        |         |     |       |
| 008             | MECH           |       |      |       |      |       |      |         |        |         |     |       |
| 009             | FEMALE RR      |       |      |       |      |       |      |         |        |         |     |       |
| 010             | GOLF SIMULATOR |       |      |       |      |       |      |         |        |         |     |       |
| 011             | STORAGE        |       |      |       |      |       |      |         |        |         |     |       |
| 012             | GOLF SIMULATOR |       |      |       |      |       |      |         |        |         |     |       |
| 013             | MALE RR        |       |      |       |      |       |      |         |        |         |     |       |
| 014             | STAR           |       |      |       |      |       |      |         |        |         |     |       |
| 015             | STAR           |       |      |       |      |       |      |         |        |         |     |       |

ALL FINISHES AND LOCATIONS TO BE SELECTED BY OWNER AND INSTALLED BY G.C.

### GENERAL NOTES

- PROJECT NORTH FOR ALL FINISH PLANS SHALL BE LOCATED AT THE TOP OF THE DRAWING AREA, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL SPECIFIED FINISH MATERIALS FOR SUBMITAL REVIEW AND FINAL APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- ALL FURNITURE SHOWN ON PLANS IS FOR REFERENCE, SCALE, SPACE PLANNING AND ELECTRICAL/DATA CONNECTION LOCATION PURPOSES ONLY. ALL FURNITURE INCLUDING SPECIALTY ITEMS, SUCH AS DISPLAY CASES, SPECIFICATION, SELECTION, PROCUREMENT AND INSTALLATION SHALL NOT BE PART OF SCOPE OF WORK FOR BUILDING CONTRACTOR UNLESS SPECIFIED OTHERWISE.
- PRIME AND PAINT ALL SURFACES WITH A MINIMUM (2) FINISH COATS. CONTRACTOR TO PROVIDE ANY NECESSARY AND/OR RECOMMENDED PRODUCTS FOR THE PRIME COAT, INTERMEDIATE COAT AND TOP COAT BASED ON THE SUBSTRATE.
- FLOORS**
  - AFTER DEMOLITION OF ALL NOTED EXISTING FLOORING, CONTRACTOR SHALL GRIND CONCRETE OR REPAIR/REPLACE SUBFLOOR, AS REQUIRED, TO PROVIDE A LEVEL, SMOOTH SURFACE FOR INSTALLATION OF ALL SPECIFIED NEW FLOOR FINISH MATERIALS. PROVIDE RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS.
  - CONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED TRANSITION STRIPS. ALL FLOORING TRANSITIONS/TRANSITION STRIPS SHALL BE CENTERED UNDER DOORS WHEN THEY ARE IN THE CLOSED POSITION OR CENTERED BETWEEN ROOM OPENINGS, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL USE ANY NECESSARY AMOUNT OF LEVELING COMPOUND AT ALL UNEVEN SUBFLOOR CONDITIONS SO THAT THE APPROPRIATE HEIGHT TO ENSURE A FLUSH AND EVEN TRANSITION BETWEEN ADJACENT FLOOR MATERIALS IS ACHIEVED AND MAINTAINED THROUGHOUT ROOM. TRANSITION STRIP TO BE SELECTED BY OWNER.
- WALL BASE**
  - IN ROOMS THAT SPECIFY RUBBER OR VINYL WALL BASE, CONTRACTOR SHALL PROVIDE CONTINUOUS LENGTH OF WALL BASE WITH FIELD FORMED ROSE AND OUTSIDE CORNERS, UNLESS OTHERWISE NOTED.
- WALLS**
  - PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS U.N.O.
  - ANY REQUIRED WALL PROTECTION SHALL BE INSTALLED AT TOP OF BASE AND TERMINATE AT 48" A.F.F. UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL ALL NECESSARY TRIM PIECES REQUIRED FOR ANY WALL PROTECTION PRODUCTS.
  - CONTRACTOR TO PAINT ALL BUILDERS TO MATCH SURROUNDING WALL PAINT SELECTION ON FACE OF EACH BUILDUP, UNLESS NOTED OTHERWISE.
- CEILING**
  - CONTRACTOR TO PAINT ALL BUILDERS TO MATCH SURROUNDING CEILING PAINT SELECTION ON UNDERSIDE OF EACH BUILDUP, UNLESS NOTED OTHERWISE.
- MILLWORK**
  - FOR ALL EXPOSED METAL COUNTERTOP SUPPORTS, CONTRACTOR TO PAINT IN FIELD WITH SAME PAINT COLOR AS SURROUNDING WALL FINISH. PAINT SHALL BE AN ALKID WITH SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED.
  - ALL EXPOSED METAL ELEC./MECH. ITEMS IN OCCUPIED SPACES TO BE FIELD-PAINTED TO MATCH SURROUNDING WALL FINISH. ALL ELECTRICAL PLUGS, SWITCHES AND CORRESPONDING COVER PLATES SHALL MATCH SURROUNDING WALL FINISH.
- MISC.**
  - GROUT FOR ALL TILE INSTALLATIONS SHALL BE LATHECOTE OR APPROVED EQUAL. OWNER TO SELECT TILE SPECIFICATIONS AND GROUT COLOR.
  - CONTRACTOR TO PROVIDE AND INSTALL OWNER SELECTED WINDOW COVERING ON ALL GLAZING. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
  - ALL CONCEALED SUPPORT BRACKETS FOR SHELVING AND WALL MOUNTED COUNTERTOPS TO BE A3M HARDWARE CFC FLAT CONCEALED BRACKETS IN APPROPRIATE SIZE - BASED ON DESIGN.
  - ALL JANITOR CLOSETS OR ROOMS WITH A MOP SINK OR SERVICE SINK SHALL HAVE FIBER REINFORCED PANEL (FRP) SELECTED BY OWNER INSTALLED FROM TOP OF WALL BASE TO 4'-0" A.F.F. WITHIN 4' OF SINK FEATURE.

PROJECT NAME  
THE YARDAGE CLUB

PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49068

PERMIT SET  
04/17/2026

DESIGNED BY  
CASH

DATE  
7/7/2026 1:19:40 PM

SCALE  
1/4" = 1'-0"

Sheet

PROJECT NUMBER  
2026.059

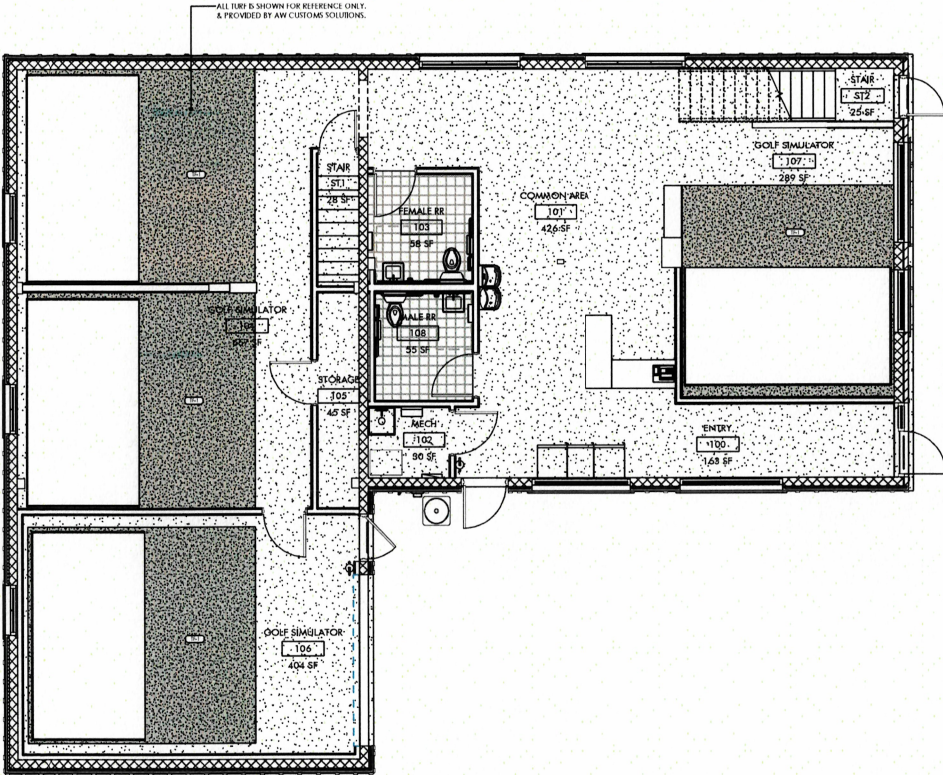
FINISH PLAN & SCHEDULE

**A130**

### DRIVEN DESIGN

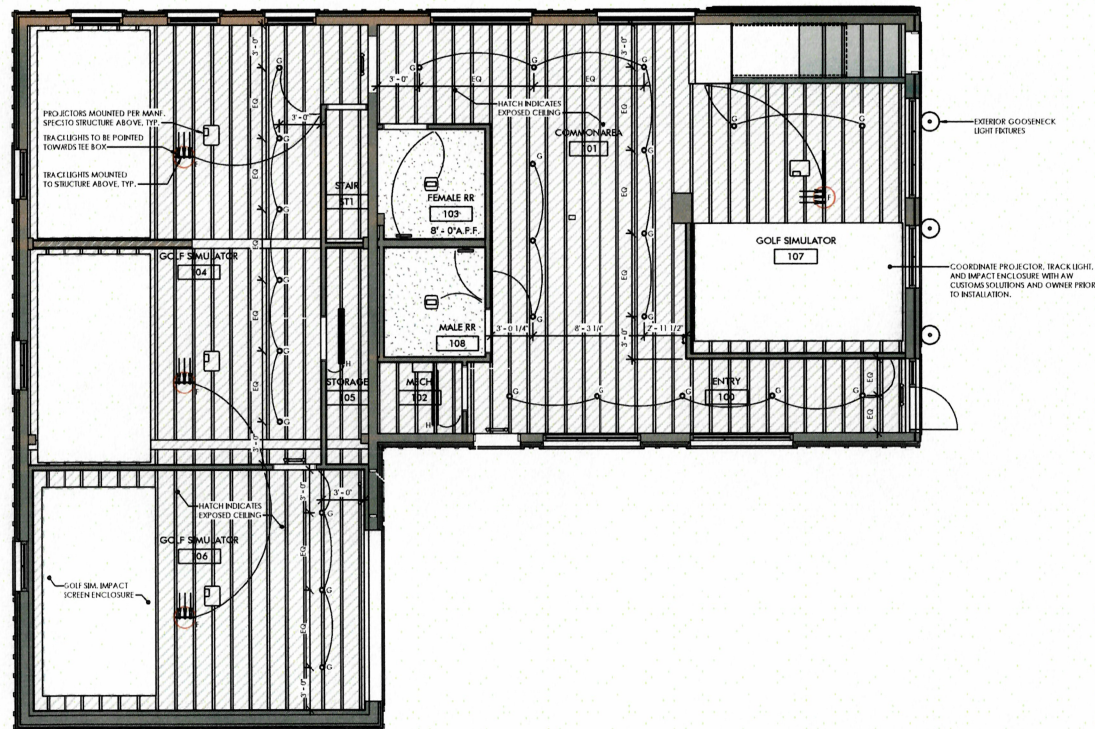
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**FIRST FLOOR FINISH PLAN**  
1/4" = 1'-0"



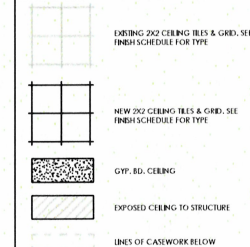


**1 FIRST FLOOR REFLECTED CEILING PLAN**  
A200  
1/4" = 1'-0"

## REFLECTED CEILING GENERAL NOTES

1. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
2. IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT.
3. COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
4. ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS, 2X2 CEILING GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
5. ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE.
6. SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
7. REPLACE ANY CEILING TILES IN CEILING THAT ARE TO REMAIN.
8. ALL BULKHEAD HEIGHTS AT NON-CABINERY LOCATIONS TO BE 10'-0" UNLESS NOTED OTHERWISE. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL BULKHEAD HEIGHTS.
9. REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS.
10. REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS.
11. ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL.
12. PATCH AND REPAIR EXISTING CEILING AS REQUIRED THAT WAS DAMAGED DURING DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING ADJACENT CONSTRUCTION SUPPORT SYSTEM, CEILING FINISH, PATTERN AND ELEVATION.

## REFLECTED CEILING LEGEND



## LIGHT FIXTURE LEGEND

\*ALL FIXTURES SHOWN ARE TO BE A BASIS OF DESIGN. QUALITY, EQUIPMENT, AND ACCEPTANCE.

| TAG | SYMBOL | MANUFACTURER & DESCRIPTION                                       | MODEL / COLOR                                                                                             |
|-----|--------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| A   |        | LUMA 4" RECESSED CAN LIGHT OR WALL WASH                          | LUMA / COLOR TO MATCH CEILING                                                                             |
| B   |        | BREEZY EXHAUST FAN WITH LED LIGHT, 110 CFM                       | INTONE FLEX SERIES / WHITE IN COLOR                                                                       |
| C   |        | LUMA 4x8 LED LINE COMBO                                          | LUMA LED / WHITE IN COLOR                                                                                 |
| D   |        | LUMA EMERGENCY LIGHT                                             | ELMAL / WHITE IN COLOR                                                                                    |
| E   |        | BROWNLEE LIGHTING VANITY LIGHT                                   | FLOW SQ / SILVER IN COLOR                                                                                 |
| F   |        | 2x4 TRACK LIGHTING, OR EQUAL ALTERNATE                           | 80-32 IN TRACK 3 LAMP MEDIUM, BLACK IN COLOR                                                              |
| G   |        | ALCON LIGHTING CYLINDRICAL LED PENDANT LIGHT, OR EQUAL ALTERNATE | 12303 12" STEM / BLACK IN COLOR                                                                           |
| H   |        | SUSPENDED LINEAR                                                 | SELECTED BY OWNER                                                                                         |
| I   |        | BARNIGHT WAREHOUSE GOOSENECK LIGHT                               | 12" SHADE, TEXTURED BLACK COLOR, DISK TO DAWN PHOTOCELL, E-26 SOCKET, LED, 1.16K LUMEN, 3000K, LEDS INCL. |



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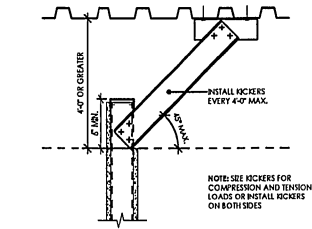
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PERMIT SET 06/17/2026

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C.M.N.  
DATE 7/2/2026 1:19:40 PM  
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SHEET

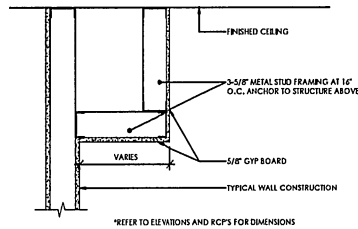
PROJECT NUMBER  
2026.059  
REFLECTED CEILING PLANS

**A200**

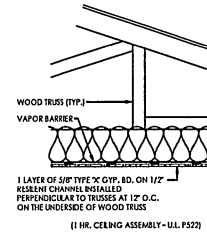




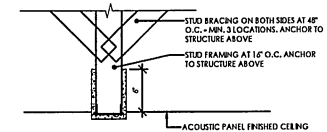
**1 ABOVE-CEILING NON-BEARING FRAMING DETAIL**  
1 1/2" = 1'-0"



**2 BULKHEAD - MTL STUD**  
1 1/2" = 1'-0"



**3 RATED CEILING DETAIL**  
3/4" = 1'-0"



**4 BULKHEAD**  
1 1/2" = 1'-0"

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THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST., MARSHALL, MI 49068

DATE OF DESIGN  
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DATE 7/2/2024 1:19:41 PM  
SCALE As Indicated  
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PROJECT NUMBER  
2024.059  
CEILING DETAILS

**A210**

# DRIVEN DESIGN

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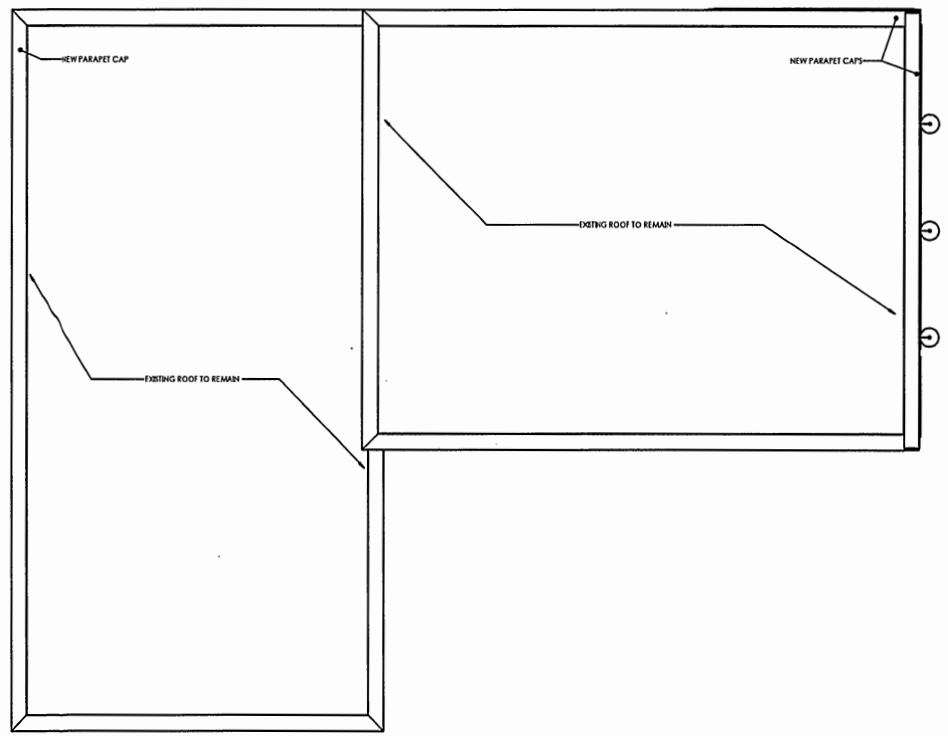
PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST, MARSHALL, MI 49068

ISSUANCE  
PERMIT SET 06/17/2024

DESIGNED BY CASH  
DATE 7/2/2024 1:34:41 PM  
SCALE 1/4" = 1'-0"  
DRAWN

PROJECT NUMBER  
2024.059  
ROOF PLAN

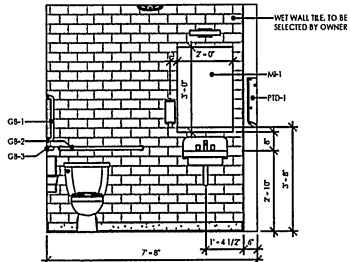
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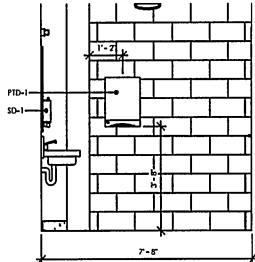
1 ROOF PLAN  
A220 1/4" = 1'-0"

GENERAL NOTES

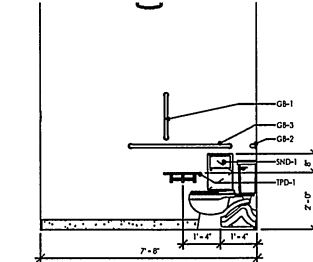
1. REFER TO ROOM FINISH SCHEDULE FOR BASE DESIGNATIONS
2. ACTUAL GROMMET LOCATIONS TO BE DETERMINED BY OWNER. REFER TO FINISH PLANS FOR GROMMET LOCATIONS AND SPECIFICATIONS.
3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED.
4. DRAWERS LABELED "FILES" ARE TO HAVE STEEL BARS FOR HANGING FILES (2" PER DRAWER, FILES SHOULD HANG PERPENDICULAR TO DRAWER FACE IF LESS THAN 12" WIDE AND PARALLEL TO DRAWER IF GREATER THAN 12" WIDE
5. ALL UPPER CABINETS TO BE 12" DEEP UNLESS NOTED OTHERWISE
6. PROVIDE INSULATED PIPE WRAP ON ALL EXPOSED PIPING.
7. SEE SHEET 1002 FOR ACCESSORY MOUNTING HEIGHTS UNLESS SHOWN OTHERWISE
8. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
9. WHERE A SPECIFIED BRACKET IS NOT INDICATED PROVIDE METAL BRACKETS AS REQUIRED TO SUPPORT COUNTERTOPS AND SHELVES. BRACKETS SHOULD BE LOCATED AT ANY UNSUPPORTED LENGTH GREATER THAN 36". PAINT BRACKETS TO MATCH ADJACENT WALL
10. REFER TO THE ACCESSORIES SCHEDULE FOR TOILET ROOM ACCESSORIES AND THEIR DESIGNATIONS
11. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
12. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
13. PAINT GRILES AND DIFFUSERS TO MATCH ADJACENT WALL
14. COORDINATE ALL CABINETS SIZES WITH APPLIANCES
15. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE
16. ALL APPLIANCES ARE TO BE SELECTED BY OWNER. OWNER AND CONTRACTOR ARE TO COORDINATE SIZING TO MATCH ELEVATIONS. ADJUST CASEWORK AS NECESSARY.



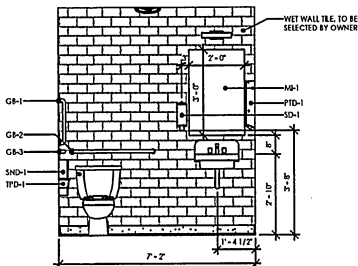
4 103 - S  
1/2" = 1'-0"



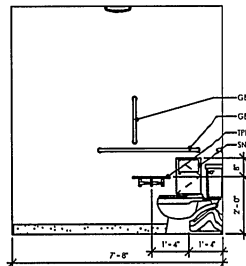
5 103 - W  
1/2" = 1'-0"



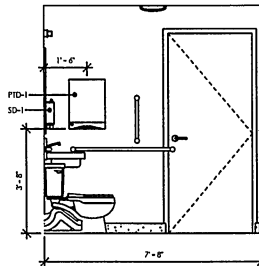
6 103 - E  
1/2" = 1'-0"



1 108 - N  
1/2" = 1'-0"



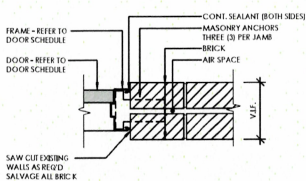
2 108 - W  
1/2" = 1'-0"



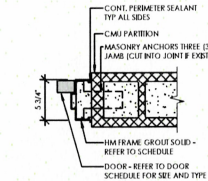
3 108 - E  
1/2" = 1'-0"

| ACCESSORIES SCHEDULE |                          |               |            |                                                         |
|----------------------|--------------------------|---------------|------------|---------------------------------------------------------|
| TYPE MARK            | DESCRIPTION              | MANUFACTURER  | MODEL      | COMMENTS                                                |
| GB-1                 | 18" VERTICAL GRAB BAR    | BRADLEY CORP. | 812-001-18 |                                                         |
| GB-2                 | 36" GRAB BAR             | BRADLEY CORP. | 812-001-36 |                                                         |
| GB-3                 | 42" GRAB BAR             | BRADLEY CORP. | 812-001-42 |                                                         |
| MB-1                 | MIRROR                   | BOBICK        | B-200      |                                                         |
| PTD-1                | PAPER TOWEL DISPENSER    | TORK          | 145001     | WALL MOUNTED MULTIFOLD TOWEL DISPENSER, STAINLESS STEEL |
| SD-1                 | SOAP DISPENSER           | TORK          | 485000     |                                                         |
| SHD-1                | SANITARY HANDED DISPOSAL | BOBICK        | B-254      |                                                         |
| TPD-1                | TOILET PAPER DISPENSER   | BOBICK        | B-0840     |                                                         |

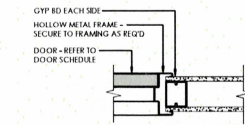
| DOOR SCHEDULE |             |                |              |           |             |       |        |           |            |             |            |            |              |               |         |      |           |                              |
|---------------|-------------|----------------|--------------|-----------|-------------|-------|--------|-----------|------------|-------------|------------|------------|--------------|---------------|---------|------|-----------|------------------------------|
| DOOR NUMBER   | ROOM NUMBER | ROOM NAME      | NEW OR EXIST | DOOR TYPE | FIRE RATING | DOOR  |        |           | DOOR FRAME |             | DOOR FRAME |            |              | DOOR HARDWARE |         |      | COMMENTS  |                              |
|               |             |                |              |           |             | WIDTH | HEIGHT | THICKNESS | DOOR MATL  | DOOR FINISH | TYPE       | FRAME MATL | FRAME FINISH | HEAD          | DETAILS | SILL |           | HWDR SET                     |
| LEVEL 0       | 004         | STORAGE        | NEW          | F         | 45 MIN.     | 3'-0" | 6'-8"  | 1 3/4"    | SLM        | BY OWNER    | SLM        | BY OWNER   | 4/A400       | 8/A400        | -       | 4    | STOREROOM |                              |
| LEVEL 1       |             |                |              |           |             |       |        |           |            |             |            |            |              |               |         |      |           |                              |
| 100-A         | 100         | ENTRY          | NEW          | LI        |             | 3'-0" | 7'-0"  | 1 3/4"    | ALUM       | BY OWNER    | ALUM       | BY OWNER   | 2/A400       | 7/A400        | 10/A400 | 2    | ENTRY     |                              |
| 100-B         | 100         | ENTRY          | NEW          | VV        |             | 3'-0" | 7'-0"  | 1 3/4"    | ALUM       | BY OWNER    | ALUM       | BY OWNER   | 3/A400       | 8/A400        | 10/A400 | 2    | ENTRY     |                              |
| 102           | 100         | ENTRY          | NEW          | F         |             | 3'-0" | 7'-0"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 3/A400       | 9/A400        | -       | 4    | STOREROOM |                              |
| 103           | 103         | STORAGE        | NEW          | F         |             | 3'-0" | 7'-0"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 5/A400       | 9/A400        | -       | 5    | PERFECT   |                              |
| 106-A         | 106         | GLASS ELEVATOR | NEW          | F         |             | 3'-0" | 7'-0"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 5/A400       | 9/A400        | -       | 1    | PASSAGE   |                              |
| 106-B         | 106         | GLASS ELEVATOR | EXISTING     | WW        |             | 3'-0" | 6'-8"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 3/A400       | 8/A400        | 10/A400 | 3    | ENTRY     |                              |
| 107           | 107         | GLASS ELEVATOR | NEW          | F         |             | 3'-0" | 7'-0"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 5/A400       | 9/A400        | -       | 4    | STOREROOM |                              |
| 108           | 108         | MULTI-USE      | NEW          | F         |             | 3'-0" | 7'-0"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 5/A400       | 9/A400        | -       | 5    | PERFECT   |                              |
| 110           | 110         | GLASS ELEVATOR | NEW          | F         |             | 3'-0" | 7'-0"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 5/A400       | 9/A400        | -       | 4    | STOREROOM |                              |
| 112           | 112         | STAIR          | NEW          | XX        |             | 2'-8" | 6'-8"  | 1 3/4"    | WD         | BY OWNER    | SLM        | BY OWNER   | 2/A400       | 7/A400        | 10/A400 | 4    | ENTRY     | NEW DOOR IN EXISTING OPENING |



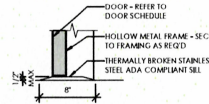
7 JAMB DETAIL - BRICK  
1 1/2" = 1'-0"



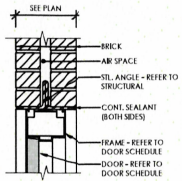
8 JAMB DETAIL - CMU  
1 1/2" = 1'-0"



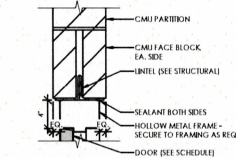
9 JAMB DETAIL - H.M. GYP. BD.  
1 1/2" = 1'-0"



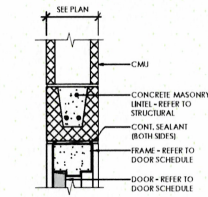
10 SILL DETAIL - H.M. FRAME  
1 1/2" = 1'-0"



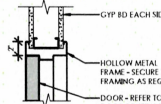
2 HEAD DETAIL - BRICK WALL  
1 1/2" = 1'-0"



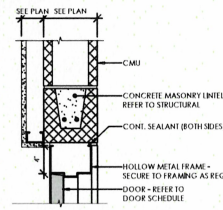
3 HEAD DETAIL - EXISTING CMU  
1 1/2" = 1'-0"



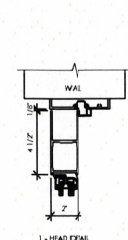
4 HEAD DETAIL - NEW CMU  
1 1/2" = 1'-0"



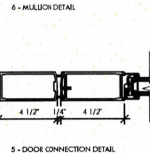
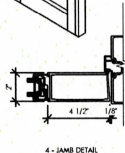
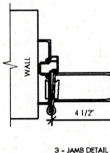
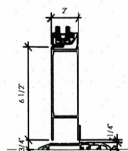
5 HEAD DETAIL - H.M. GYP. BD.  
1 1/2" = 1'-0"



6 HEAD DETAIL - CMU AND GYP  
1 1/2" = 1'-0"



\*TUBULITE TI4000 SERIES IS SHOWN AS BASES OF DESIGN. THE ANCHOR ABOVE IS NOT TO SCALE AND IS FOR REFERENCE ONLY.



1 ALUM. DOOR DETAILS  
3" = 1'-0"

## DOOR AND FRAME SPECIFICATIONS

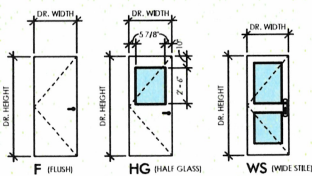
- REFER TO MATERIAL DOOR SCHEDULE FOR TYPE, SIZE, THICKNESS AND FINISHES.
- HOLLOW METAL DOOR FRAMES TO BE FABRICATED FROM METALLIC-COATED STEEL SHEET, MINIMUM 0.053 INCH THICK (16 GA.) FACE WELDED AND GROUND FLUSH. ALL EXPOSED SUBFACTORY PRIME PAINTED. HOLLOW METAL FRAMES TO SHIP WITH TWO REMOVABLE SPREADER BARS, LOCATED AT THE BOTTOM OF EACH FRAME, TACK WELDED TO JAMBS AND MULLIONS.
- HOLLOW METAL DOORS TO BE FABRICATED FROM METALLIC-COATED STEEL SHEET, MINIMUM 0.053 INCH THICK (16 GA.) EDGE CONTRAST TO BE MINIMUM 1/8" FLUSH LOCK AND HINGE EDGES TO BE BEVELLED 1/8" INCH BY 2 INCHES. CORE TO BE MANUFACTURER'S STANDARD.
- FIRE RATED HOLLOW METAL DOORS AND FRAMES TO BE MANUFACTURER'S STANDARD FOR THE RATING INDICATED ON THE DOOR SCHEDULE.
- FIRE RATED DOORS AND FRAMES SHALL COMPLY WITH NFPA 80 AND BE LABELED BY A QUALIFIED TESTING AGENCY ACCEPTABLE TO THE AUTHORITIES HAVING JURISDICTION.
- VISION PANELS, TRANSOMS AND Sidelights IN FIRE RATED DOORS TO MEET CRITERIA IN TABLE 7102.
- ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE COATED WITH MINIMUM ADO COATING. CLOSE TOP EDGES OF DOORS WITH FLUSH CLOSURES OF THE SAME MATERIAL AS FACE SHEETS. SEAL JOINTS AGAINST WATER PENETRATION. CLOSE BOTTOM EDGES OF DOORS WHERE REQUIRED FOR ATTACHMENT OF WEATHER STOPPING. WITH END CLOSURES OR CHANNELS OF SAME MATERIAL AS FACE SHEETS. PROVIDE WEEP-HOLES IN BOTTOMS OF EXTERIOR DOORS TO PERMIT MODERATE TO ESCAPE.
- KNOCKDOWN HOLLOW METAL FRAMES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
- FACTORY PREPARE ALL HOLLOW METAL DOORS AND FRAMES TO RECEIVE DOOR HARDWARE AS INDICATED.
- FOR GLAZED LITES, PROVIDE STOPS AND MOLDINGS AROUND GLAZED LITES. FORM CORNERS OF STOPS AND MOLDINGS WITH BUTTED HANDED JOINTS.
- A MINIMUM OF THREE (3) JAMB ANCHORS ARE REQUIRED PER HOLLOW METAL JAMB, WITH ONE ADDITIONAL ANCHOR FOR JAMBS WITHOUT A FLOOR ANCHOR. PROVIDE ONE ADDITIONAL JAMB ANCHOR FOR EACH 24 INCHES (OR PORTION THEREOF) OF FRAME HEIGHT ABOVE 7'0".
- WOOD FLUSH DOORS TO BE SOLID-CORE, FIVE-PLY, HOUSING-BONDED, FACES TO BE ANY CLOSE-GRAINED HARDWOOD OR MEL COPOLYMER. CORES FOR NON-RATED DOORS TO BE GRADE (D-PARTICLEBOARD). BLOCKING IN THE CORE TO BE PROVIDED IN ORDER TO ELIMINATE THE NEED TO THROUGH-BOLT HARDWARE. TYPICAL BLOCKING B-SANCTION, 1/2" AND BOTTOM RAIL, INSTALL 4" X 2" X 1/2" BUSHING BLOCK IN DOORS INDICATED TO HAVE EXE DEVICES.
- CORES FOR FIRE RATED WOOD FLUSH DOORS TO BE MANUFACTURER'S STANDARD FOR THE RATING INDICATED ON THE DOOR SCHEDULE.
- FACTORY MACHINE ALL WOOD FLUSH TO RECEIVE DOOR HARDWARE THAT IS NOT SURFACE MOUNTED. FACTORY CUT AND TRIM ALL OPENINGS THROUGH DOORS.
- FACTORY INSTALL GLAZING IN DOORS INDICATED TO BE FACTORY FINISHED. IRM OPERINGS WITH MANUFACTURER'S STANDARD MATERIAL AND PROFILE. IN DOORS INDICATED TO BE FIELD FINISHED, SHIP GLAZING AND IRM WITH DOORS, LABELED WITH THE SAME NUMBER AS THE DOOR.
- FACTORY FINISH FACES, ALL FOUR EDGES, EDGES OF CUTOUTS AND MORTISES OF ALL WOOD FLUSH DOORS UNLESS NOTED OTHERWISE IN THE DOOR SCHEDULE.
- ALL PUSH/PULL DOORS TO RECEIVE A 10" TAIL TAIL. FULL WIDTH KICK PLATES ON THE BOTTOM OF EACH SIDE OF THE DOOR.
- ALL EXTERIOR DOORS SHALL COMPLY WITH BUILDING ENVELOPE PERFORMANCE CRITERIA IN ASHRAE 90.1-2019. OPAQUE DOORS SHALL HAVE A MAXIMUM ASSEMBLY U-VALUE OF 0.35. ENTRANCE DOORS SHALL HAVE A MAXIMUM ASSEMBLY U-VALUE OF 0.45. A MAXIMUM ASSEMBLY U-VALUE OF 0.35 AND A MINIMUM ASSEMBLY V-OF 1.0. MAXIMUM AIR LEAKAGE RATES SHALL BE IN COMPLIANCE WITH ASHRAE 90.1-2019 TABLE 5.8.3.2. ALL EXTERIOR DOORS SHALL BE LABELED OR ACCOMPANIED BY A SIGNED & DATED CERTIFICATE LISTING ACTUAL VALUES FOR THE PRODUCT SHOWING COMPLIANCE WITH THE ABOVE REQUIREMENTS.

## ABBREVIATIONS

SLM - HOLLOW METAL  
IPS - INTERIOR PAINT SYSTEM  
DST - DOWNING  
ALUM - ALUMINUM  
FS - FOLDING FIRE SHUTTER  
WD - SOLID CORE WOOD DOOR  
AL - AUTOMATIC ENTRY DOORS

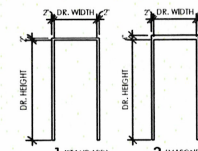
## GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- ALL HARDWARE TO BE ADA COMPLIANT LEVER HARDWARE.
- ALL EXTERIOR AND RATED DOORS ARE TO HAVE ADA COMPLIANT SELLS WITH MAX. THRESHOLDS OF 1/2".



## DOOR TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPE



## FRAME TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEAD, JAMB, AND SILL DETAILS

## DRIVEN DESIGN

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PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49048

DESIGNER  
PERMIT SET  
06/17/2024

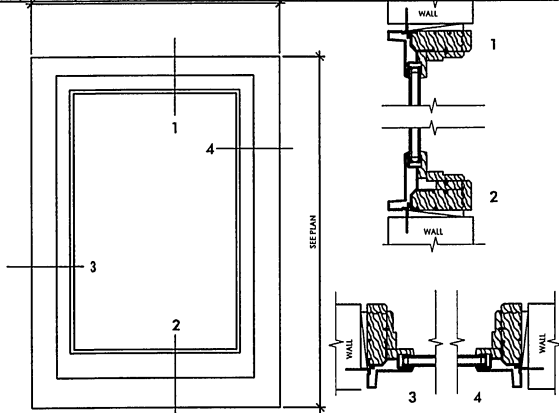
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7/2/2024  
TIME  
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SCALE  
AS INDICATED

PROJECT NUMBER  
2024.059  
DOOR SCHEDULE AND DETAILS

A400



| WINDOW SCHEDULE |      |              |           |            |            |      |         |        |        |        |         |                             |
|-----------------|------|--------------|-----------|------------|------------|------|---------|--------|--------|--------|---------|-----------------------------|
| MARK            | ROOM | NEW OR EXIST | WIDTH     | SEE HEIGHT | SEE HEIGHT | MATL | GLAZING | HEAD   | JAMB   | SEL    | U VALUE | SOLAR HEAT GAIN COEFFICIENT |
| D               | New  |              |           |            |            |      |         |        |        |        |         |                             |
| E               | New  |              |           |            |            |      |         |        |        |        |         |                             |
| LEVEL 2         |      |              |           |            |            |      |         |        |        |        |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| A               | New  | 15'-0"       | 4'-5 3/4" | 7'-2 1/4"  | 7'-2 1/4"  | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| B               | New  | 7'-2"        | 4'-4"     | 7'-4"      | 7'-4"      | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| B               | New  | 7'-2"        | 4'-4"     | 7'-4"      | 7'-4"      | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| B               | New  | 7'-2"        | 4'-4"     | 7'-4"      | 7'-4"      | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| B               | New  | 7'-2"        | 4'-4"     | 7'-4"      | 7'-4"      | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| B               | New  | 7'-2"        | 4'-4"     | 7'-4"      | 7'-4"      | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |
| C               | New  | 12'-0"       | 4'-5 3/4" | 16'-0"     | 16'-0"     | ALUM |         | 4/A410 | 5/A410 | 6/A410 |         |                             |

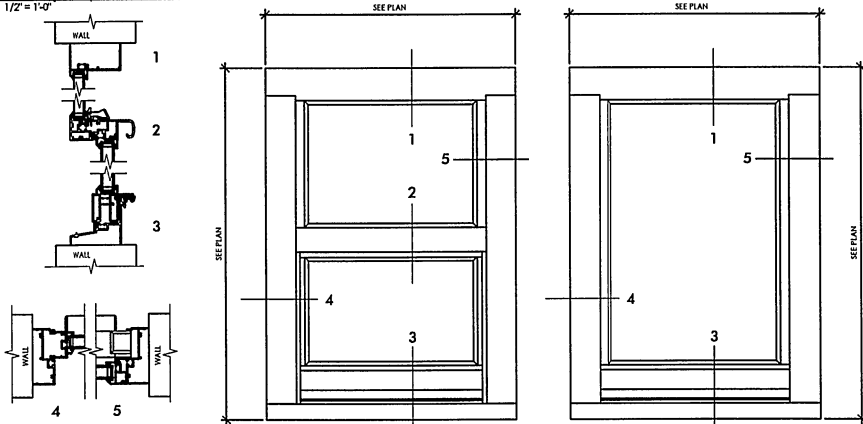


FIXED ELEVATION

PICTURE DETAILS

MARVIN - CASEMENT SERIES IS TO BE THE BASIS OF DESIGN, OR EQUAL ALTERNATE

5 PICTURE (FIXED) DETAILS - ANDERSEN A SERIES  
1 1/2" = 1'-0"



SINGLE HUNG DETAILS

SINGLE HUNG ELEVATION

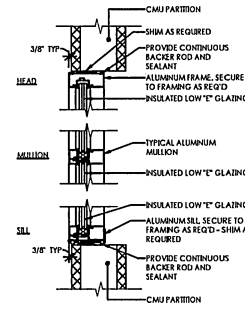
CASEMENT ELEVATION

CASEMENT DETAILS

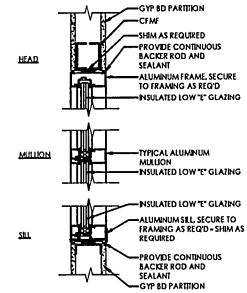
MARVIN - ELEVATE SERIES IS TO BE THE BASIS OF DESIGN, OR EQUAL ALTERNATE

1 CASEWORK AND SINGLE HUNG DETAILS  
1 1/2" = 1'-0"

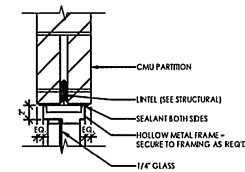
NOTE:  
ALL EXTERIOR WINDOWS SHALL COMPLY WITH BUILDING ENVELOPE PERFORMANCE CRITERIA IN ASHRAE 90.1-2019. FIXED WINDOWS SHALL HAVE A MAXIMUM ASSEMBLY U-VALUE OF 0.35, A MAXIMUM ASSEMBLY SHGC OF 0.38 AND A MINIMUM ASSEMBLY VT OF 1.0. OPERABLE WINDOWS SHALL HAVE A MAXIMUM ASSEMBLY U-VALUE OF 0.35, A MAXIMUM ASSEMBLY SHGC OF 0.38 AND A MINIMUM ASSEMBLY VT OF 1.0. MAXIMUM AIR LEAKAGE RATES SHALL BE IN COMPLIANCE WITH ASHRAE 90.1-2019 TABLE 5.2.2.2. ALL EXTERIOR WINDOWS SHALL BE LABELED OR ACCOMPANIED BY A SIGNED & DATED CERTIFICATE LISTING ACTUAL VALUES FOR THE PRODUCT SHOWING COMPLIANCE WITH THE ABOVE REQUIREMENTS.



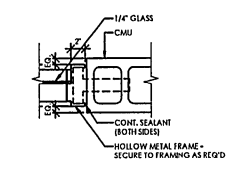
2 ALUM WINDOW DETAIL - CMU  
1 1/2" = 1'-0"



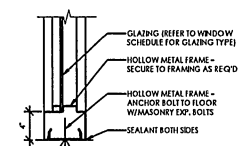
3 ALUM WINDOW DETAIL - GYP BD  
1 1/2" = 1'-0"



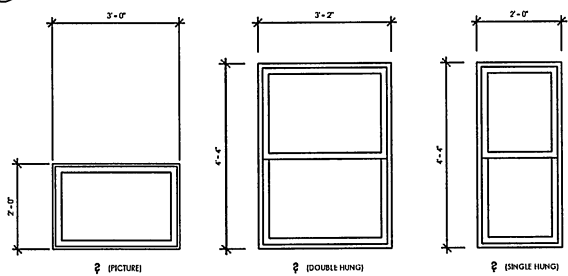
4 H.MTL WINDOW HEAD - EXISTING CMU  
1 1/2" = 1'-0"



8 H.MTL WINDOW JAMB - CMU  
1 1/2" = 1'-0"



9 H.MTL WINDOW SILL  
1 1/2" = 1'-0"



10 WINDOW LEGEND  
3/4" = 1'-0"

## DRIVEN DESIGN

ARCHITECTURE/INTERIOR DESIGN  
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PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST., MARSHALL, MI 49048

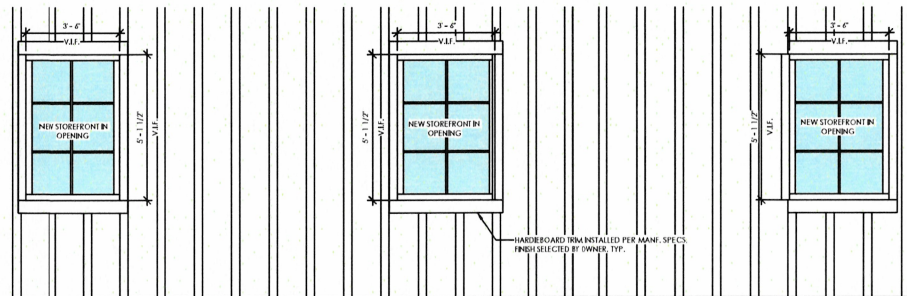
DATE/REVISION  
PERMIT SET 04/17/2024

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DATE 7/2/2024 1:19:44 PM  
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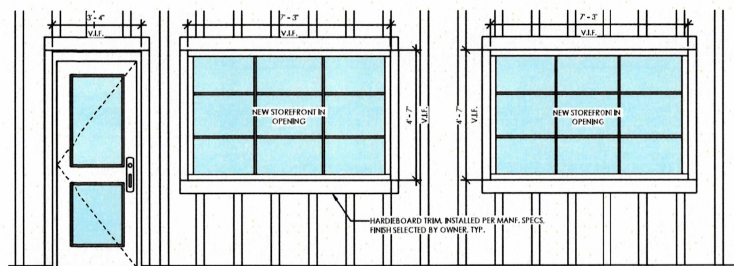
PROJECT NUMBER  
2024.059  
WINDOW SCHEDULE AND DETAILS

A410

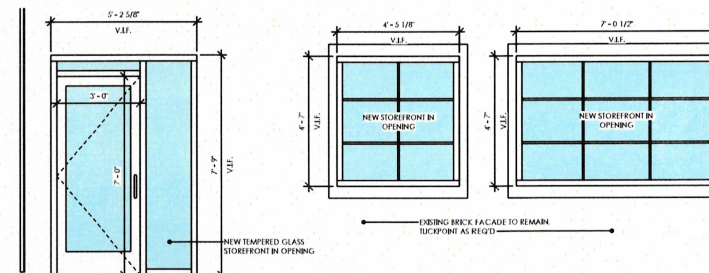
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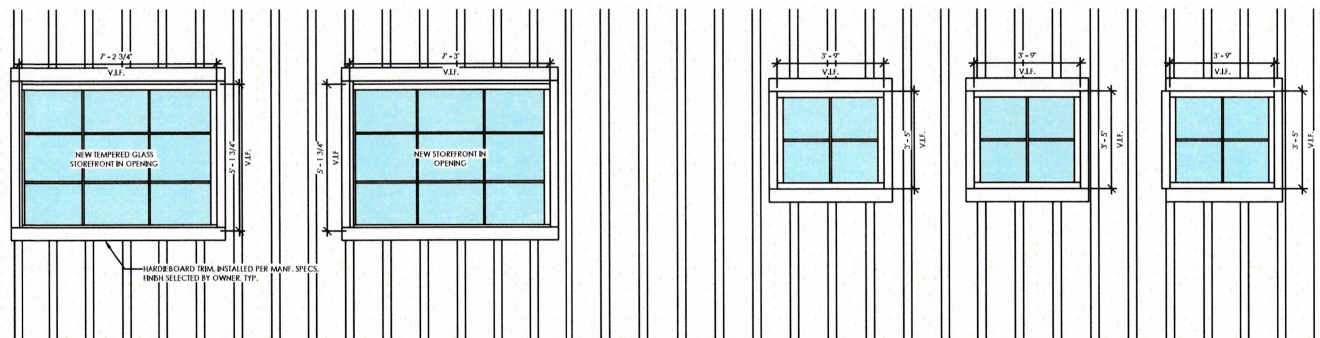
**4 FIRST FLOOR WEST GLAZING ELEVATION**  
A411  $1/2" = 1'-0"$



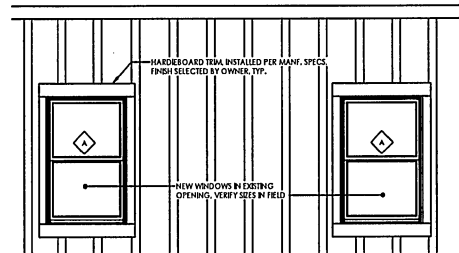
2 FIRST FLOOR SOUTH GLAZING ELEVATION  
A411  $1/2" = 1'-0"$



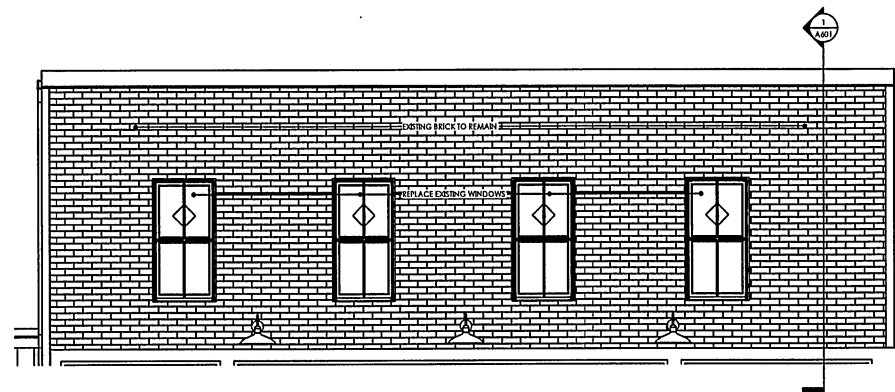
3 FIRST FLOOR EAST GLAZING ELEVATION  
A411  $1/2" = 1'-0"$



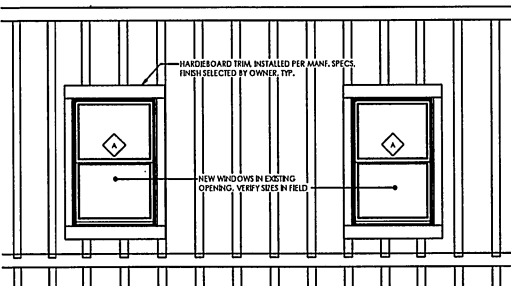
1 FIRST FLOOR NORTH GLAZING ELEVATION  
A411 1/2" = 1'-0"



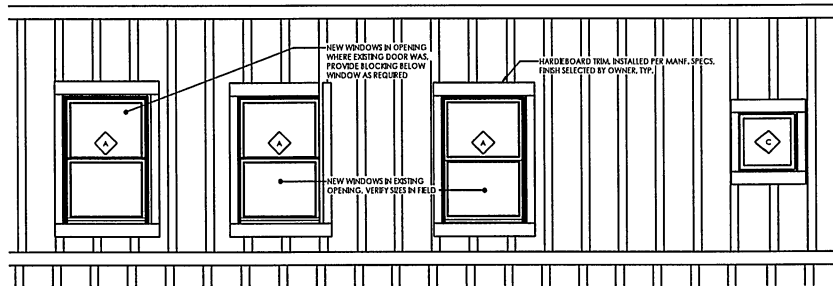
4 SECOND FLOOR WEST WINDOW ELEVATIONS  
A412 1/2" = 1'-0"



3 EAST ELEVATION SECOND FLOOR WINDOWS  
A412 1/2" = 1'-0"

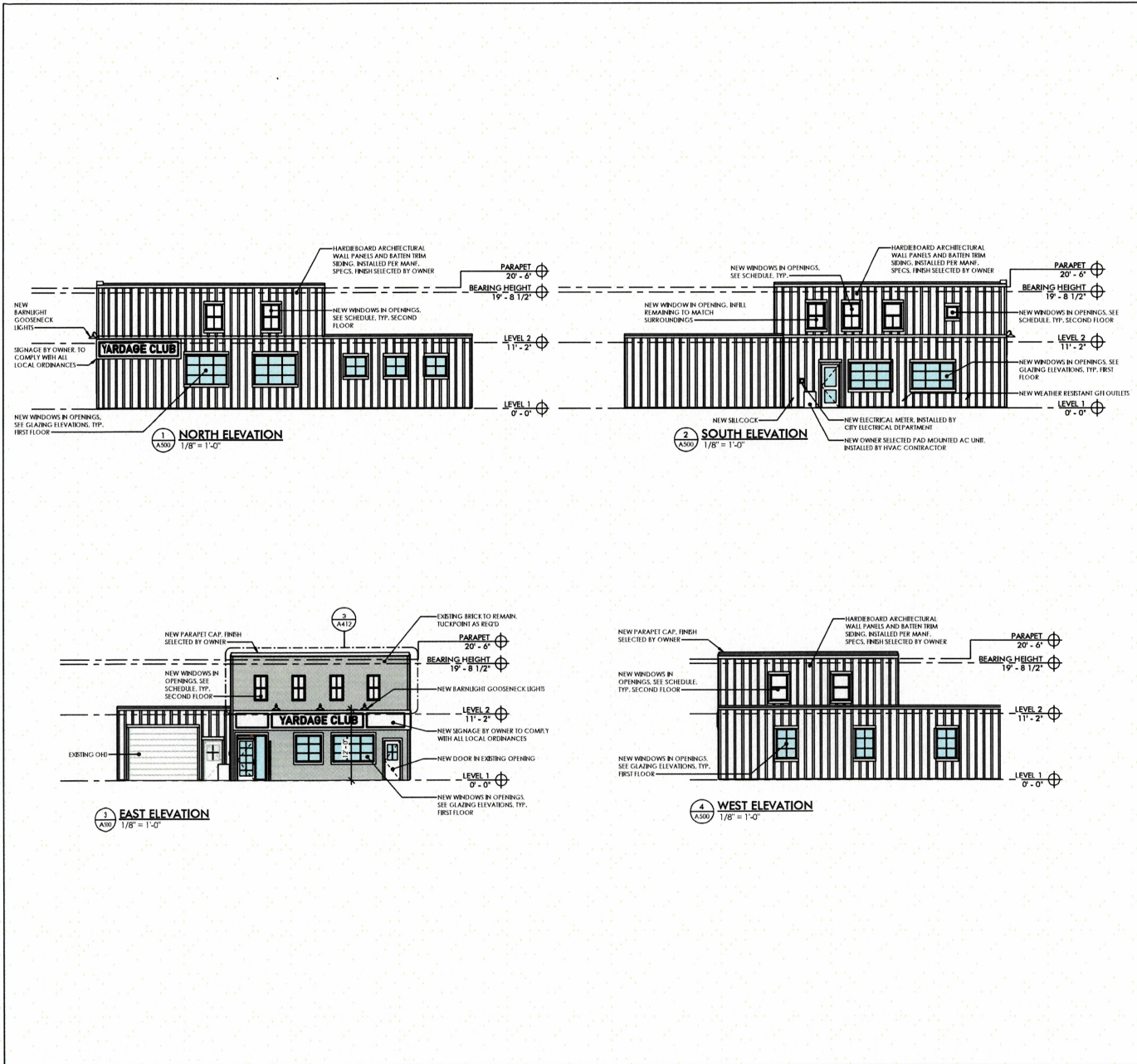


1 SECOND FLOOR NORTH WINDOW ELEVATIONS  
A412 1/2" = 1'-0"



2 SECOND FLOOR SOUTH WINDOW ELEVATIONS  
A412 1/2" = 1'-0"





### GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS, TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE SELECTED AND VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

**DRIVEN DESIGN**

**ARCHITECTURE/INTERIOR DESIGN**

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**PROJECT NAME**

THE YARDAGE CLUB

**PROJECT ADDRESS**

110 S. HAMILTON ST, MARSHALL, MI 49068

**DESIGNED BY**

PERMIT SET 06/17/2026

**DESIGNED BY**

CAM

**DATE**

7/2/2026 1:19:47 PM

**SCALE**

1/8" = 1'-0"

**STATUS**

Sheet

**PROJECT NUMBER**

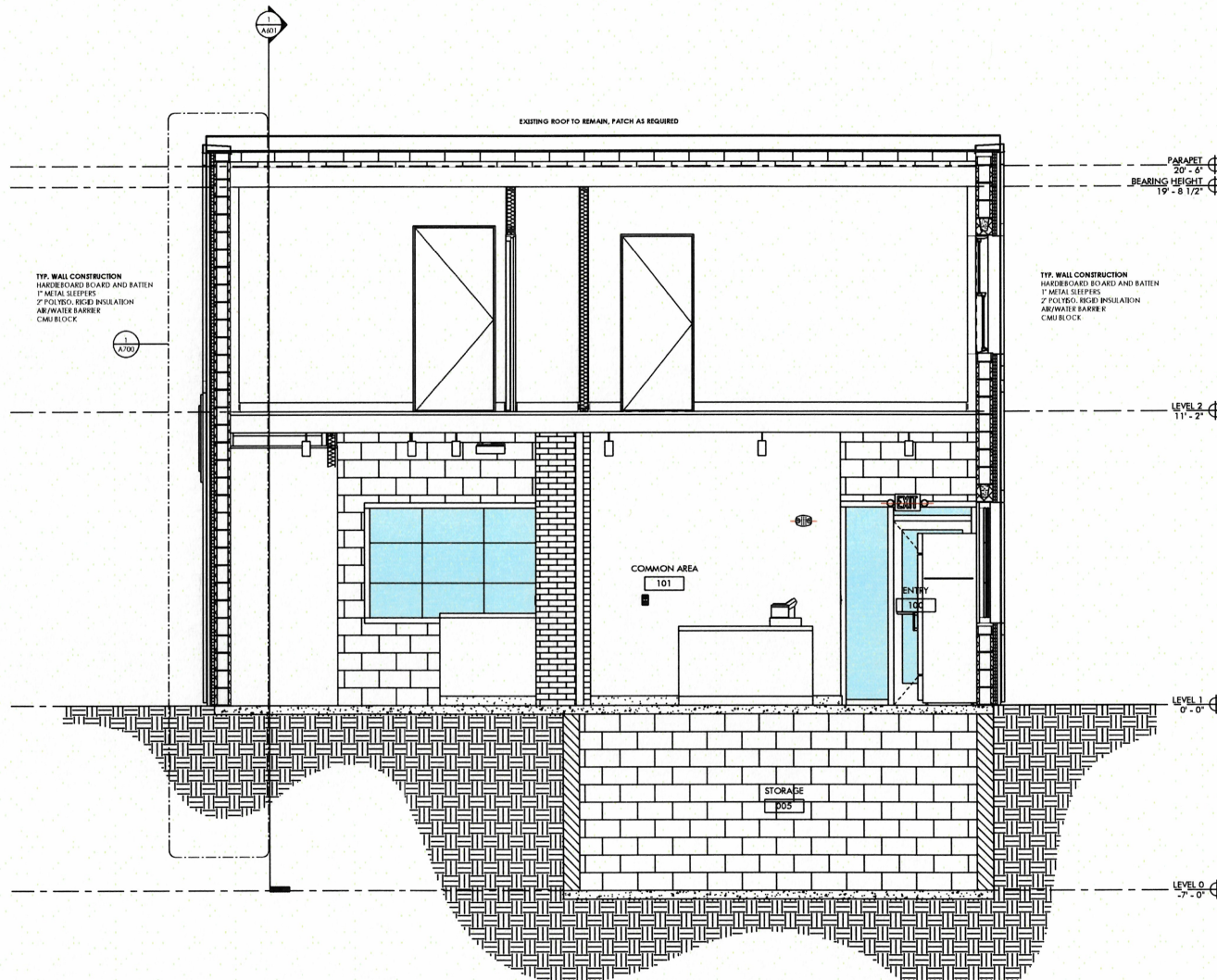
2026.059

**EXTERIOR ELEVATIONS**

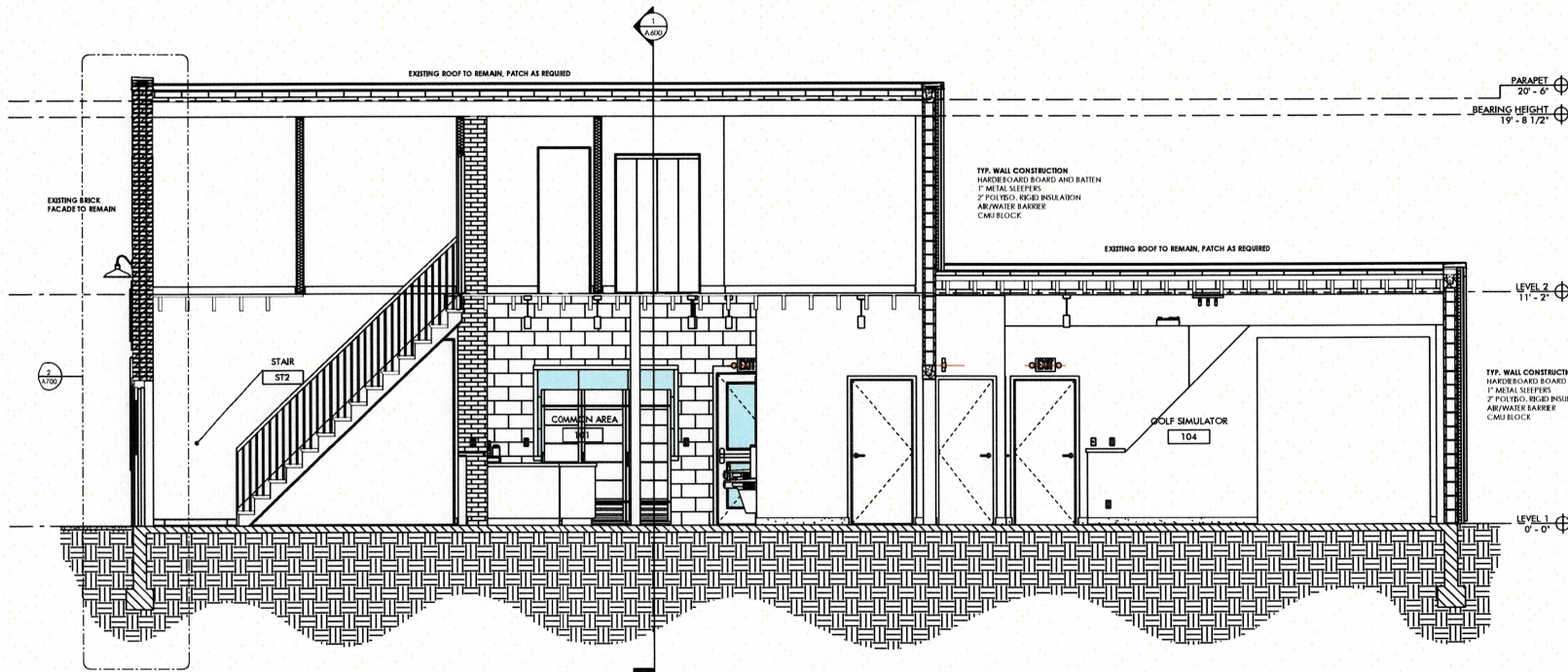
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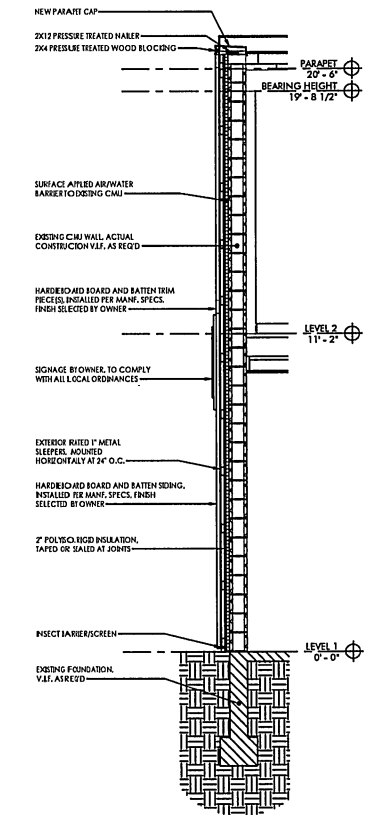




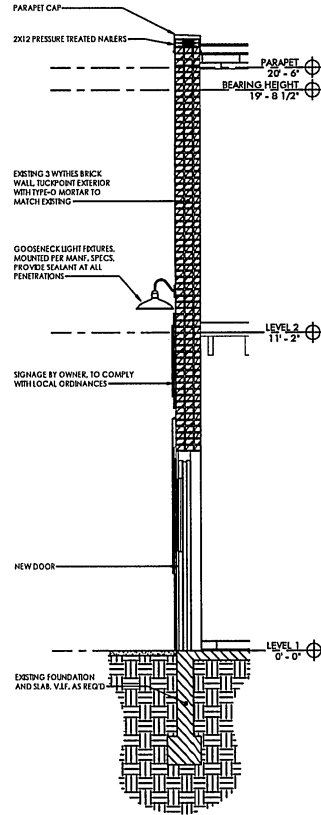
**TRANSVERSE BUILDING SECTION**  
A600 1/2" = 1'-0"



**1 LONGITUDINAL BUILDING SECTION**  
A601 3/8" = 1'-0"



1 TYP. CMU WALL SECTION  
1/2" = 1'-0"



2 BRICK WALL SECTION  
1/2" = 1'-0"



FIRE SUPPRESSION NOTES

- 1. FIRE SUPPRESSION PROVIDER TO PROVIDE A COMPLETELY SPINNLED BUILDING (LIGHT BALANCE). THE FIRE SUPPRESSION SYSTEMS TO BE DESIGNED FOR THE #13 STATE FIRE MARSHAL, AND REQUIREMENTS OF THE LOCAL JURISDICTION.
- 2. THE REVISED SYSTEMS TO REMAIN A WET SYSTEM.
- 3. SPRINKLER HEADS TO BE QUICK-RESPONSE.
- 4. ALL SPRINKLER HEADS TO BE CONCEALED WITH CHROME COVER PLATES, 150 DEGREES, 1/2" OFFICE.
- 5. EXPOSED AREAS ARE TO HAVE BRASS UPRIGHT HEADS.
- 6. EXISTING CONDITIONS TO BE FIELD VERIFIED.
- 7. COORDINATE FIRE SUPPRESSION LINES WITH LIGHTS, DUCTS, CEILINGS, BULKHEADS, ETC.
- 8. REVIEW FIRE PROTECTION REQUIREMENTS WITH INSURANCE COMPANY.
- 9. THROUGH THE PERMITTING PROCESS THE FIRE SUPPRESSION SYSTEM WILL BE INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- 10. SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND LOCAL JURISDICTION FOR REVIEW BEFORE PURCHASING AND INSTALLING EQUIPMENT.

MECHANICAL NOTES

- 1. INSTALL ALL DUCTWORK PER SMACNA STANDARDS, USING METAL DUCT ADEQUATELY SUPPORTED TO AVOID DEFLECTION IN DUCT. WRAP ALL SUPPLY DUCTWORK WITH 1/2" 34 P.E.T. JOINTS / FIBERGLASS INSULATION WITH VAPOR BARRIER. TAPE A SEAL ALL LEAKS, GUESSERS, AND PENETRATIONS. INSULATE TOPS OF ALL DIFFUSERS AND REGISTERS. PROVIDE EXPOSED SPIRAL UNINSULATED DUCT IN ALL CONDITIONED SPACES.
- 2. TEST AND BALANCE AIR DISTRIBUTION SYSTEM. PROVIDE BALANCE REPORT TO OWNER FOR REVIEW AT PROJECT COMPLETION.
- 3. RUN ALL DUCTS BELOW CEILING, UNLESS NOTED OTHERWISE
- 4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
- 5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
- 6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE REQUIRED CFMS.
- 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- 8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- 9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
- 10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- 11. FINAL LOCATION OF ALL CEILING FEATURES TO BE COORDINATED WITH ALL TRADES.
- 12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
- 13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
- 14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
- 15. ANY MODEL NUMBERS OF MANUFACTURERS (LISTED THROUGHOUT THE DRAWINGS) ARE A BASIS OF DESIGN. THE CONTRACTOR MAY AT HIS OPTION PROVIDE AN "OR EQUAL" MANUFACTURER OR PRODUCT. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COST ADDITIONS REQUIRED TO THE SYSTEM SHOULD AN "OR EQUAL" MANUFACTURER BE SELECTED.
- 16. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
- 17. PROVIDE A GAS SHUTOFF VALVE, COMPLETE WITH DIRT LEG AT EACH PRICE OF GASIFIED EQUIPMENT.
- 18. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEMS ARE TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
- 19. A CHM SCHEDULE IS TO BE PROVIDED WITH A LAYOUT OF DUCTWORK WHEN APPLYING FOR MECHANICAL PERMIT.

ELECTRICAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
- 2. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
- 3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- 4. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE TYPE THHN/THWN/THHW.
- 5. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
- 6. ALL RECEPTACLES SHALL BE 20 AMP, GROUNDING TYPE, MATCHING EXISTING COLOR AND COVER PLATES. PROVIDE GFCI'S WHERE SHOWN AND ANYWHERE WITHIN 6 FT OF A PLUMBING FIXTURE, VENT, AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
- 7. ALL LIGHT SWITCHES SHALL BE 20 AMP, TO MATCH EXISTING.
- 8. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
- 9. PROVIDE NEW TYPED PANEL INDICES ON ALL ELECTRICAL PANELS THAT HAVE BEEN VAC.
- 10. LIGHTING SHOWN SCHEMATICALLY ON REFLECTED CEILING PLAN. CENTER LIGHTINGS IN ROOM UNLESS NOTED OTHERWISE.
- 11. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
- 12. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
- 13. IF IT UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH VERY FEW ITEMS INVOLVED ARE NOT PARTICULARLY MENTIONED, INSTALLER SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BRACKETS, CONVECTORS, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
- 14. ELECTRICAL AND DATA OUTLETS ARE SHOWN SCHEMATICALLY IN NATURE. REVIEW FINAL PLACEMENT WITH OWNER BEFORE INSTALL.
- 15. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEMS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

PLUMBING NOTES

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- 2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- 3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDIENT PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
- 4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- 5. TURNED AND INSTALL ALL VALVING FOR THE PROPER SCHEDULING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
- 6. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
- 7. ATTACH ALL FITURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATOIRES.
- 8. WHERE FITURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
- 9. IF IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION, CONTRACTOR SHALL FURNISH AND INSTALL ALL BEAM REQUIREMENTS FOR A COMPLETE CODE COMPLIANT SYSTEM.
- 10. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
- 11. PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
- 12. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
- 13. SAMPLE ALL HOT AND COLD WATER LINES FOR LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
- 14. PROVIDE DIELECTRIC FITTINGS WHERE DISSEMBLY METALS ARE CONNECTED.
- 15. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH INTERSECTION WITH FUTURE.
- 16. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
- 17. DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
- 18. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
- 19. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
- 20. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- 21. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH IFI W001.
- 22. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.
- 23. THE PLUMBING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEMS TO BE DESIGNED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. ANY PLUMBING SHOWN IS FOR REFERENCE ONLY. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

LIGHTING SYMBOLS

| TAG | SYMBOL | MANUFACTURE & DESCRIPTION                                    | MODEL / COLOR                                                                                           |
|-----|--------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| A   |        | BELHONA R RECESSED CAN LIGHT OR WALL WASH                    | LDMS / COLOR TO MATCH CEILING                                                                           |
| B   |        | BROAN EXHAUST FAN WITH LED LIGHT, 110 CFM                    | RETRONE FLEX SERIES / WHITE BY COLOR                                                                    |
| C   |        | BELHONA EXHAUST COMBO                                        | EXHGM LED / WHITE BY COLOR                                                                              |
| D   |        | BELHONA EMERGENCY LIGHT                                      | ELMS / WHITE BY COLOR                                                                                   |
| E   |        | BROWNEE LIGHTING VANITY LIGHT                                | FLOW SG / SILVER BY COLOR                                                                               |
| F   |        | XAL TRACK LIGHTING, OR EQUAL ALTERNATE                       | BO 32 IN TRACK 3 LAMP MEDIUM BLACK IN COLOR                                                             |
| G   |        | ALCON LIGHTING CYLINDRICAL PENDANT LIGHT, OR EQUAL ALTERNATE | 12003 12" STEM / BLACK IN COLOR                                                                         |
| H   |        | SUSPENDED LINEAR                                             | SELECTED BY OWNER                                                                                       |
| I   |        | BARN LIGHT WAREHOUSE GOOSNECK LIGHT                          | 12" SHADE, TEXTURED BLACK COLOR, DUSK TO DAWN PHOTOCELL, E-26 SOCKET, LED, 1.64K LUMEN, 3500K LED INCL. |

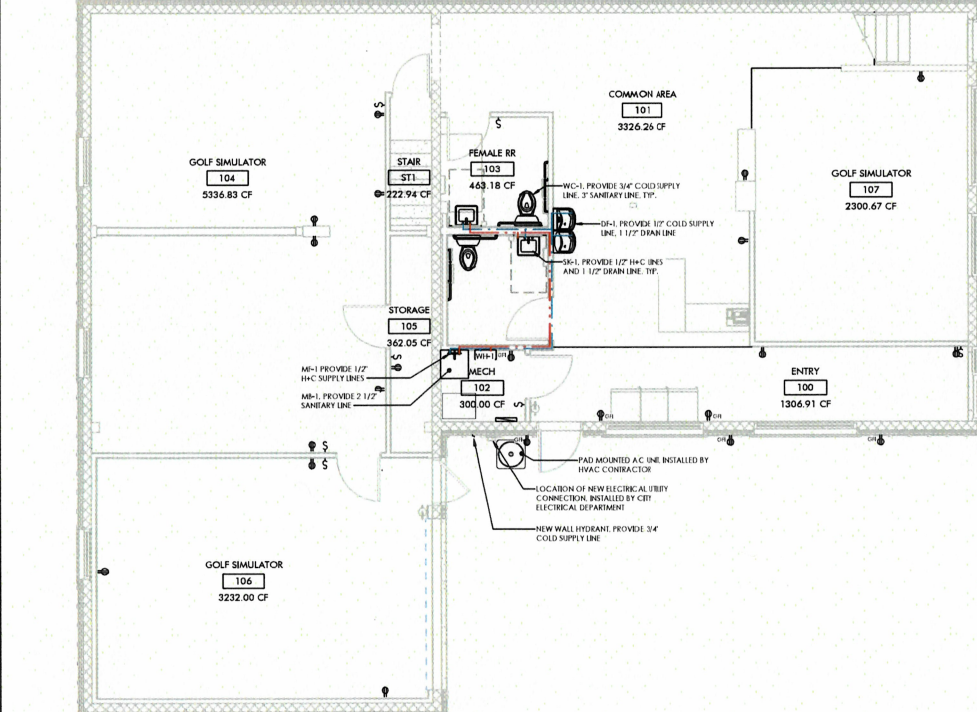
ALL FIXTURES SHOWN ARE TO BE A BASIS OF DESIGN. EQUAL EQUIVALENTS ARE ACCEPTED.

PLUMBING FIXTURES

- WATER CLOSET (TANK TYPE), WC-1**  
WATER CLOSET (FLOOR MOUNTED), SLOAN GRAVITY TOILETS - WETS-8029 4013 FLOOR MOUNTED 1.6 GPF, (16 IPT) ADA 12" ROUND IN ELONGATED BOWL, VITREOUS CHINA, EQUIPPED WITH CHROME METAL FLUSH HANDLE - 110" HANDED, WITH ANHMEICERIAL TRIM, WHITE BY COLOR. CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH.
- URNAL UR-1, BF**  
KOHLER BARDON #B-699141. URINAL: ASME A112.19.2M FLOOR MOUNTED, WALL HUNG SPHON 31 URINAL WITH SUBSIDIARY, INTEGRAL TRAP, REMOVABLE STAINLESS STEEL STRAINER, 34" INCH TOP SPUD, STEEL SUPPORTING HANGER, EXPOSED FLUSH VALVE: ASME A112.12.1, EXPOSED CHROME PLATED, DIAPHRAGM TYPE, ESCUTCHEON, SEAT RIMMER, METAL SCREWDRIVER STOP, VACUUM BREAKER, MAXIMUM 1 GALLON FLUSH VOLUME, SLOAN ROYAL, MODEL 156-16, WITH WALL MOUNTED CARRIER: ASME A112.6.1, CAST IRON AND STEEL FRAME WITH TUBULAR LEGS, LEGS FOR WALL AND FLOOR ATTACHMENT, THREADED HOLE STUDS FOR FUTURE HANGER, BEARING STUDS MOUNT AT BARRIER FREE HEIGHT.
- SINK, SE-1**  
KOHLER SINK S-2004-0 WHITE 20" X 18" WALL-MOUNTED BATHROOM SINK WITH SINGLE FAUCET HOLE KOHLER ROMM-F9809-4-PC POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET
- DRINKING FOUNTAIN, DF-1**  
ELKAY HIGH-LOW DRINKING FOUNTAIN 125LSC.
- MOP BASIN, MB-1**  
ONE PIECE MOLDDED IN STONE 18" HIGH 24" X 24" BASIN WITH 1" SHOULDERS AND TRING FLANGES AS REQUIRED. FURNISH WITH FACTORY INSTALLED STAINLESS STEEL 3" DRAIN BODY WITH REMOVABLE STAINLESS STEEL STRAINER. MATEL MODEL 63M DURATION OR EQUAL. FAUCET SHALL BE CHROME FAUCET MODEL 890-CECT WITH INTEGRAL CHECK VALVES, ROUGH CHROME PLATED, CAST BRASS COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 1/2" THREE ADDED HOSE SPICE, WALL BRACE, PAB HOOK, ADJUSTABLE FLANGED FEMALE SUPPLY ARMS AND INTEGRAL STOPS. PROVIDE WITH MATEL MODEL 65-609 MOP HOLDER OR EQUAL AND WITH MATEL MODEL 65-700 HOSE AND 55 HOSE HANGER BRACKET OR EQUAL.
- MOP SINK FAUCET, MB-1**  
AMERICAN STANDARD WALL MOUNT CENTERSET URBERY SINK FAUCET LEVER HANDLES 16 GPM, 7" SPOUT REACH, 2 HOLES, CHROME OR EQUAL ALTERNATIVE
- WATER HEATER, WH-1**  
ELECTRIC 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES POINT-OF-USE MODEL EFFICE200BPOH
- WALL HYDRANT, WF-1**  
WOOD-ORD MODEL 65 12" 3/4" INLET FREEZELESS AUTOMATIC DRAINING WALL HYDRANT ANTI-SIPHON, 3/4" INLET, OR EQUAL ALTERNATIVE

ELECTRICAL SYMBOLS

|  |                                    |  |                       |
|--|------------------------------------|--|-----------------------|
|  | THREE-WAY SWITCH                   |  | DIMMER SWITCH         |
|  | SWITCH                             |  | QUADPLEX OUTLET       |
|  | GROUNDING FAULT INTERRUPTER OUTLET |  | 240 VOLT RANGE OUTLET |
|  | DUPLEX OUTLET                      |  | FLOOR OUTLET          |



FIRST FLOOR MEP PLAN

DRIVEN DESIGN

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PROJECT NAME  
THE YARDAGE CLUB

PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49006

DESIGN NUMBER  
MEP101

PERMIT SET  
06/17/2024

DESIGNED BY  
CANN

DATE  
7/27/2024 1:19:49 PM

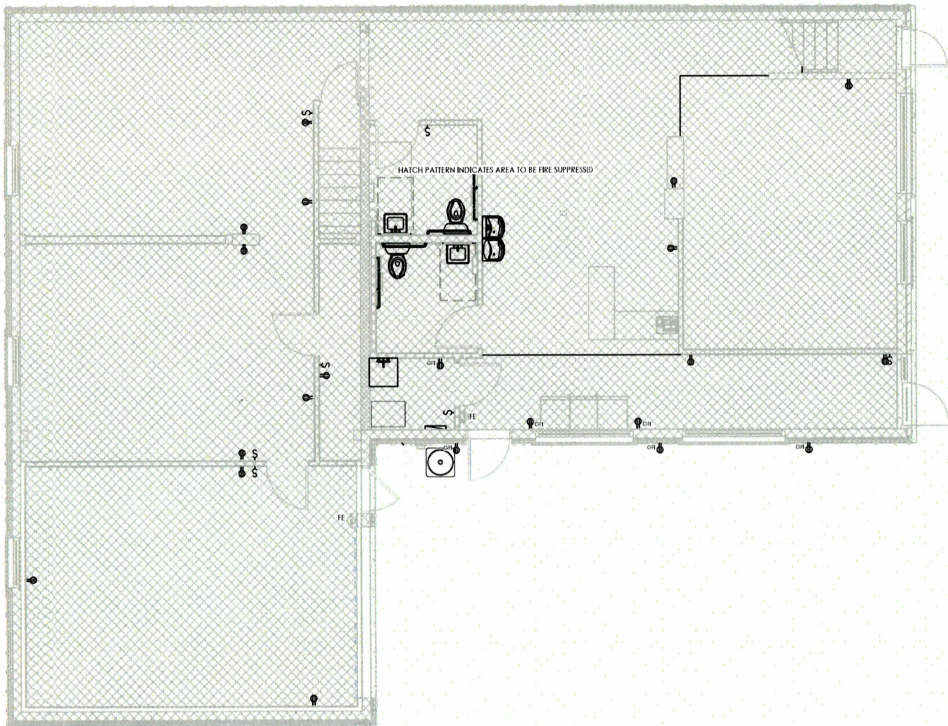
SCALE  
1/4" = 1'-0"

PROJECT NUMBER  
2024.059

MECH, ELEC, PLUMB SPECS/NOTES

MEP101





1 FIRST FLOOR FIRE SUPPRESSION  
1/4" = 1'-0"

## FIRE SUPPRESSION NOTES

1. FIRE SUPPRESSION PROVIDER TO PROVIDE A COMPLETELY SPRINKLED BUILDING (LIGHT HAZARD). THE FIRE SUPPRESSION SYSTEM IS TO BE DESIGNED PER THE IF #13, STATE FIRE MARSHAL, AND REQUIREMENTS OF THE LOCAL JURISDICTION.
2. THE REVISED SYSTEMS TO REMAIN A WET SYSTEM.
3. SPRINKLER HEADS TO BE QUICK RESPONSE.
4. ALL SPRINKLER HEADS TO BE CONCEALED WITH CHROME COVER PLANTS, 155 DEGREES 1/2" ORIFICE.
5. EXPOSED AREAS ARE TO HAVE BRASS UPRIGHT HEADS.
6. EXISTING CONDITIONS TO BE FIELD VERIFIED.
7. COORDINATE FIRE SUPPRESSION LINES WITH LIGHTS, DUCTS, CEILINGS, BULKHEADS, ETC.
8. REVIEW FIRE PROTECTION REQUIREMENTS WITH INSURANCE COMPANY.
9. THROUGH THE PERMITTING PROCESS THE FIRE SUPPRESSION SYSTEM WILL BE INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
10. SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND LOCAL JURISDICTION FOR REVIEW BEFORE PURCHASING AND INSTALLING EQUIPMENT.

## FIRE SUPPRESSION/ALARM LEGEND

| SYM           | DESCRIPTION                | HEIGHT |
|---------------|----------------------------|--------|
| DD            | DUCT TYPE SMOKE DETECTOR   |        |
| DT            | DUCT DETECTOR TEST STATION | 48"    |
| VA            | FIRE ALARM AUDIO/VISUAL    | 84"    |
| FB            | FIRE ALARM BELL            | 84"    |
| FP            | FIRE ALARM PULL STATION    | 48"    |
| VD            | FIRE ALARM VISUAL DEVICE   | 84"    |
| FS            | FLOW SWITCH                |        |
| HD            | HEAT DETECTOR              |        |
| SD            | SMOKE DETECTOR             |        |
| TS            | TAMPER SWITCH              |        |
| FE            | FIRE EXTINGUISHER          |        |
| [Hatched Box] | FIRE SUPPRESSION AREA      |        |

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.

## DRIVEN DESIGN

ARCHITECTURE/INTERIOR DESIGN  
Driven Design Studio PLLC  
117 West Michigan Avenue  
Battle Creek, MI 49017  
(269) 753-8040  
cody@drivendesignstudio.com

OWNER  
Mike Mankerian  
110 S. Hamilton Street  
Marshall, MI  
(269) 356-5893  
mike@yardagedub.com

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS CONSENT OF DRIVEN DESIGN.

PROJECT NAME  
THE YARDAGE CLUB  
PROJECT ADDRESS  
110 S. HAMILTON ST. MARSHALL, MI 49068

ISSUE/REVISION  
PERMIT SET 06/17/2024

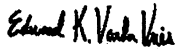
DESIGNED BY C. ALAN  
DATE 7/27/2024 1:19:50 PM  
SCALE 1/4" = 1'-0"  
SHEET

PROJECT NUMBER  
2024.059  
FIRE SUPPRESSION AND ALARM PLAN  
AND NOTES

FP101

### Statement of Obsolescence from Assessor

The building that is the subject of this request is an atypical, two-story, downtown building constructed around 1925. The building was originally constructed and used as a light industrial building. The first floor of the building has been used as light industrial manufacturing for many years. The second floor was used for office. After a review of the property on July 20, 2026, the obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. The height of the building is too low for modern industrial uses and the lack of clear span floor space makes the use of this building for industrial purposes impossible. A change in use to commercial on the first floor with mixed residential on the 2<sup>nd</sup> floor are the most likely feasible uses for this building to be redeveloped.



Edward VanderVries, MMAO IV  
Assessor, City of Marshall

Monday, July 20, 2026

Date

STATEMENT OF APPLICANT REGARDING NECESSITY OF THE EXEMPTION

Application for Obsolete Property Rehabilitation Exemption Certificate

Property: 110 South Hamilton Street, Marshall, MI 49068

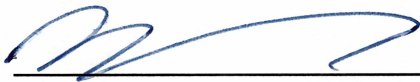
Parcel No. 53-001-031-00

Applicant: Mankerian Properties, LLC

Pursuant to MCL 125.2788(2)(d):

Mankerian Properties, LLC states that the comprehensive rehabilitation described in this application would not be undertaken absent the receipt of the Obsolete Property Rehabilitation Exemption Certificate, and will not occur without the receipt of the Obsolete Property Rehabilitation Exemption Certificate. The property, acquired in 2019 for \$49,000 and currently vacant, cannot economically support a rehabilitation investment of approximately \$300,000 at prevailing property tax treatment; the Obsolete Property Rehabilitation Exemption Certificate is a significant material factor in the feasibility, scope, and timing of the proposed comprehensive rehabilitation.

MANKERIAN PROPERTIES, LLC



Manouk Mankerian, Member

Date: 7/28/26



Jody L. Mankerian, Member

Date: 7/28/26





110 SOUTH HAMILTON  
B-3 ZONING  
PROPOSED USE IS ALLOWED  
NO PARKING REQUIRED ON SITE



**RESOLUTION ~~2024-~~\_\_**  
**RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY**  
**REHABILITATION DISTRICT**

Minutes of a regular meeting of the Council of the City of Marshall, held on August 17, 2026 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

**Resolution 2026-\_\_ Establishing an Obsolete Property Rehabilitation (OPRA)  
District for 110 South Hamilton Street**

WHEREAS, pursuant to PA 146 of 2000, the City of Marshall has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Marshall; and

WHEREAS, Mankerian Properties LLC has filed a written request with the clerk of the City of Marshall requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 110 South Hamilton Street located in the City of Marshall hereinafter described; and

WHEREAS, the City Council of the City of Marshall determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Marshall Advisor and/or by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on August 17, 2026 a public hearing was held and all residents and taxpayers of the City of Marshall were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Marshall to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall that the following described parcel(s) of land situated in the City of Marshall, Calhoun County, and State of Michigan, to wit:

LOT 31 OF THE CITY OF MARSHALL, ACCORDINT OT THE PLAT THEREOF  
RECORDED IN LIBER A. OF MISC. PAGE 21 IN THE OFFICE OF THE REGISTER

OF DEEDS FOR CALHOUN COUNTY, MICHIGAN; EXCEPTING THEREFROM A PARCEL OF LAND 66 FEET LONG EAST AND WEST BY 51-1/2 FEET WIDE NORTH AND SOUTH OFF THE SOUTH END THERE OF; AND EXCEPTING, COMMENCING ON EAST LINE OF LOT 31 OF THE CITY OF MARSHALL AT A POINT 51-1/2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON EAST LINE OF SAID LOT 30 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF SAID LOT 66 FEET TO WEST LINE OF SAID LOT; THENCE EAST 66 FEET TO THE PLACE OF THE BEGINNING. COMMONLY KNOWN AS: 110 SOUTH HAMILTON STREET, MARSHALL, MI 49068

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as 110 SOUTH HAMILTON Obsolete Property Rehabilitation District No. 1.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on August 17, 2026.

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Michelle Eubank  
Clerk