

Campus Business District

Saginaw Charter Township
November 2015

Introduction

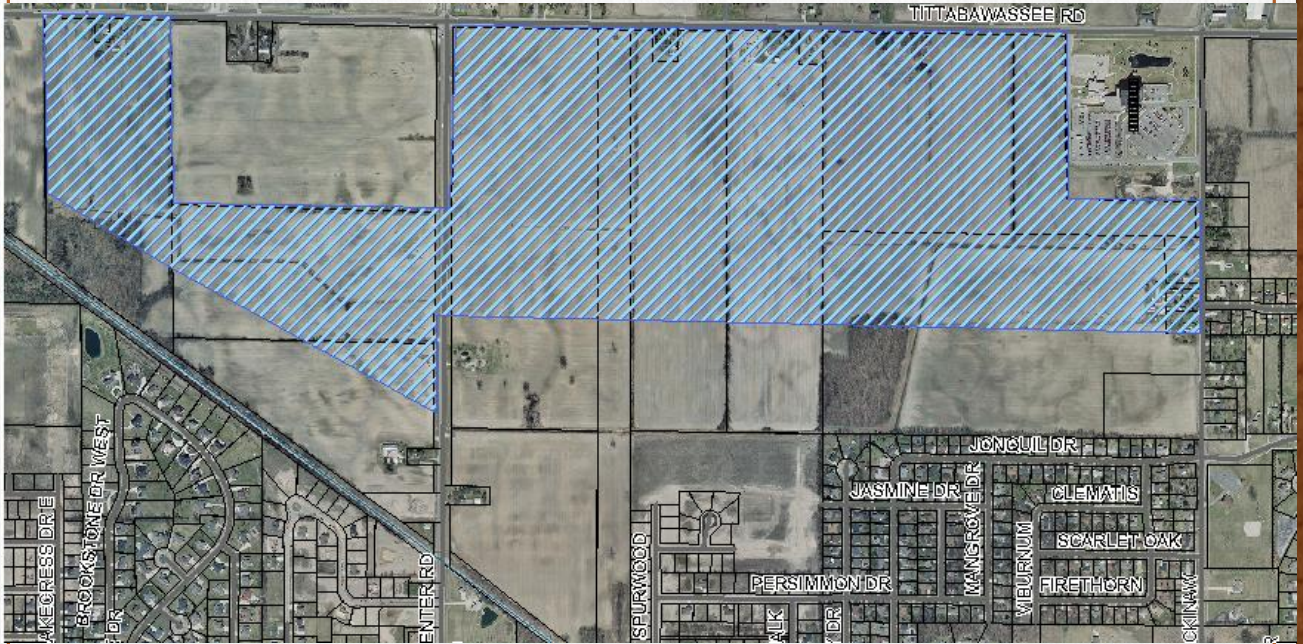
Saginaw Charter Township has long been a hub of activity in the region. Located in mid-Michigan, Saginaw Township is proud to consider itself part of the Great Lakes Bay Region. Our central location and proximity to Midland, Bay City, and Lansing along with our strong business corridors and healthy neighborhoods make Saginaw Township a desirable place to grow a business.

Saginaw Charter Township is the eleventh largest township in the State, with a population of more than 41,000 residents. In addition, more than 16,000 people enter Saginaw Township for employment on a daily basis. Four state highways – M-84/Bay Road, M-58/State Street, M-47/Midland Road and M-58/Gratiot Road, carry tens of thousands of vehicles daily, in addition to Interstate 675, which serves as the Township's eastern border.

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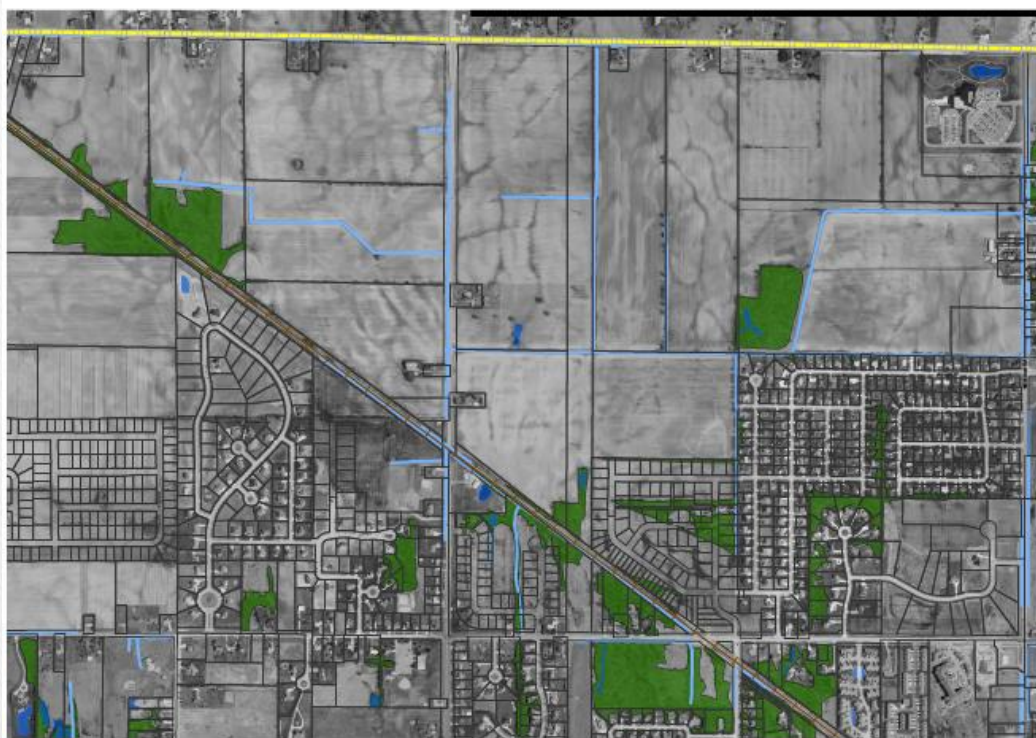
Property Overview



Saginaw Charter Township's Campus Business District totals more than 300 acres. It was master planned and rezoned for high tech, manufacturing/industrial related and medical uses in 2008. It was rezoned to CB-1, Campus Business District in 2010. This zoning district provides for fast track development review and welcomes a variety of high tech, manufacturing, research and complimentary and accessory uses. While the land is not assembled as a whole, all properties within the district are currently marketed for sale at sizes beginning at 10 acres plus.

Depending upon the parameters of the building site, there are at least 110 acres zoned and located one half mile or more from an active rail line. The property itself is generally flat, outside the 100 year and 500 year flood plain. It is located on a class A roadway, with an average of 30,000+ vehicles per day. It is less than 5 miles from the state interstate and less than 10 miles from a regional airport.

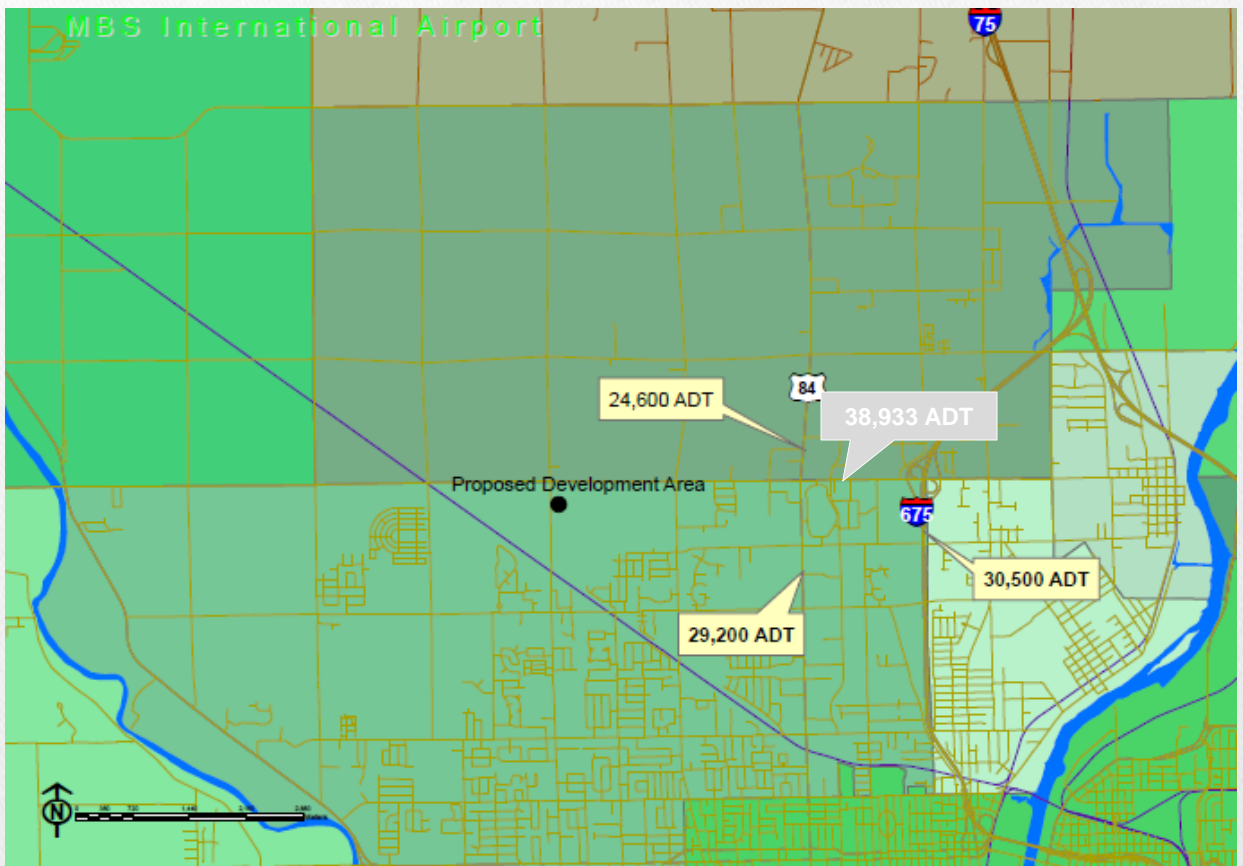
Natural Features of Site



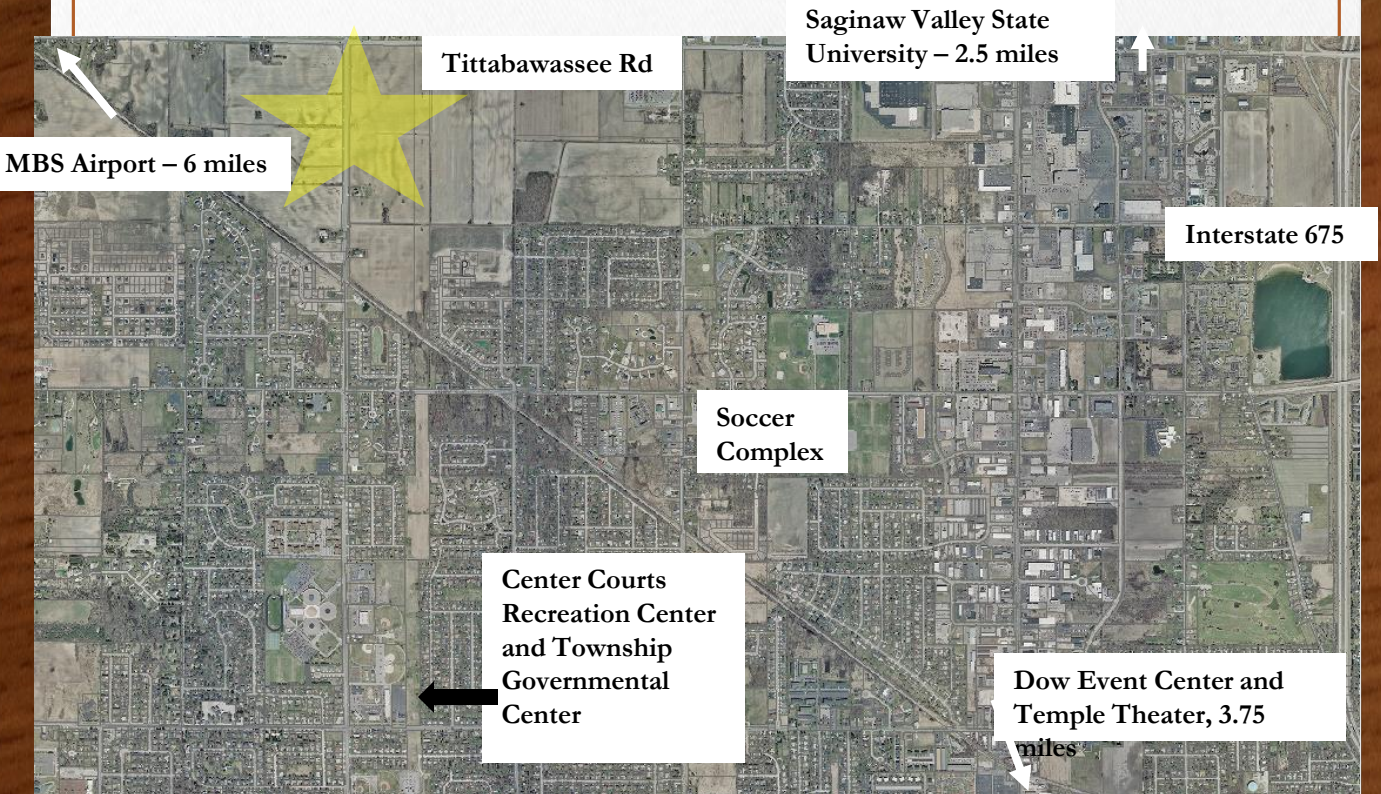
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- Hydrography
- Drains
- Woodlots

Regional Transportation Map



Proximity to Local Features



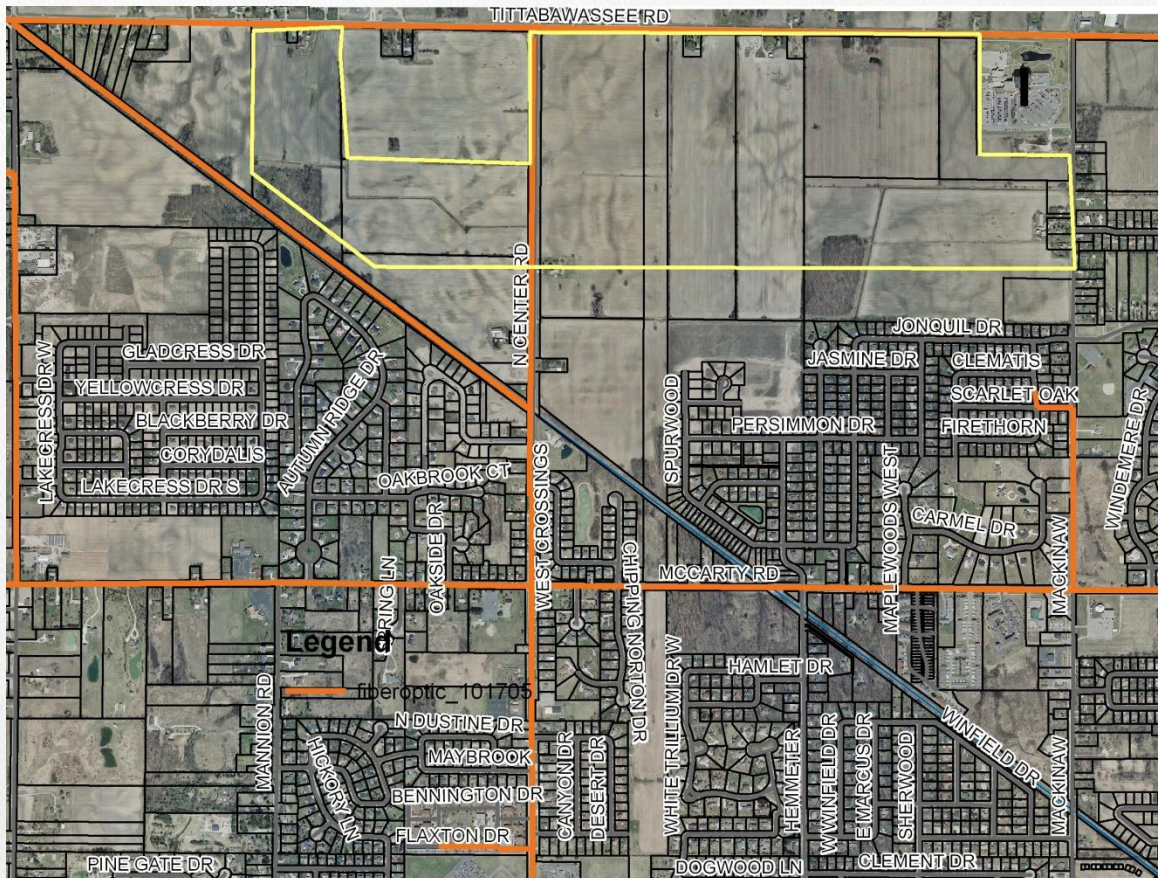
Saginaw County Primary Employers

Saginaw County, MI, USA Primary Employers

Rank	Employer Name	Employees	Rank	Employer Name	Employees
1	Nexteer Automotive	4,820	21	Wellspring Lutheran Services	469
2	Covenant HealthCare	4,512	22	Duro-Last, Inc. / Plastatech Engineering Ltd.	464
3	St. Mary's of Michigan	1,800	23	Merrill Technologies Group	442
4	Morley Companies, Inc.	1,750	24	Birch Run Prime Outlets	410
5	Meijer	1,425	25	Consumers Energy	407
6	Saginaw Valley State University	1,071	26	City of Saginaw	405
7	Hemlock Semiconductor / Dow Corning Corporation	1,000	27	MBS International Airport	325
8	Frankenmuth Bavarian Inn Inc.	940	28	Orchid Bridgeport	320
9	Aleda E. Lutz Veteran Affairs Medical Center	904	29	Saginaw Correctional Facility	315
10	County of Saginaw	676	30	Hehr International Inc.	312
11	Saginaw Public Schools	657	31	Bronners CHRISTmas Wonderland	294
12	Fashion Square Mall	650	32	CMU Healthcare	289
13	Saginaw Township Community Schools	621	33	Saginaw Control & Engineering	280
14	Saginaw ISD	613	34	Saginaw County Community Mental Health Authority	274
15	Frankenmuth Insurance	604	35	Health Delivery Inc.	256
16	United States Post Office	580	36	Glastender, Inc.	202
17	HealthSource Saginaw	562	37	Means Industries	199
18	Wal-Mart	505	38	Mobile Medical Response	187
19	Zehnder's of Frankenmuth	503	39	Stone Transport LP	184
20	General Motors Powertrain - SMCO	476	39	Meggitt - Thomson Aerospace & Defense	184

Companies in **green** are headquartered or located within 5 miles of Center and Tittabawassee Roads.

Fiber Optic Availability



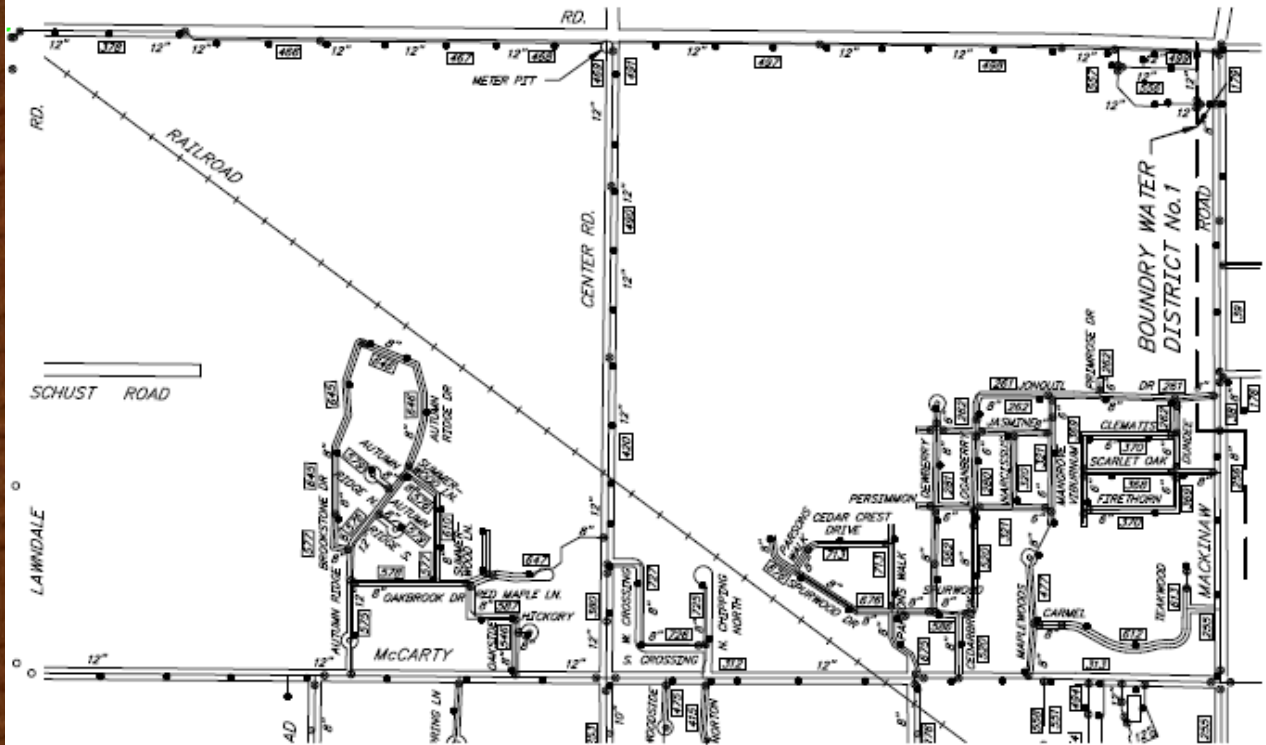
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Cost and Availability of Utilities

Saginaw Charter Township provides water and sanitary sewer service.
Gas and electric are provided locally by Consumers Energy.

Water Service and Availability



A 12 inch water main is available immediately adjacent to the site. The Township is capable of providing between 1 to 2 million gallons per day of soft water, at 50 to 70 psi. The cost for water is between \$2.07 and \$2.33 per 1000 gallons, dependent upon usage.

A system development charge is determined by meter size at time of construction. For water charges please reference the adjacent table.

Meter Size	Cost
2"	\$7,920
3"	\$14,850
4"	\$24,750
6"	\$49,500
8"	\$79,200
10"	\$113,850

Sanitary Service and Availability



Saginaw Charter Township worked to facilitate the installation of a \$1.2 million dollar sanitary sewer system to facilitate development in this area. An 18" inch sanitary sewer main is available immediately adjacent to and generally bisecting the proposed development area. The Township is capable of treating approximately 1+ million gallons per day for a development in this area. The cost for sewer is approximately \$2.78 per 1000 gallons, dependent upon usage.

A system development charge is determined by meter size at time of construction. For sanitary sewer charges, please reference the adjacent table.

Meter Size	Multiplier	Cost
2"	8	\$9,520
3"	15	\$17,850
4"	25	\$29,750
6"	50	\$59,500
8"	80	\$95,200
10"	115	\$136,850

Electric Service

Provided by Consumers Energy. For additional information contact Tom Begin at 989-791-5608

Consumers Energy

Customer Name: Continuous Solar Service Address: TBD

Account Number:

Current Rate: Primary Demand VL1

Cust Volt Level 1 Transmission

Month	Total Energy (KWH)	Offpeak Energy (KWH)	Onpeak Energy (KWH)	High Onpk Dmd(KW)	Hist Max Dmd (KW)	Power Factor	Rate GPD VL1	Current Rate GPD VL+
Jan	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,362	\$1,335,362
Feb	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,362	\$1,335,362
Mar	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,362	\$1,335,362
April	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,362	\$1,335,362
May	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,362	\$1,335,362
June	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,313,929	\$1,813,929
July	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,313,929	\$1,813,929
August	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,313,929	\$1,813,929
Sept	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,313,929	\$1,813,929
Oct	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,363	\$1,335,362
Nov	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,363	\$1,335,362
Dec	30,100,000	18,060,000	12,040,000	43,000	43,000	0.86	\$1,335,363	\$1,335,362
Total Average	361,200,000 30,100,000	218,720,000 18,060,000	144,480,000 12,040,000	516,000 43,000	516,000 43,000	0.86		

Percentage of Taxable Energy	30%	Subtotal	\$17,338,610	\$17,338,610
Average Annual Hrs Use of Demand	700	PSCR	\$5,344,218	\$5,344,218
Difference between GPD VL1 and GPD VL1+	\$0	PF A	\$0	\$0
		Sales	\$428,031	\$428,031
		Tax		
		Total	\$24,210,916	\$24,210,916
		Avg cost per KWH	\$0.067	\$0.067

Comments: On Peak was estimated at 40% of total consumption

Assumed Power Factor of 85%

Assumed 700 hours per month operation

Corporate Account Manager: Cheryl Sabias

Prepared by: Cheryl Sabaia

Date Prepared: 8/5/2009

Notes: All Calculations are estimated based on historical consumption, current rate schedules, and the current PSCR. Consumption and dollars shown are for comparison only and not indicative of future billing. Actual bills may be significantly different based on future usage.

Natural Gas

Provided by Consumers Energy. For additional information, contact Tom Begin, 989-791-5608

All customers requesting transportation service under this Rate Schedule shall make written application for such service on a form provided by the Company.

Rates and Charges

	<u>Service Category</u>		
	ST	LT	XLT
Monthly Charges			
Customer Charge	\$510.00 per meter	\$2,830.00 per meter	\$7,210.00 per meter
Remote Meter Charge	n/a	n/a	n/a
Transportation Rates			
Cost Based Rate	\$0.8135 per Mcf	\$0.5283 per Mcf	\$0.4178 per Mcf
Optional Rates:			
Maximum Rate	\$1.3970 per Mcf	\$0.8266 per Mcf	\$0.6856 per Mcf
Minimum Rate	\$0.2300 per Mcf	\$0.2300 per Mcf	\$0.1500 per Mcf

Selection of Service Category and Rates

A customer may choose a service category under which they take service, consistent with the provisions of Rules C41, Classes of Service, and C42, Choice of Rates. When the customer is selecting initial Service Category, the Company must advise them that the economic breakeven point between ST and LT is 100,000 Mcf per year and the economic breakeven point between LT and XLT is 500,000 Mcf per year. After the initial selection is made, then it is the customer's responsibility to determine when it is appropriate to switch Service Categories, as permitted by Rule C42, Choice of Rates.

GAS COST RECOVERY (GCR) FACTORS		
	Maximum Allowable Factor \$/Mcf (Subject to Ceiling Price Adjustment)	Actual Factor Billed \$/Mcf
<u>Billing Months</u>		
April 2008	\$9.5196	\$8.9457
May 2008	\$9.5196	\$8.9073
June 2008	\$9.5196	\$9.2152
July 2008	\$9.9231	\$9.5220
August 2008	\$9.9231	\$9.6872
September 2008	\$9.9231	\$8.7232
October 2008	\$8.1651	\$8.1651
November 2008	\$8.1651	\$8.1651
December 2008	\$8.1651	\$8.1651
January 2009	\$8.1651	\$8.1651
February 2009	\$8.1651	\$8.1651
March 2009	\$8.1651	\$8.1651
April 2009	\$8.1016	\$7.3067
May 2009	\$8.1016	\$7.2282
June 2009	\$8.1016	
July 2009	\$8.1016	
August 2009	\$8.1016	
September 2009	\$8.1016	
October 2009	\$8.1016	
November 2009	\$8.1016	
December 2009	\$8.1016	
January 2010	\$8.1016	
February 2010	\$8.1016	
March 2010	\$8.1016	

Taxes and Potential Incentives Tax

Specific property tax values and any assessments can be provided for each specific parcel. The date of the next re-assessment is December 31, 2015. The assessment ratio (Percent of Value or Formula) is 50% of market value. The real property non-homestead millage rate is \$43.36 per 1,000 taxable (50%) value. Additional information regarding the millage rates and the township's adopted economic development policy are attached.

Saginaw Charter Township Millage Rates

	Allocated	Voted Operating	Voted Debt	Special Assessment Real Property Only	TOTAL
SAGINAW TOWNSHIP					
Allocated Operating	0.9311				
Police Protection		5.5000			
Fire Protection				1.7000	
TOTAL TOWNSHIP LEVY	0.9311	5.5000		1.7000	8.1311
SAGINAW COUNTY					
Allocated Operating	4.8558				
Senior Citizens		0.4300			
Mosquito Control		0.6400			
Law Enforcement		0.3394			
County Parks		0.2942			
Castle Museum		0.1997			
Hospital Debt			0.4464		
Animal Control		0.1500			
Event Center		0.2250			
Children's Zoo		0.2000			
Sheriff Service		1.0000			
TOTAL COUNTY LEVY	4.8558	3.4783	0.4464		8.7805
SAGINAW TWP. SCHOOLS					
Non-Homestead Operating		18.0000			
2003 Debt Service			0.0000		
2000 Debt Service			1.2900		
2008 Debt Service			1.5100		
TOTAL TWP. SCHOOLS		18.0000	2.9000		20.9000
DELTA COLLEGE					
Voted Operating		1.5563			
2004 Operating		0.4864			
TOTAL FOR DELTA		2.0427	0.0000		2.0427
INTERMEDIATE SCHOOLS					
Allocated Operating	0.1455				
Special Education - 1965		0.7281			
Special Education - 1974		1.2136			
TOTAL FOR I.S.D.	0.1455	1.9417			2.0872
STATE EDUCATION TAX	6.0000				6.0000

	Allocated	Voted Operating	Voted Debt	Special Assessment	
TOTAL FOR UNIT	11.9324	28.1737	3.2585	1.5000	47.9415

<u>Millage Summary</u>	Total for Year	July	December
Homestead Real Property	29.9415	17.8857	12.0558
Non-Homestead Real Property	47.9415	35.5587	12.0558
Industrial Personal Property	22.2415	11.8857	10.3558
Commercial Personal Property	34.2415	23.8857	10.3558
Utility Personal Property	46.2415	35.8857	10.3558