



	1	2	3
Funding			
- Up front	10	9	80
- After commitment	2	4	8
Secrecy			
- Up front	7	10	70
- After commitment	1	1	1
(for CoF advantage)			
Stability of agreement	10	2	20
Appeal to GM			
Appeal to residents of area	1	1	1
Appeal to neighbors	1	1	1
Time to acquire property control	7	2	14
	204	213	188

Land use list

Real estate control & acquisition (RECA)

- + Negotiate land control agreement w/ M7
- + Annex M7 land
- + Negotiate easements
 - County drains
 - Storm sewer
 - Water line
 - Sanitary sewer
 - Gas
 - Power
 - Phone
- + Acquire RR ROW (Grand Trunk)
- + Negotiate ROW agreements
 - Genesee County Real Commission
 - State Highway Dept & FHWA (interchange)
- + Acquire land (1080 acres total - 709 acres agricultural)
 - 29 residential
 - 17 agricultural
 - 1 utility (easement 46K line)
 - 1 church (across road)
- + Possible acquisition methods
 - Purchase option
 - Condemnation
 - Stipulation agreement
 - Outright purchase
 - Right of first refusal
 - Tender
- + Rezone land after annexation
- + Determine SBT action in allowing tax sharing

Regulatory considerations

- + Agreements on need for environmental impact statement (EIS) deferment
- + Offsets to air quality condition
- + Clear all airport considerations
 - Impact on financing improvements
 - Impact of future airport improvement
 - Impact of future airport density of use
 - Height & clearance restrictions

Financing

- + Identify fund sources
 - UDAG - long term
 - EDA - public improvements
 - State Highway through FHWA
 - Private
 - General fund
 - Industrial bonding
 - TIFA
- + Identify revenue sources
 - Tax abatement
 - State of Michigan funds (?)
 - Quick start funds
 - Trust me funds
 - Deep pocket
- + Prepare expensiveness analysis for leveraging UDAG funds (?)
- + Prepare total financing plan of action to achieve single owner sale to owner
 - Land costs
 - On site improvements
 - Off site improvements
 - Building costs
 - Consumer's easement
 - Energy generation & use
 - Water pre treatment & use
 - Dedicated water source
 - Plant operation subsidies

Functional work elements

- + What condition must site be in for user to start construction?
 - Full site controlled or acquired
 - Relocate storm drains @ building site
 - Full grade building site
 - Make temporary power to R
 - Ensure property is zoned correctly
 - All storm drains operable
 - Site properly buffered
- + Management of project thru critical transition points User

	User	CoF
#1	- Exploratory & interest generating by CoF	CoF start prelim negotiations work for program
#2	- User expresses interest in further talks	CoF get commitments in place
#3	- User make preliminary commitment to CoF	CoF does prelim design of site & off site improvements
#4	- User make definite commitment to CoF	CoF comp design of site & off site improvements
#5	- User start design of facility	CoF start on & off site program improvements
#6	- User start construction	CoF comp on & off site program improvements
#7	- User occupy plant	-
#8	- User activate plant	-

10 copies

MONITORING RECORD			ISSUE RECORD	
DATE	DATE	DATE	ISSUE No.	DATE
			1	Feb 20, 88

ITEMS TO WORK
WITH ON USER
PROGRAM EVALUATION
CoF

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