

OVERVIEW AND MINIMUM REQUIREMENTS

Michigan Economic Development Corporation (MEDC) has created the MI Sites program to address the real estate needs of companies seeking to locate or expand operations in Michigan. MEDC is working with Quest Site Solutions (Quest) to evaluate current and future industrial sites.

Utility capacity is critical for industrial development. Although requirements vary considerably between projects, the criteria in the table below are the minimums requirements for this program. Since project utility needs have increased substantially in recent years, being able to demonstrate significantly higher utility capacities is advantageous for competing on projects.

Available Acreage	Capacity and Timeframe*
25-99	100,000 gpd within 9 months
100-249	200,000 gpd within 12 months
250-499	300,000 gpd within 18 months <i>(must provide 75,000 gpd within 12 months)</i>
500-999	400,000 gpd within 18 months <i>(must provide 100,000 gpd within 9 months)</i>
1,000+	For properties of 1,000+ acres, contact MEDC directly for guidance on potential for development as a Mega Site.

* Note: The timeframes assume that materials are available and normal weather conditions.

The information in this questionnaire is being collected to understand the potential utility service for a property, including costs and timelines, and is not for a specific project.

PROPERTY INFORMATION

	Answer
Property Name	Great Lakes Tech Park
Municipality, County, State, Zip	Thomas Township, Saginaw County, Michigan, 48609
Available Acreage	114

WASTEWATER QUESTIONS

A. Provide information regarding **sewer lines** currently available to serve the property.

	Answer										
Sewer provider contact information	<table border="1"> <tr> <td>Provider</td> <td>Thomas Township</td> </tr> <tr> <td>Name</td> <td>Trevor Schultz</td> </tr> <tr> <td>Title</td> <td>Director of Public Works</td> </tr> <tr> <td>Phone</td> <td>989-781-0150</td> </tr> <tr> <td>Email</td> <td>dpwdirector@thomastwp.org</td> </tr> </table>	Provider	Thomas Township	Name	Trevor Schultz	Title	Director of Public Works	Phone	989-781-0150	Email	dpwdirector@thomastwp.org
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Title	Director of Public Works										
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Location, including distance from the property, of nearest sewer line(s)	On site										
Size (inches) and type (gravity or force main) of the nearest sewer line(s)	12" service line along Sunshine Drive discharging to 12" gravity sewer along N. Graham Rd.										

Total capacity (gpd) of the nearest line(s)	750 GPM (1,080,000 GPD)
Excess capacity (gpd) of the nearest line(s)	742.5 GPM (1,069,200 GPD)
If served by force main, indicate total and excess capacity of the nearest pump station	<p>The 12" Gravity Sewer along N. Graham Road discharges to Pump Station 15. The outlet of Pump Station 15 is an 8" Force Main on Gratiot Road.</p> <p>Downstream is a 12" gravity sewer which discharges to Pump Station 14. The outlet of Pump Station 14 is a 6" forcemain on Gratiot Road. Downstream is a 15" gravity sewer on Gratiot Road that upsizes to a 21", 24", and finally a 36" before discharging to Pump Station 1.</p> <p>PS15 Total Capacity: 320 GPM (460,800 GPD) PS15 Excess Capacity: 312.5 GPM (450,000 GPD)</p>

B. If line extensions or upgrades are necessary to meet the minimum capacity requirement (see table on page 1 with capacity requirements by property size), complete this section.

	Answer										
Describe in detail any necessary line extensions or upgrades to provide the required capacity for wastewater service.	No line extensions or upgrades are required to provide the required capacity for wastewater service.										
Indicate the estimated costs for necessary line extensions or upgrades to provide the required capacity for wastewater service.											
Indicate the estimated schedule (months) for each step in the process to provide the required wastewater service to the property.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Design</td><td></td></tr> <tr> <td>Permitting</td><td></td></tr> <tr> <td>Acquisition of Right-of-way</td><td></td></tr> <tr> <td>Construction</td><td></td></tr> <tr> <td>Other</td><td></td></tr> </table>	Design		Permitting		Acquisition of Right-of-way		Construction		Other	
Design											
Permitting											
Acquisition of Right-of-way											
Construction											
Other											
Can any of the steps in the process to provide service be conducted concurrently? If yes, indicate which can be concurrent.											
Indicate the total estimated timeframe to provide the required wastewater service.											
Describe any necessary right-of-way that would need to be acquired to provide the required wastewater service to the property.											
Are the costs associated with right-of-way acquisition included in the estimated costs to provide service to the property?											

C. If the wastewater provider purchases capacity from another provider, complete this section.
Note: if capacity is not purchased from another provider, skip this section.

	Answer
Name of wastewater provider from which capacity is purchased	Saginaw Charter Township
Date that the current wastewater purchase agreement expires	4/4/2028
Amount of wastewater currently purchased (mgd)	Currently, 2.05 MGD. Will increase to 2.65 MGD when upgrades to Treatment Plant are completed.
Average utilization of purchased wastewater (mgd)	1.1 to 1.3 MGD
Peak utilization of purchased wastewater (mgd)	1.8 MGD
Excess capacity of purchased wastewater (mgd)	0.85 MGD after SCT Plant Expansion

D. Provide information about the **wastewater treatment plant** serving the property.

	Answer
Name of wastewater treatment plant	Saginaw Charter Township Wastewater Treatment Plant
Owner/operator of wastewater treatment plant	Saginaw Charter Township
Permit expiration date of the treatment plant	4/4/2028
Location, including distance from the site, of the wastewater treatment plant	9.5 miles
Total permitted capacity (mgd)	6.5 MGD. Will be 7.1 MGD after Plant upgrades.
Allocated capacity (mgd)	7.1 MGD - 2.65 MGD Allotted to Thomas Township - 4.45 Allotted to Saginaw Charter Township
Average utilization (mgd)	5.5 MGD
Peak utilization (mgd)	As high as 25+ MGD
Excess capacity (mgd)	0 MGD. All capacity has been allotted to Thomas Township and SCT
Are there any encumbrances to the wastewater system capacity, including any known requests for additional capacity?	HSC will be purchasing 0.58 MGD of additional Sewage Capacity for a total of 1 MGD, 0.2 of which will be allocated for Corning
Identify any planned upgrades to the wastewater system, including the schedule.	Recently opened bids for Wastewater Treatment Plant Expansion. Targeting mid 2026 for completion.

E. If wastewater treatment plant upgrades are necessary to meet the minimum capacity requirement (see table on page 1 with capacity requirements by property size), complete this section.

	Answer
Describe in detail any necessary upgrades to the wastewater treatment plant to provide the required wastewater service.	No upgrades to the wastewater treatment plant to provide the required wastewater service.
Indicate the estimated costs for the necessary upgrades to the wastewater treatment plant provide the required wastewater service.	
Indicate the estimated schedule for the necessary upgrades to the wastewater treatment plant provide the required wastewater service.	

F. Provide information on how additional capacity (greater than what is detailed above) could be provided to the property. **Please fill in at least two scenarios below since being able to demonstrate higher utility capacities is advantageous for competing on projects.**

Capacity		Answer
200,000 gpd	Needed Improvements (lines, pump station, and/or plant)	Sufficient existing capacity to support 200,000 GPD
	Cost	
	Schedule	
400,000 gpd	Needed Improvements (lines, pump station, and/or plant)	Sufficient existing capacity to support 400,000 GPD. Additional upgrades to Pump Station 15 and 14 may be recommended to provide redundancy.
	Cost	Further Analysis Necessary
	Schedule	Unknown – within 18 months
1,000,000 gpd	Needed Improvements (lines, pump station, and/or plant)	<ul style="list-style-type: none"> - Upgrades at Pump Station 15, and 14. - Construction of sanitary trunk sewer to divert flows from Gratiot Rd due to capacity restriction of existing sanitary infrastructure. - Renegotiation of contracted maximums with SCT. - Additional upgrades to Saginaw Charter Township Treatment Plant or construction of a Treatment Plant in Thomas Township.
	Cost	<ul style="list-style-type: none"> - Preliminary Estimate of Cost of \$40M for Trunk Sewer per recent Sanitary Study. - Additional unknown costs for Pump Station upgrades and Treatment Plant upgrades.
	Schedule	Unknown – Several Years

2,000,000 gpd	Needed Improvements (lines, pump station, and/or plant)	<ul style="list-style-type: none"> - Upgrades at Pump Station 15, 14, and 1. - Construction of sanitary trunk sewer to divert flows from Gratiot Rd due to capacity restriction of existing sanitary infrastructure. - Renegotiation of contracted maximums with SCT. - Additional upgrades to Saginaw Charter Township Treatment Plant or construction of a Treatment Plant in Thomas Township.
	Cost	<ul style="list-style-type: none"> - Preliminary Estimate of Cost of \$40M for Trunk Sewer per recent Sanitary Study. - Additional unknown costs for Pump Station upgrades and Treatment Plant upgrades.
	Schedule	Unknown – Several Years

G. Provide any additional information pertaining to wastewater service that we should be aware of during evaluation of this property.

Answer

Requests of 1.0 MGD of wastewater discharge or more will require substantial additional analysis with a time and cost to be determined as necessary to assess the overall impacts of the system.

H. Provide a wastewater infrastructure map with property boundaries identified indicating the location and size of the wastewater infrastructure serving the property.

I. Please complete the signature section below – including inserting the utility provider name, the property name, and all details in the signature block.

SIGNATURE OF UTILITY PROVIDER

By providing this information, I am confirming that **Thomas Township** would be willing and able to serve the **Great Lakes Tech Park** with wastewater service based on the information provided above.

	Answer
Signature	 <div style="display: flex; align-items: center; gap: 10px;"> Trevor Schultz <div style="flex-grow: 1;"> <p>Digitally signed by Trevor</p> <p>Date: 2024.06.14</p> </div> </div>
Name	Trevor Schultz
Title	Director of Public Works
Company	Thomas Township
Date	6/14/2024