

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	150,000 gpd within 9 months
100-249	300,000 gpd within 12 months
250-499	450,000 gpd within 18 months <i>(must provide 112,500 gpd within 12 months)</i>
500-999	600,000 gpd within 18 months <i>(must provide 150,000 gpd within 12 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

WATER QUESTIONS

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

	Answer
Water provider contact information	Provider: Thomas Township Name: Trevor Schultz Title: Director of Public Works Phone: 989-781-0150 Email: dpwdirector@thomastwp.org
Location, including distance from the property, of nearest potable water line(s)	On site
Size (inches) of the nearest water line(s)	16" (Sunshine Drive) and 20" (M-46 and M-52)
Total capacity (gpd) of the nearest line(s)	> 2.0 MGD
Excess capacity (gpd) of the nearest line(s)	> 2.0 MGD

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 water service.	No line extensions or upgrades are required to provide the required capacity for water service.
Indicate the estimated costs for necessary line extensions or upgrades to provide the required capacity for water service.	
Indicate the estimated schedule (months) for each step in the process to provide the required water service to the property.	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 water service.	
Describe any necessary right-of-way that would need to be acquired to provide the required water 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 water provider purchases capacity from another provider, complete this section.

Note: if water capacity is not purchased from another provider, skip this section.

	Answer
Name of water provider from which capacity is purchased	City of Saginaw
Date that the current water purchase agreement expires	Currently being re-negotiated
Amount of water currently purchased (mgd)	Currently, 1.5 BGY (4.11 MGD)
Average utilization of purchased water (mgd)	2.71 MGD in 2023
Peak utilization of purchased water (mgd)	Currently, >5 MGD. Projected to be 7.9 MGD with requested demands from industrial users.
Excess capacity of purchased water (mgd)	Currently being re-negotiated

D. Provide information about the **water treatment plant** (potable water) serving the property.

		Answer
Name of water treatment plant		City of Saginaw Water Treatment Plant
Owner/operator of water treatment plant		City of Saginaw
Location, including distance from the site, of the water treatment plant		10 miles
Total permitted capacity (mgd)		52 MGD
Allocated capacity (mgd)		Unknown, to be determined by City of Saginaw
Average utilization (mgd)		16.5 – 17.5 MGD
Peak utilization (mgd)		- June 2023 Peak Average Day: 23.59 MGD - June 2023 Max Day: 27.02 MGD
Excess capacity (mgd)		Ranging from 23 – 35 MGD depending on season
Are there any encumbrances to the water system capacity, including any known requests for additional capacity?		N/A
Identify any planned upgrades to the water system, including the schedule.		- None for the Treatment Plant. - City of Saginaw currently building a water tower.

E. If water 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 water treatment plant to provide the required water service.		No upgrades to the water treatment plant are necessary to provide the required water service.
Indicate the estimated costs for the necessary upgrades to the water treatment plant provide the required water service.		
Indicate the estimated schedule for the necessary upgrades to the water treatment plant provide the required water service.		

F. Provide information on how additional potable water 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
300,000 gpd	Needed Improvements (lines and water plant)	Sufficient existing capacity to support 300,000 GPD
	Cost	
	Schedule	
600,000 gpd	Needed Improvements (lines and water plant)	Sufficient existing capacity to support 600,000 GPD
	Cost	

	Schedule	
1,200,000 gpd	Needed Improvements (lines and water plant)	Sufficient existing capacity to support 1,200,000 GPD
	Cost	
	Schedule	
2,400,000 gpd	Needed Improvements (lines and water plant)	<ul style="list-style-type: none"> - Increase in the Transmission Capacity of the water mains from the City of Saginaw. - Increase in the rated capacity of the Gratiot Road Booster Station or the construction of a supplemental Booster Station. - Renegotiated of contracted purchased water.
	Cost	Further Analysis Necessary
	Schedule	Unknown – Several Years

G. If there is potential to provide **raw water** to the site (in addition to the potable water), provide information regarding raw water availability to serve a project on this site.

Note: if there is not the potential to provide raw water, skip this section.

	Answer
Describe the potential scenarios for providing raw water, the amount of raw water that could be available in each scenario, and any necessary infrastructure construction for each option.	There is not the potential to provide raw water to the site
Indicate the estimated costs for each potential scenario to provide raw water.	
Indicate the estimated schedule for each potential scenario to provide raw water.	
Describe any right-of-way that would need to be acquired to provide raw water.	

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

Answer
Thomas Township is currently working with the City of Saginaw to amend the Water Contract. HSC (880 MGY) and Corning (766.5 MGY) will be ramping up through the end of 2025. City of Saginaw's Booster Station on M-46 will be upgraded to provide needed Maximum Day flows to support the requested demands of HSC and Corning, estimated at 9.0 MGD for all parties serviced by the Booster Station. The rated capacity of the booster station will increase from 9 MGD to 11 MGD. Requests of 2.0 MGD of water 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.

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

Guidelines for infrastructure map:

- 1) *Map should show existing utility infrastructure with solid lines and any proposed extensions as dashed lines.*
- 2) *Map must have a title, scale, directional arrow, legend, and date.*
- 3) *Property boundaries must be clearly identified on the map.*

J. 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 water service based on the information provided above.

	Answer
Signature	Trevor Schultz  Digitally signed by Trevor Schultz Date: 2024.06.14 14:14:03 -04'00'
Name	Trevor Schultz
Title	Director of Public Works
Company	Thomas Township
Date	6/14/2024