

The answers to the questions posed at the Board Meeting are made with the latest information available.

Resident 1 – Willow

1. It would take 5 years to realize any taxes from that property? **No. The township would begin collecting taxes immediately.**
2. Camiliari said that this might solve the problem, it might not? What does that mean? **State Representative Camilleri shared his optimism that because of many factors lining up, we have the best opportunity to fund a grade separation and cure the township's blocked train crossings problem. As a responsible elected official, State Representative Camilleri is careful not to "guarantee" anything that has many moving parts and that is outside his direct control. He recognizes the township's ability to create an LDFA in the Pinnacle region and capture tax increment at the development site as a significant opportunity for the township to generate revenue to be used to fund its share toward a state or federal grant.**
3. Who will maintain the shrubs and trees along Sibley Rd? because right now the roadsides all through the Township look horrible. **Much thought has been given to creating and maintaining an attractive landscape plan to make the redesigned Sibley Boulevard a showcase and to attract quality development along this corridor. We are exploring several options to create a perpetual funding source and framework to ensure the quality of aesthetics in this area are consistently maintained.**

Resident 2 – Hannan Rd

Would like to see a rendering of the grade separation for Pennsylvania Rd. **As discussed, a \$100,00 preliminary engineering study was conducted in partnership with the City of Romulus with grant money through SEMCOG. This study is critical to securing future funding. It has taken into account the nature of the grade separation that is needed including its proximity to I-275.**

Resident 3 – Sibley Rd

1. We never had a moratorium, we removed that from the zoning. **The Ordinance was amended to remove warehousing and distribution from the Light Industrial District (I-1) Heavy Industrial District (I-2) and Pinnacle Development District.**
2. Who said that some truck traffic would be coming on Vining? **Truck traffic is not anticipated on Vining. The Prescott intersection will be primarily for employees and smaller vehicles.**
3. \$15 million dollars for the infrastructure is not real money yet, since it has not gone through the House or Senate, if this doesn't happen then what? **Although we pursue all federal funding opportunities, our present plan is NOT dependent on successful passage of pending federal infrastructure legislation as the question assumes. Rather, as Representative Camilleri stated, we are focused largely on a set of bills he is co-sponsoring in the State of Michigan House of Representatives and State Senate as the source of grade separation funding. As such, this is a case of apples and oranges. Our plan for funding the grade separation was developed years before the current bills in congress were introduced and will remain in place whether or not the federal government passes its own legislation.**

4. For the Home Depot, why do we have to rezone the entire property? **We are currently exploring options to only allow this use and no more in the district.**
5. Have you thought about changing the whole property and making only that area warehouse and distribution and the rest mixed use? **We are currently exploring those options.**
6. Does Amazon have 4 shifts? So, I understood 75% employees were coming from other buildings and 25% would be hired part-time, no Huron Township priority is that true? **Amazon will be operating two staggered shifts (a day shift and a night shift). Arrival/departure times are staggered to minimize congestion. The jobs created are all new jobs, and are not coming from other facilities. While no employment priority is afforded township residents, it is anticipated interested township residents will benefit from these many employment opportunities.**

Resident 4 – Andrew Ln

1. How many trucks will really to be going into Home Depot...24? **It is estimated that the Home Depot facility will generate, on average, 1 truck per hour.**
2. What company on this green earth spends \$65 million to run 24 trucks a day? **This information comes from Home Depot and is substantiated at a similar facility in Ohio.**
3. If it is 24 trucks, why can't you just cut off any traffic onto Sibley and push it all to Pennsylvania? **Most trucks will be accessing Pennsylvania and Sibley.**

Resident 5 - Willow

1. if it was said \$800,000 then Treasurer found it is only \$200,000 how come nobody else figured that out? **An estimated breakdown of the taxes Huron Township will receive was/is outlined in the *Proposed Pinnacle Development Benefits Overview* that has been shared with the Township Board members and the general public.**
2. The other bidder for the property did not have financing lined up, the money for the grade separation is not lined up, what's the difference from developer last time. **The financing primarily comes from a TIF created in the Local Development Finance Authority.**

Resident 6 – Did not say address

1. The representative from Dearborn that got earmarked money from Congress for the grade separation, is that \$5 million coming from just Huron or \$5 million between Huron and Romulus? It is anticipated that any revenue or funding sources from the **Federal, State or County will be shared between the two communities towards the construction of the overpass.**
2. Talking about rebuilding Sibley, little bit only by town, is there any talk about widening Sibley from 2 lanes? **The proposed boulevard design incorporates the following elements:**
 - i. **Attractive boulevard roadway to serve as catalyst to help attract quality retailers along Sibley Road (restaurants, hotel, etc.)**
 - ii. **Existing 180-foot Right-of-Way**
 - iii. **Two 11' or 12' lanes in each direction**

- iv. Median width of 40-50 feet
 - v. Median crossover width designed to restrict truck movements
 - vi. Direct truck turns into future commercial developments
 - vii. Driveways sized without deceleration lanes.
 - viii. Design speed of 40 mph / Posted speed of 35 mph
 - ix. Design to be in conjunction with Wayne County DPS
 - x. Limiting to speed by road design, landscaping, and vegetation
 - xi. Attractive, state-of-the-art road construction with amenities such as sidewalks, street lighting, stamped concrete cross walks, etc.
 - xii. Attractive boulevard roadway to serve as catalyst to help attract quality retailers along Sibley Road (restaurants, hotel, etc.)
 - xiii. Deterrent to warehouse/distribution truck traffic heading east/west (“naturally” restrictive to through-truck maneuvers)
 - xiv. Attractive gateway to the community
 - xv. Design and construction funded by developer and Wayne County (not Huron Township)
3. Huron Twp signed a contract 3 weeks ago to maintain drainage over there where the Blakely drain, and Silver Creek drain go into that property. If they ever walk away, we have to maintain it forever, Wayne County signed off of it, they didn’t want no part of it. Like all drains in the Township, we are required to take responsibility if someday the County does not.
 4. Why can’t Wayne County use some of that money they are getting for Site A and Site B for the grade separation since they are getting all the tax dollars from there. This area is in a brownfield and the County committed more than 25 million dollars for infrastructure on the site, this is being paid back by the taxes for Amazon.

Resident 7 – Otto Ct.

1. Why wasn’t this presentation done earlier to the Planning Commission when they were voting on it? Multiple presentations have been made to the Planning Commission, individual Planning Commission members and other Township officials. Every effort was made to provide as thorough as information as possible and to respond to questions at each meeting.
2. Hillwood website maps for the property looks different than what is presented today? The site plan used for marketing purposes is an evolving plan that adapts to the evolving conditions at the property such as tenant building locations, future tenant needs and configurations, market demand, etc. Ultimately, any formal site plan would need to be presented to the Township Planning Commission for its review and approval.
3. Is it legal to drive on Prescott right now? The road may have intermittent closures based on construction.
4. When are we going to see plans for Home Depot, how much is a sq. ft? how large is the warehouse? The proposed Home Depot is approximately 462,000 sf. If the zoning is permitted, the site plan will need to be presented to the Township Planning Commission

for its review and approval. A precise timeline is to be determined but it is anticipated that a submission to the Township would occur in the near future once the design plans are finalized.

5. When is this going to happen? When will we get tax revenue, fully developed? Taxes are currently being paid on the property and the additional taxes for the building would be paid immediately upon the completion of the building.
6. What about a Pennsylvania entrance to 275? This has not been a subject of discussion.
7. Where will the trucks pick up 275, Eureka? Trucks will enter I-275 from Sibley and Eureka Roads.
8. What about the construction on 275 for 4 years, when are trucks going to want to go there? Lanes will always be open on I-275
9. Need communication communicated, nothing on website, relayed to residents Information has been distributed to Planning Commission members, Township Board Trustees and residents on a regular basis.
10. Would like to hear why each Planning Commissioner why they voted no, and would like to hear each one of you say why or why not you're voting. The Planning Commission minutes are available for review.

Resident 8 – Bell Rd

Grade separation is necessary for us dealing with trains, and our first responders need it. He sees plusses and minuses to the project. Is there a possibility their developer would eliminate having trucks going to Sibley, to force all trucks to Wayne-Wahrman to Eureka? The plans are directing the majority of traffic north.

Resident 9 – Did not say address

1. \$2.6 million over 15 years, isn't that much, divide by 15 years, is only \$173,333/yr. is there other ways we could capture that much, such as bonds? While bonding is a typical public infrastructure funding source the Township is looking to secure other funding for the overpass.
2. What happens if Home Depot goes bankrupt? This risk is assumed by the developer. The developer would remain responsible for the property upkeep and taxes.

Resident 10 – Ava Ct.

1. Now that we're developing the North side of Sibley what's going to happen with the South side? This area is zoned Agriculture, any new uses besides farming would require a rezoning and public hearing.
2. With the pattern for shopping these days, shop on the internet, shop on phone, you go to malls they are empty. While the retail landscape is changing, there will always be a need for other commercial uses such as restaurants, services, and hotels, etc.