

Karla Myers-Beman

From: Amy DeHaan <adehaan@garfield-twp.com>
Sent: Wednesday, September 16, 2020 3:02 PM
To: Karla Myers-Beman
Subject: RE: FW: TCLP 2020 Solar RFP Questions

I believe this type of improvement would be classified as Industrial Personal Property (IPP) – meaning the owner would file a Personal Property statement with the Township annually listing the actual cost for each piece of equipment (including delivery and installation) in the year of acquisition. Each year, it would depreciate some – depending on the year of purchase; and, of course, equipment that is removed would come off the list and anything new would be added – again in the year of acquisition. This is just like any other business would do. Then, we would determine the Assessed and Taxable values from the filing.

The millage rate for 2020 Summer taxes for IPP is 12.4126. And, since we don't know the Winter millage rates yet, the 2019 Winter millage was 6.4975. The estimated annual total is 18.9101.

I hope that helps! If you need anything more, please let me know.

Amy L DeHaan, MMAO(4)

Assessor

Garfield Charter Township

Grand Traverse County

3848 Veterans Drive

Traverse City, MI 49684

☎ (231) 941-1620

*"Coming together is a beginning,
keeping together is progress,
and working together is success." - Henry Ford*



From: Karla Myers-Beman <kmyersbe@tclp.org>
Sent: Wednesday, September 16, 2020 1:13 PM
To: Amy DeHaan <adehaan@garfield-twp.com>
Subject: RE: FW: TCLP 2020 Solar RFP Questions

Hi Amy,

Thank you for the email!

I talked with the bidder and they would just like the applicable property tax rates.

If you can provide that information it would be greatly appreciated!

Best,
Karla Myers-Beman
TCLP Controller

From: Amy DeHaan <adehaan@garfield-twp.com>
Sent: Tuesday, September 15, 2020 4:01 PM
To: Karla Myers-Beman <kmyersbe@tclp.org>
Subject: FW: FW: TCLP 2020 Solar RFP Questions

Hi Karla,

Jim Baker, from the County, asked me to try to help with this. I would need some specifics about the Solar array to be able to provide any type of estimate.

What type of array is this proposed to be? If using panels, how big are they? How are they attached?
How much electricity will it generate? I assume this will be connected to the "grid"?
And, of course, anything else that might be relevant.

I should be able to come up with something rather quickly once I have all the info.

Feel free to call if that is easier – my direct line is 231-225-3161.

Amy L DeHaan, MMAO(4)
Assessor
Garfield Charter Township
Grand Traverse County
3848 Veterans Drive
Traverse City, MI 49684
☎ (231) 941-1620

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From: James Baker <jbaker@gtcountymi.gov>
Sent: Tuesday, September 15, 2020 2:07 PM
To: Amy DeHaan <adehaan@garfield-twp.com>
Cc: Heidi Scheppe <hscheppe@grandtraverse.org>
Subject: Fwd: FW: TCLP 2020 Solar RFP Questions

Amy, would you be able to answer the question below?

----- Forwarded message -----

From: Heidi Scheppe <hscheppe@gtcountymi.gov>
Date: Tue, Sep 15, 2020 at 2:01 PM
Subject: Fwd: FW: TCLP 2020 Solar RFP Questions
To: James Baker <jbaker@grandtraverse.org>

Jim,

Is this something your staff could figure out?

Heidi

----- Forwarded message -----

From: **Karla Myers-Beman** <kmyersbe@tclp.org>
Date: Tue, Sep 15, 2020 at 11:38 AM
Subject: FW: TCLP 2020 Solar RFP Questions
To: hscheppe@gtcountymi.gov <hscheppe@gtcountymi.gov>

Hi Heidi,

Hope all is well! And I miss working with you!

I was wondering if there was any way you can assist with #3 below or direct me to the best person in the assessor's office.

To give a little background, we went out for bid for a solar development for the property, TCL&P owns at 4728 Cedar Run Road parcel number 05-005-017-00 and the bidders are looking for some insight as to the cost of property taxes if they were to develop a solar array on the property.

If you need some more information let me know!

Best regards,

Karla

From: Daniel Ryan <Daniel.Ryan@edf-re.com>
Sent: Thursday, September 10, 2020 2:40 PM
To: Karla Myers-Beman <kmyersbe@tclp.org>
Cc: Myles Burnsed <Myles.Burnsed@edf-re.com>
Subject: TCLP 2020 Solar RFP Questions

Hi Karla,

Myles and I appreciated the additional information that you and the team provided during the Cedar Run pre-bid meeting yesterday. We had a few follow up questions that we think will be helpful for the RFP bidding process.

1. One of the pre-bid meeting participants asked about relocating the CMS transmission line, and Tim said it was not being considered. Exhibit A notes a "Relocated Transmission Line" (see attached screenshot with red outline). Should we assume that this notation is incorrect and the Consumers 46 kV transmission line is no longer being considered for relocation?
2. The CAD drawings in Exhibit A, Exhibit B, and slides 9 and 11 in the pre-bid meeting deck have topographic lines. Could the underlying topographic file for those CAD drawings be made available?
3. We typically call the county assessor's office to clarify property taxes, but given the number of potential bidders on this project would it be possible to provide the assessor's guidance on property taxes for this project to all bidders in an addendum?
4. As a part of TCLP's evaluation of options for the parcel, have the dimensions of existing and proposed easements (and associated setbacks) been identified? If so, can they be provided?

Thanks so much for your help!

Best regards,

Dan



Daniel Ryan

Strategic Developments Manager

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Heidi Scheppe, MBA, CPFO, CPFIM

Grand Traverse County Treasurer

400 Boardman Ave, Suite 104

Traverse City, MI 49684

231-922-4740

Please note my new email address hscheppe@gtcountymi.gov