

From: [Nicole Whitehead \(MEDC\)](#)
To: [Travis Alden](#)
Subject: RE: SSRP Application - Lowell
Date: Wednesday, November 8, 2023 3:40:00 PM

Yes it does, thank you.

Nicole Whitehead, EDFP

Business Operations Director

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

Mobile: 517.719.3157

whiteheadn@michigan.org

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From: Travis Alden <AldenT@rightplace.org>
Sent: Wednesday, November 8, 2023 3:40 PM
To: Nicole Whitehead (MEDC) <whiteheadn@michigan.org>
Subject: RE: SSRP Application - Lowell

Hi Nicole – thanks for reaching out on this. The ~\$52M is the all-in cost, including the various additional on-site work. The ~\$35M is the cost specifically for the utility infrastructure work, specifically the wastewater extension and plant capacity expansion for/from the City of Lowell. That’s where the \$20M SSRP grant and the TIF match would be implemented. The balance of the costs will be born by the developer. Hope that clarifies!

Thank you for the consideration,
-Travis



Travis Alden

Senior Director, Community Development



- [231.233.4349](tel:231.233.4349) aldent@rightplace.org
- rightplace.org
- [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](#)

[The Right Place releases 2023 Tech Report. Read it here.](#)



From: Nicole Whitehead (MEDC) <whiteheadn@michigan.org>

Sent: Wednesday, November 8, 2023 3:36 PM

To: Travis Alden <AldenT@rightplace.org>

Subject: SSRP Application - Lowell

Hello I am reviewing your application and have a question on the financial need. The total cost of the project is ~\$52M, the match is ~\$19M and the SSRP ask is \$20M. Where are the other funds coming from there seems to be a gap of ~\$13M.

Nicole Whitehead, EDFP

Business Operations Director

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

Mobile: 517.719.3157

whiteheadn@michigan.org

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From: [Travis Alden](#)
To: [Paul O'Connell \(MEDC\)](#); [Stefanie Pohl \(MEDC\)](#)
Cc: [Terri Fitzpatrick \(MEDC\)](#); [Nicole Whitehead \(MEDC\)](#)
Subject: RE: SSRP Grant related quotes
Date: Tuesday, January 23, 2024 1:11:07 PM

Good afternoon Paul and team – below please see the quote from Jerry Hale, Lowell Township Supervisor. Don't hesitate to reach out with any questions or if there's anything else I can provide. Thanks!

“It’s been our long-standing desire to see this site become a hub of good-paying job opportunities, and this grant funding will help make that a reality,” says Jerry Hale, Supervisor of Lowell Township who has served in the role since 2008. “This will not only cement the Lowell area as a top destination for companies looking to expand in West Michigan, but will catalyze additional quality of life amenities like public recreation space and housing options. Plus, this will certainly have a positive impact on the local businesses in the area, including in Downtown Lowell.”



Travis Alden
Senior Director, Community Development



- 231.233.4349 aldent@rightplace.org
- rightplace.org
- [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](#)

App Banner Image



From: Paul O'Connell (MEDC) <oconnellp2@michigan.org>
Sent: Monday, January 22, 2024 5:40 PM
To: Stefanie Pohl (MEDC) <pohls4@michigan.org>
Cc: Terri Fitzpatrick (MEDC) <fitzpatrickt2@michigan.org>; Nicole Whitehead (MEDC) <whiteheadn@michigan.org>
Subject: SSRP Grant related quotes

Travis, Tyler and Mary,

Congratulations on having your project be recommended for an SSRP grant. We are excited about this diverse set of projects we were able to recommend and the important economic opportunity that comes with each of them.

As we discussed on the phone today, we would like to ask you to provide a quote for our press release that highlights the importance of the project to your community.

Once your quote is completed, please reply to all on this email with your quote. Please return your quote by the end of the day Wednesday.

Please let me know if you have any additional questions.

Thanks,

Paul O'Connell

Vice President Real Estate Development

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

Cell: 517.290.1487 | Fax: 517.241.3060

oconnellp2@michigan.org

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Profiles

Submitted By

Travis Alden

Title

Senior Director, Community Development

Email Address

aldent@rightplace.org

Phone #

231-233-4349

Company Name

The Right Place, Inc.

Company Address

125 Ottawa Ave NW, Suite 450

City

Grand Rapids

State

US-MI

Zip

49503

County

Kent

Qualified Applicant

Local Economic Development Organization

Do you agree to use a consistent state-wide rating system to identify the level of readiness for the site?

Yes

Main Application: Travis Alden - Covenant Business Park

Submission Date

10/30/2023

Is the site a former landfill?

No

Site Name

Covenant Business Park

Address

4687 Alden Nash Avenue SE, Lowell MI 49331

Site Acreage

237

Has an End User been identified?

No

Land acquisition and assembly:

Needed?

No

Site preparation and improvement:

Needed?

No

Infrastructure improvements that directly benefit the site, including but not limited to, transportation/roads; infrastructure, water and wastewater infrastructure, water quality analysis (groundwater) and utilities necessary to service the site:

Needed?

Yes

Cost to Complete

\$52,040,872

Grantee/Other Match

\$18,890,000

Any demolition, construction, alteration, rehabilitation, or improvement of buildings on the site:

Needed?

No

Threatened & Endangered Species Assessment:

Needed?

No

Geotechnical Soil Boring Report, Phase 1 Environmental Assessment, Environmental remediation:

Needed?

No

Wetland survey, wetland delineation, wetland mitigation:

Needed?

No

Site Topography, ALTA Survey, FEMA Flood Zone Map:

Needed?

No

Architectural and cultural report, engineering, surveying, and similar professional fees:

Needed?

No

Spending plan and proposal for capital investment for site readiness:

Needed?

No

Total Cost to Complete

\$52,040,872

Total Grantee/Other Match

\$18,890,000

Strategic Site with No End User Identified

Site Readiness:

Do you have a detailed plan for how the requested funds will be used to advance a site(s) to an investment ready status?

Yes

Have you pursued cost containment measures?

Yes

Do you agree to use a consistent state-wide rating system to identify the level of readiness for the site?

Yes

Speed to Market:

Upon completion of the grant, if awarded, will the site demonstrate a high level of competitiveness for business attraction (status of assemblage, site control, and status of site readiness)?

Yes

Investment:

What is the projected public investment into the site?

\$33,150,872

What is the private investment into the site?

\$18,890,000

What is the overall projected return on investment to the state?

In addition to hundreds of millions in capital investment, an estimated 3,000 direct jobs are projected to be created by future employers at this site, with 1.887 million square feet of manufacturing footprint projected.

Have you received federal government support or other economic assistance for the site?

No

Have you received economic assistance from the State?

No

Talent Jobs and Wages:

What are the projected level of creation or retention of qualified jobs as a result of a technological shift in product or production at the site location and within the state?

An estimated 3,000 direct jobs are projected to be created by employers at this site, with 1.887 million square feet of manufacturing footprint projected. This investment carries an even larger 'bang for the buck' when indirect job creation is considered. According to the Michigan Manufacturing Technology Center, every new direct manufacturing job generates approximately four additional jobs in the area. Over time, this could mean a total of 15,000 total jobs created in the Greater Grand Rapids region.

Will the projected wages equal or exceed the average wage for the county in which the site is located?

Yes

Regional Community Support and Impact:

Explain the regional and local support for the site, including the strategic importance of the site to the community.

This site is a top priority for Lowell Township (see attached support letter) and is a top strategic site regionally for The Right Place (RPI). Lowell Township and the City of Lowell have formed a historic collaborative agreement to work together to accomplish utility service at this site. Moreover, the State of Michigan elected officials representing the Lowell area in Lansing are fully galvanized in their support of this project (see attached support letters). It is a large site strategically located between Metro Grand Rapids and Greater Lansing, with the ability to attract both business and talent from both markets. It has access to a significant, skilled labor pool – approx. 900,000 population in a 30-mile radius. Recent MDOT investments in the I-96 interchange for full all-season truck access are already in place. When utility infrastructure is complete to the site, it will make possible additional, adjacent development sites, including higher-density housing to the West and industrial to the East and South.

Is the site supported by a strategic or other plan addressing business attraction and investment in the region?

Yes

Explain the degree to which the site is a priority for the local government or economic development organization.

With a current industrial vacancy rate of under 1.66% for the Greater Grand Rapids area, additional development sites like this are essential to capitalize on the unprecedented pipeline of interest in West Michigan from manufacturing companies, tech firms and more. Not having build-ready sites nor industrial inventory means our area is missing out on substantial investment and high-quality job creation.

Explain how the site will be a catalyst for additional revitalization of the community.

The proposed expansion to the City of Lowell's wastewater system would serve the community's growth for at least the next twenty years. 3,000 jobs at this site, with an average wage of \$24/hour would mean \$150 Million in new payroll injected into the Lowell area annually. This will have significant positive impacts to the local business base, local taxes, school district and more. Moreover, once utilities are available at this site, nearby quality-of-life developments, including the new Kent County Fairgrounds and other publicly-accessible open spaces, will be able to tap into these utilities.

Sustainable Development, Blight Elimination and Historical Reuse:

Explain how the site promotes sustainable development.

With the MDOT improvements to the Alden-Nash interchange of I-96 in recent years, the table has been set for this site to flourish once developed. It is already near a key transportation thoroughfare, as well as population centers.

Will the proposed investment result in the elimination of blight and the redevelopment of blighted properties?

No

Will the proposed investment result in the remediation of environmental contamination?

No

Will the reuse of vacant buildings, public or private, or the conversion of any abandoned public buildings to private use be included in the site development?

No

Does the site development involve the rehabilitation of a historical use?

No

Will the funds, if awarded, address the necessary site improvements specifically pertaining to environmental and topographical conditions?

Yes

State-wide Impact and Geographic Equity in Funding Distribution:

Does the site address state-wide development and/or address underserved markets of commerce?

Yes

Will the funds, if awarded, promote geographic equity in the distribution of funds between different areas of the state?

Yes

SSRP Criteria:

What is the importance of the project or Eligible Activities to the community in which is located and Michigan

This site is a top priority for Lowell Township (see attached support letter) and is a top strategic site regionally for The Right Place (RPI). Lowell Township and the City of Lowell have formed a historic collaborative agreement to work together to accomplish utility service at this site. Moreover, the State of Michigan elected officials representing the Lowell area in Lansing are fully galvanized in their support of this project (see attached support letters). It is a large site strategically located between Metro Grand Rapids and Greater Lansing, with the ability to attract both business and talent from both markets. It has access to a significant, skilled labor pool – approx. 900,000 population in a 30-mile radius. Recent MDOT investments in the I-96 interchange for full all-season truck access are already in place. When utility infrastructure is complete to the site, it will make possible additional, adjacent development sites, including higher-density housing to the West and industrial to the East and South.

Will the project will act as a catalyst for additional revitalization of the community where it is located and Michigan?

Yes

Please explain

The proposed expansion to the City of Lowell's wastewater system would serve the community's growth for at least the next twenty years. 3,000 jobs at this site, with an average wage of \$24/hour would mean \$150 Million in new payroll injected into the Lowell area annually. This will have significant positive impacts to the local business base, local taxes, school district and more. Moreover, once utilities are available at this site, nearby quality-of-life developments, including the new Kent County Fairgrounds and other publicly-accessible open spaces, will be able to tap into these utilities.

Please note the \$18+ million in "local community and financial support" noted below is in the form of a projected brownfield TIF reimbursement toward these costs, realized over a projected 15-year period.

What is the amount of local community and financial support for the project?

\$18,128,000

Has there been any other economic assistance or support provided by Michigan for the project?

No

Has there been any other economic assistance or support provided by the federal government for the project, including without limitation, federal appropriations or tax credits?

No

Has there been any private funds or investments for the project, including the Eligible Applicant's own investments in the project?

No

What is the Eligible Applicant's financial need for a grant, loan, or other economic assistance under the SSRP?

\$20,000,000

What is the extent of reuse of vacant buildings, public or private, reuse of historic resources and redevelopment of blighted property?

N/A

Is the project is financially and economically sound?

Yes

Please explain

As evidenced by the extremely low industrial vacancy rate in our market, this site - once served by utilities - will be extremely attractive for business expansion and attraction projects. The proximity to a large, high-quality workforce and strategic transportation infrastructure make this a site that is already garnering a great deal of interest from potential end-users.

Every effort has been made to pursue viable options to serve this site adequately, including project estimates from multiple engineers. This is the most viable option, and will result in a significant return on investment for the community and state.

Will the project convert an abandoned public building(s) to private use?

No

Will the project promote sustainable development?

No

Will the project involve the rehabilitation of a historic resource?

No

Will the project address areawide redevelopment?

Yes

Please explain

The proposed expansion to the City of Lowell's wastewater system would serve the community's growth for at least the next twenty years. 3,000 jobs at this site, with an average wage of \$24/hour would mean \$150 Million in new payroll injected into the Lowell area annually. This will have significant positive impacts to the local business base, local taxes, school district and more. In addition, this site's commutable radius includes the neighboring counties of Ionia, Barry and Montcalm, creating a positive impact to communities outside of Kent County.

Moreover, once utilities are available at this site, nearby quality-of-life developments, including the new Kent County Fairgrounds and other publicly-accessible open spaces, will be able to tap into these utilities.

Will the project address underserved markets of commerce?

Yes

Please explain

The Lowell area has largely been overlooked as a prime area for investment and development; however, as the success and growth trends of Greater Grand Rapids continues to generate momentum, that momentum is expanding geographically, including eastward. The Lowell area is the next geography to the East of Grand Rapids that will see significant success, especially due to its location along the I-96 corridor.

What is the level and extent of environmental contamination?

N/A

How will the project compete with or affect existing Michigan businesses within the same industry?

This project will almost certainly amplify the success of other businesses regionally and statewide, as it will provide much-needed development acreage for business expansion and attraction activities; particularly supply-chain companies and related industries.

How will the project's proximity to rail and utility impact the performance of the project and maximize energy and logistics needs in the community in which it is located, and in Michigan?

On-site water service will be constructed/installed. The SSRP grant dollars we are seeking are specifically to make expansion of the City of Lowell's wastewater system to this site in Lowell Township. Other utilities (electric and gas) are in close proximity to the site. There is no rail access, but that is not essential for this project to be successful.

What is the risk of obsolescence of the project, products, and/or investments in the future?

Negligible. This site will be available for cutting-edge manufacturer uses.

What is the overall return on investment to Michigan?

In addition to the hundreds of millions in capital investment by future end-users, an estimated 3,000 direct jobs are projected to be created by employers at this site, with 1.887 million square feet of manufacturing footprint projected.

Is the proposed Strategic Site or Mega-Strategic Site incorporated into a strategic plan of a political subdivision of Michigan?

Yes

Please explain

Lowell Township has included this as a priority development site in its Master Plan.

RPI covenant industrial park SSRP attachment.pdf

Provide any other additional criteria approved by the MSF Board that are specific to each individual project, and consistent with the purpose of the SSRP.

Note: the \$18,128,000 noted above as "local community and financial support for the project" is in the form of a projected 15-year local Brownfield TIF reimbursement to the developer.



10TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

PHONE: (517) 373-0857
FAX: (517) 373-5976
JoeTate@house.mi.gov

JOE TATE
SPEAKER OF THE HOUSE

October 27, 2023

To Whom it May Concern:

I am writing to share my full support of the Covenant Industrial Park (CIP) site development project in Lowell Charter Township along I-96 at Exit 52. I agree with the regional economic development agency – The Right Place – that this project is a priority for west and central Michigan.

The areas along I-96 east of Grand Rapids, including Lowell, are well-situated to be the next frontier in the economic development along the Grand Rapids-Lansing corridor. The Covenant Industrial Park is uniquely situated on a key east-west highway, near a north-south highway, and within minutes of the Gerald R. Ford International Airport. The CIP site-readiness project will allow the developer to build-to-suit for industrial and commercial users and attract needed businesses and jobs. The \$35 million investment will allow for the construction of the necessary water services and infrastructure to the site, along with related improvements to the City of Lowell wastewater facility.

Located between Lansing and the Grand Rapids metro area, the CIP will attract talent and business to central and west Michigan. Given its location between these two metro areas, the site will have access to a large skilled labor pool of approximately 900,000 people. This project is needed for the further economic growth of the area. Currently, the Greater Grand Rapids area has an industrial vacancy rate of under 1.7%. Experts argue that the CIP project will help spur the growth of up to 3,000 jobs in west and central Michigan, meaning the investment is at \$11,667 per job created. That is a worthwhile project for jobs in the central and west Michigan community. There is also significant potential for further residential, retail, commercial and industrial development areas to the south, east, and west of the CIP site.

It is my understanding that The Right Place will be submit an application to the MEDC for funds to accomplish the wastewater system upgrade at the site. I fully support the CIP investment and appreciate your consideration of this letter. If you have any further questions, please do not hesitate to contact my office.

Sincerely,

Joe Tate
Speaker of the House



76TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

ANGELA WITWER
APPROPRIATIONS CHAIR

PHONE: (517) 373-0822
FAX: (517) 373-5276
AngelaWitwer@house.mi.gov

To Whom it May Concern:

We are writing you to express our full support of the Covenant Industrial Park (CIP) site development project in Lowell Charter Township along I-96 at Exit 52. We agree with our regional economic development agency – The Right Place – that this project is a priority for west and central Michigan.

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Located between Lansing and the Grand Rapids metro area, the CIP will attract talent and business to central and west Michigan. Given its location between these two metro areas, the site will have access to a large skilled labor pool of approximately 900,000 people. This project is needed for the further economic growth of the area. Currently, the Greater Grand Rapids area has an industrial vacancy rate of under 1.7%. Experts argue that the CIP project will help spur the growth of up to 3,000 jobs in west and central Michigan, meaning the investment is at \$11,667 per job created. That is a worthwhile project for jobs in the central and west Michigan community. There is also significant potential for further residential, retail, commercial and industrial development areas to the south, east, and west of the CIP site.

This September, we anticipate that The Right Place will be submit its application to the MEDC for funds to accomplish the wastewater system upgrade at the site. We fully support this investment for our communities.

If you have any further questions, please do not hesitate to contact our offices at GinaJohansen@house.mi.gov, PhilSkaggs@house.mi.gov, or AngelaWitwer@house.mi.gov.

Sincerely,

Angela Witwer
State Representative
District 76

Gina Johansen
State Representative
District 78

Phil Skaggs
State Representative
District 80



78TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

GINA JOHNSEN
STATE REPRESENTATIVE

PHONE: (517) 373-1796
FAX: (517) 373-5918
GinaJohnsen@house.mi.gov

To Whom it May Concern:

We are writing you to express our full support of the Covenant Industrial Park (CIP) site development project in Lowell Charter Township along I-96 at Exit 52. We agree with our regional economic development agency – The Right Place – that this project is a priority for west and central Michigan.

The areas along I-96 east of Grand Rapids, including Lowell, are well-situated to be the next frontier in the economic development along the Grand Rapids-Lansing corridor. The Covenant Industrial Park is uniquely situated on a key east-west highway, near a north-south highway, and within minutes of the Gerald R. Ford International Airport. The CIP site-readiness project will allow the developer to build-to-suit for industrial and commercial users and attract needed businesses and jobs. The \$35 million investment allow for the construction of the necessary water services and infrastructure to the site, along with related improvements to the City of Lowell wastewater facility.

Located between Lansing and the Grand Rapids metro area, the CIP will attract talent and business to central and west Michigan. Given its location between these two metro areas, the site will have access to a large skilled labor pool of approximately 900,000 people. This project is needed for the further economic growth of the area. Currently, the Greater Grand Rapids area has an industrial vacancy rate of under 1.7%. Experts argue that the CIP project will help spur the growth of up to 3,000 jobs in west and central Michigan, meaning the investment is at \$11,667 per job created. That is a worthwhile project for jobs in the central and west Michigan community. There is also significant potential for further residential, retail, commercial and industrial development areas to the south, east, and west of the CIP site.

This September, we anticipate that The Right Place will be submit its application to the MEDC for funds to accomplish the wastewater system upgrade at the site. We fully support this investment for our communities.

If you have any further questions, please do not hesitate to contact our offices at GinaJohnsen@house.mi.gov or PhilSkaggs@house.mi.gov.

Sincerely,

Gina Johnsen, State Representative, District 78

Phil Skaggs, State Representative, District 80

October 16, 2023

Paul O'Connell
Vice President Real Estate Development
Michigan Economic Development Corporation
300 N. Washington Square | Lansing, MI 48913

Dear Paul O'Connell

I am writing today to express support for the proposed Covenant Industrial Park sewer and water project located in Lowell Township.

Lowell Township and the City of Lowell are working together to plan and expand services and build capacity for future development by the I-96 interchange. Once the utilities are in place, the Covenant Industrial Park will be developed and provide much needed employment and industrial opportunities by creating an estimated 3500 jobs and \$150 million annually in new payroll. A \$35 million investment to bring the necessary wastewater service to the site and the related expansion to the City of Lowell's plant is only \$11,667 per job created.

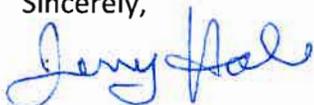
This project will allow Lowell Township to have a better plan for future residential development in the township and help us to preserve our farmland.

The Kent County Youth Agricultural Association is developing property in that area for a new fairgrounds and expo center campus and this project would help them in planning for their long-term water and sewer needs.

The Township would be willing to be creative in working with the developer to explore supplementary funding avenues to make this project possible.

Lowell Township urges the State of Michigan to support this project. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jerry Hale".

Jerry Hale
Lowell Township Supervisor



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

January 21, 2022

To Whom It May Concern:

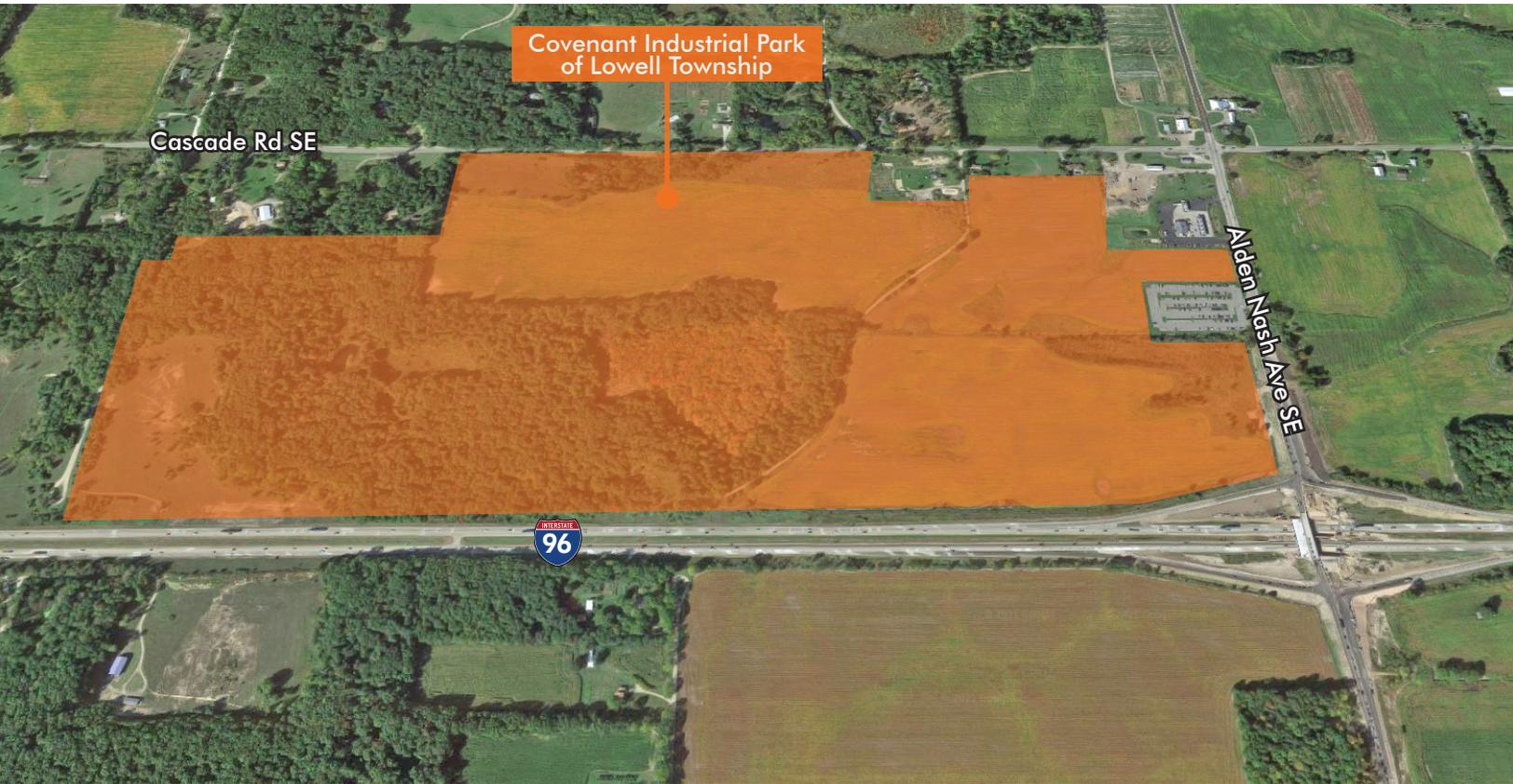
On January 18, 2022, the City of Lowell City Council approved a motion stating the following in regards to property totaling approximately 240 acres in the south part of Lowell Charter Township and located adjacent to I-96 that has the potential for significant industrial development:

1. To facilitate development and encourage grant funding, the City Attorney and City Manager are authorized to work with the Township to negotiate a letter of understanding which may include consideration of a 425 agreement and establishment of a joint authority for sewer and water serving both the City and Township.
2. That the City investigate and support further joint efforts with the Township that may be in the best interests of both.

If you have any questions, please contact me.

Sincerely,

Michael Burns
City Manager



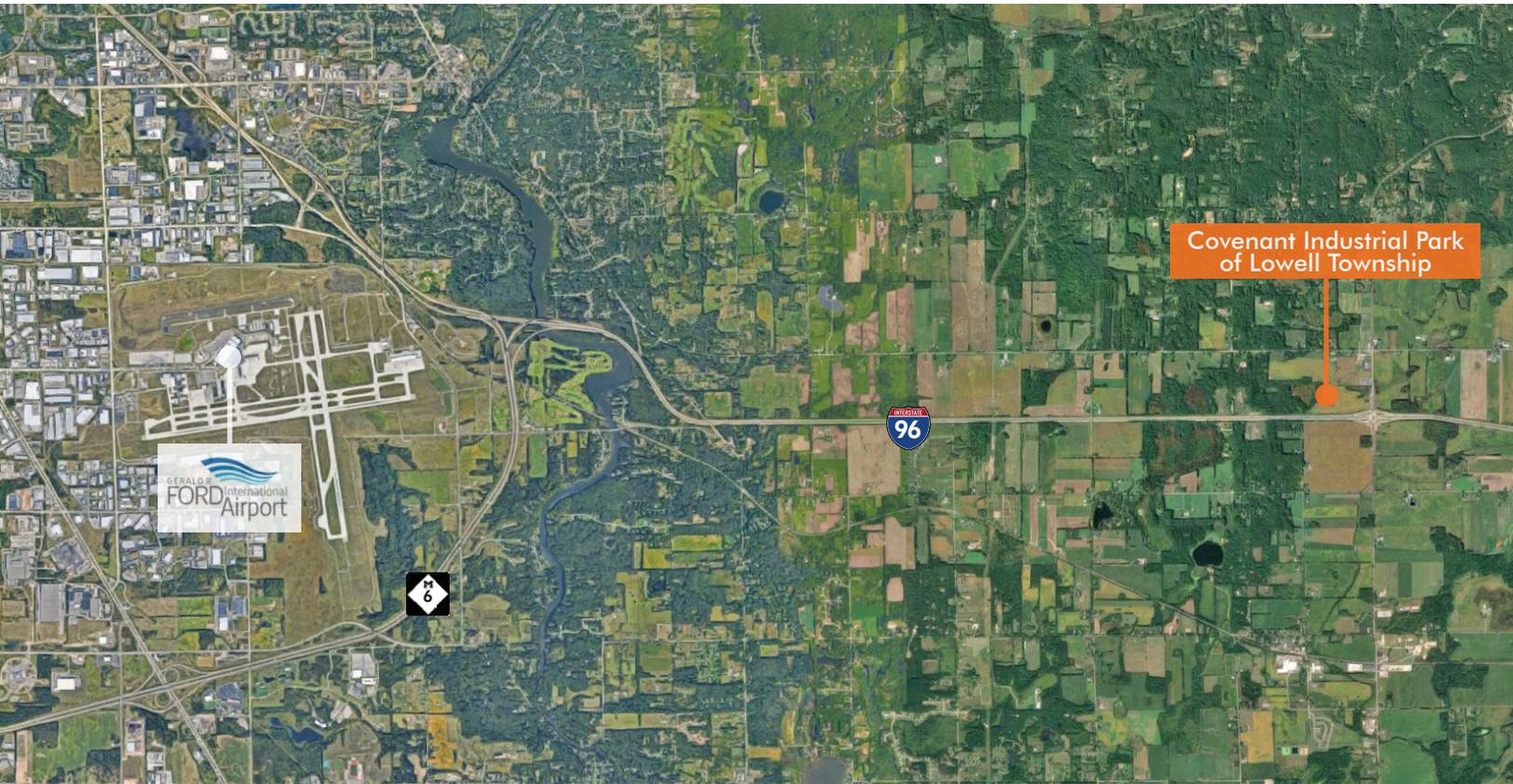
BUILD-TO-SUIT OPPORTUNITY

60,000 SF to 750,000 SF

Rare opportunity to be a part of the Covenant Industrial Park of Lowell Charter Township. This Industrial Park is located at the I-96 & Alden Nash interchange, minutes from the Gerald R Ford International Airport with frontage on I-96, Alden Nash Avenue SE and Cascade Road SE. The parcel is zoned PUD for industrial and commercial uses and will have all utilities to site. Developer will do build-to-suit for industrial users or sell lots for both industrial and commercial users. 30 acres are available for retail/commercial use located along Alden Nash Avenue SE. This is the finest industrial parcel available in the greater Grand Rapids Area. The interchange was recently upgraded for full all season truck access.

LEASE INFORMATION

Available Area	60,000 SF to 750,000 SF
Lease Rate/SF	\$6.50
Lease Rate/Month	\$32,500 to \$325,000



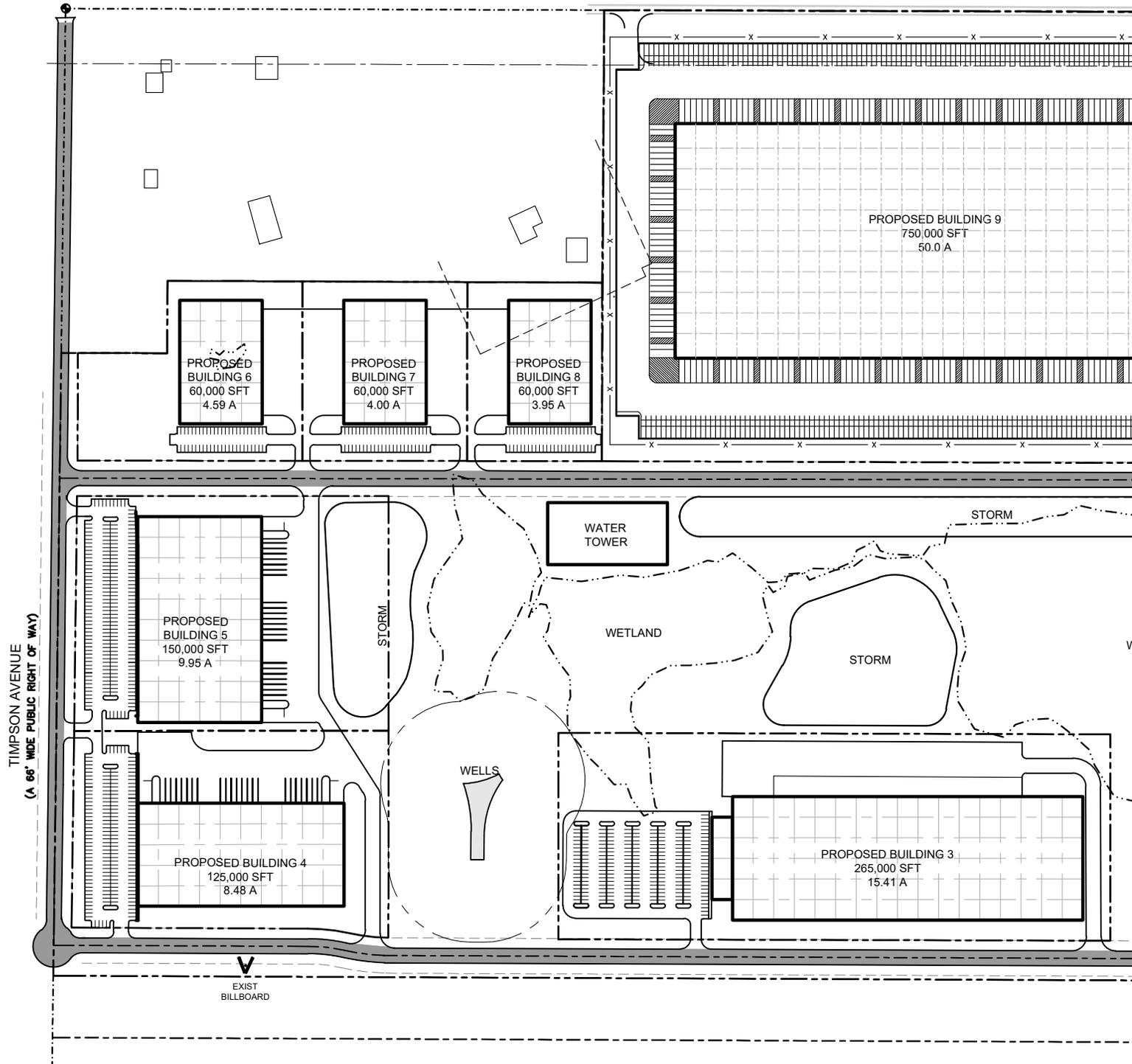
PROPERTY LOCATION

PROXIMITY TO

Gerald R. Ford International Airport	13 miles
Downtown Grand Rapids	21 miles
Lansing	46 miles
Detroit	139 miles
Chicago	193 miles
Indianapolis	277 miles

SITE PLAN

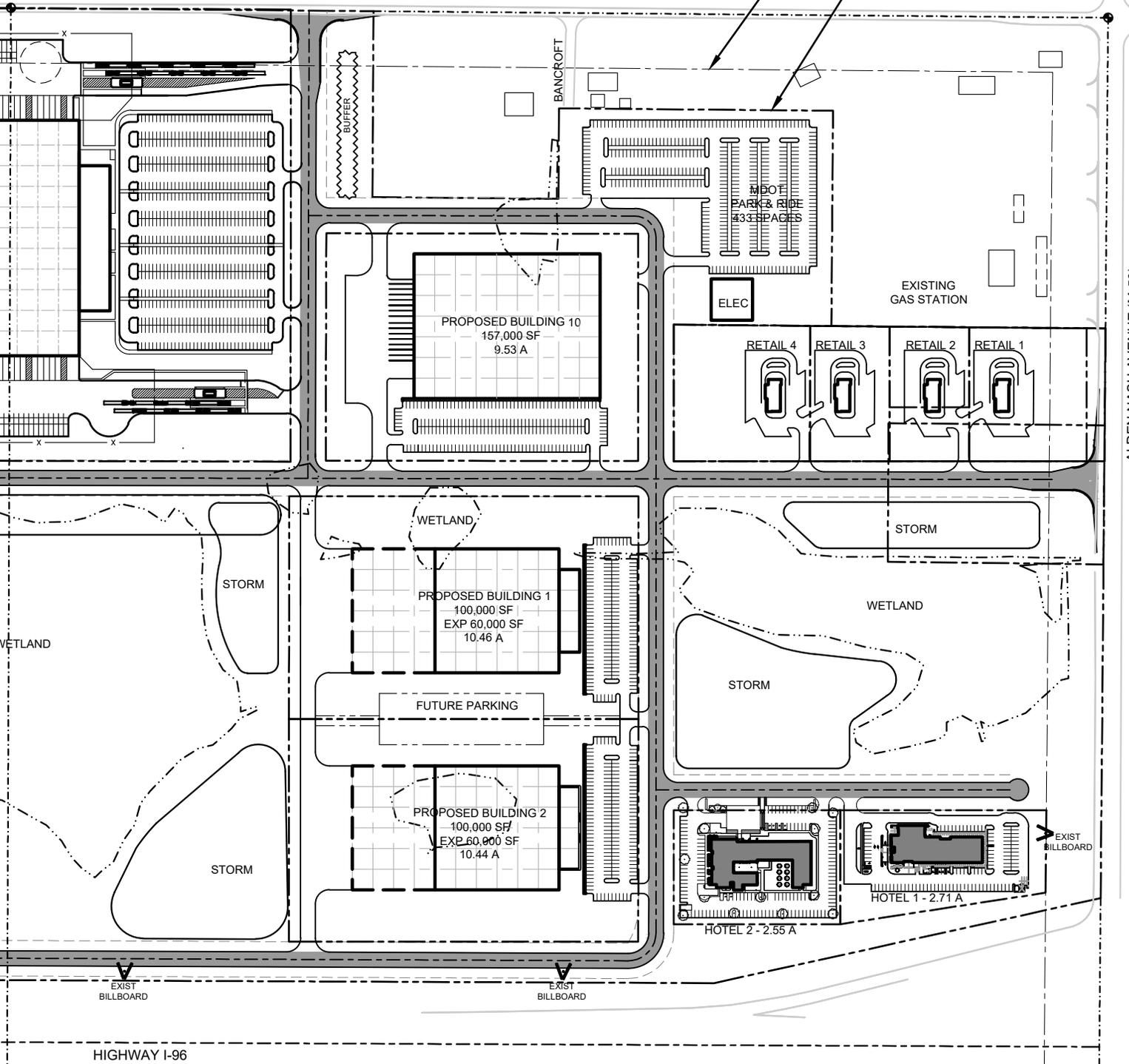
SUBJECT TO FINAL APPROVAL



CASCADE ROAD
(FORMERLY US-16)
(A VARIABLE WIDTH PUBLIC RIGHT OF WAY)

LINE OF 35'
MAXIMUM
HEIGHT

PROPERTY
LINE



INSPIRATION RENDERING



LOWELL CHARTER TOWNSHIP ZONING

SEC 15.01 INTENT AND PURPOSE

The I-96 Planned Unit Development Zoning District (I-96 PUD) is a recommendation of the Lowell Charter Township Master Plan. It is specifically intended to allow for a variety of complementary land uses in a planned setting on land located west of Alden Nash Avenue between Cascade Road and I-96. This land, which is highly visible from adjacent major roadways, presents challenges and opportunities in designing land uses which are compatible with and protective of the site's wetlands, wooded areas, open land and steep slopes.

The I-96-PUD regulations are intended to permit development of this location in accordance with the recommendations of the Master Plan while allowing a developer to utilize creativity in blending the different uses according to a unified theme. Development requirements which would normally apply to the uses may be modified to allow a project to be designed as a more desirable environment for working, shopping and living than one produced in accordance with typical zoning ordinance controls. The objectives of the I-96 PUD are:

- a) To allow a mix of uses, structures, and open space which, through the use of best development practices, can be designed to be considerably compatible with each other but also with existing and planned uses on nearby properties;
- b) To achieve a unified development that will be a visually appealing and well-organized land use at the entranceway to Lowell Charter Township.
- c) To allow for the design of developments that achieve better utilization of land than is possible through strict application of standard zoning controls;
- d) To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic conditions, and does not adversely affect wetlands, the natural drainage pattern, and other natural site features;
- e) To achieve a unified mix of land uses, building styles and building and road placement that will function efficiently and be aesthetically pleasing.
- f) To provide for the regulation of legal land uses not otherwise explicitly authorized within this Ordinance.

[CLICK FOR FULL ZONING ORDINANCE](#)

PROJECT DEVELOPER



www.franklinpartners.net

Our team is as innovative and adaptable as the real estate we acquire, develop, manage and build. Since 1995, Franklin Partners has brought its focus on quality and innovation to more than 20-million square feet of commercial real estate. Our experience allows us to be adaptable in an ever-changing real estate market, embracing opportunities that require challenging the status quo, bringing new life to under-utilized assets. Our portfolio spans Illinois, Michigan, Ohio, and Missouri, where we acquire, redevelop, build, manage and own real estate with a focus on industrial, office and land development.

We succeed because our culture of innovation and quality touches everything we do. We work with the best and we look to what hasn't been done—yet. Our ability to form a creative team to assess opportunities from the inside out builds trusting relationships with our investors, tenants and partners.

We take pride in our work, from hospitality-inspired property management, to leading edge redevelopment. Our experience allows us to be adaptable across investment, development, property management and new construction.



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Updated 8/23/2021

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

PROPOSED COVENANT INDUSTRIAL PARK LOWELL TOWNSHIP, MI



SITE DETAILS:

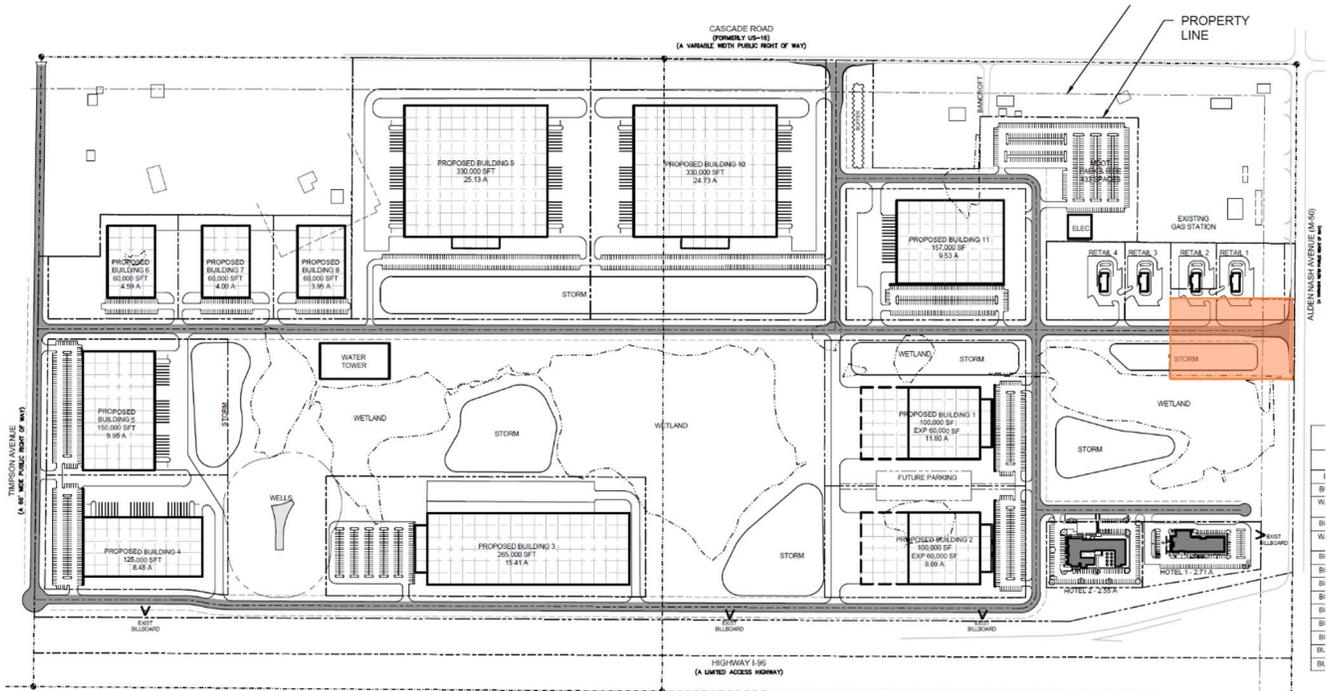
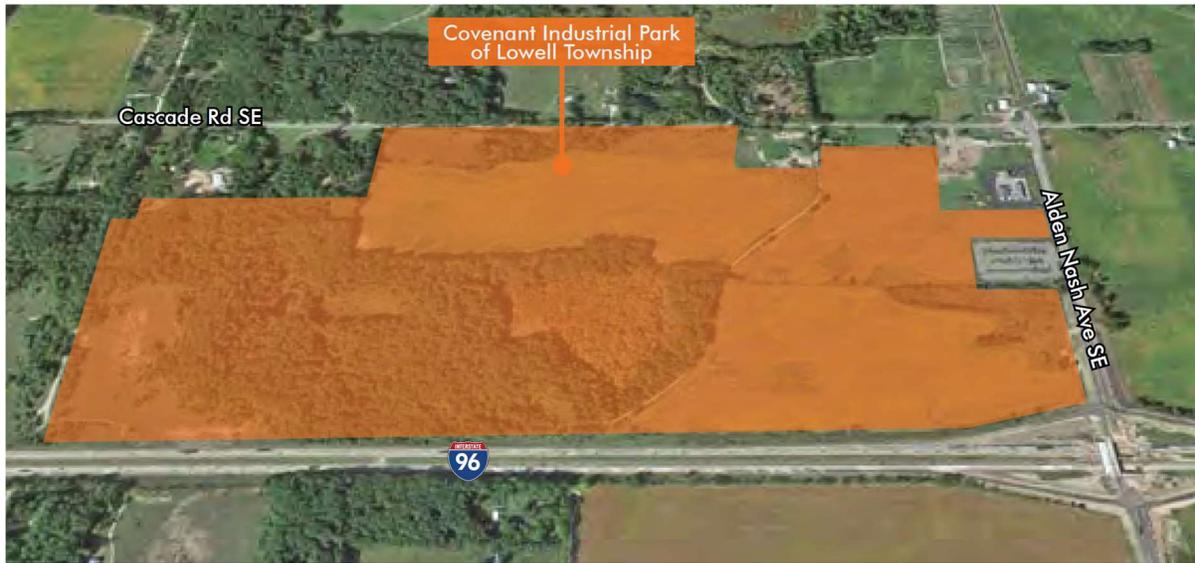
- Location: Lowell Township, at I-96 exit 52.
- Size: 237 acres (approx. 190 developable acres).
- Ownership: Privately owned by Franklin Partners; very motivated to develop the site.
 - Proposed Use: Manufacturing with some road frontage commercial/retail as well as a hotel.
 - Approx. 140 acres slated for industrial use; 30 acres for commercial
 - **Preliminary site plan attached.**
- Zoning: PUD for industrial and commercial uses
- Utilities:
 - Consumers Energy provides gas (4" main at 60 PSIG) and electric (3-phase, 8.32 kV) to the site
 - Water: Water service would likely be addressed on-site
 - Sewer: Lowell Township and City of Lowell are actively collaborating to address wastewater needs
 - Formally passed motions to collaborate, including potential 425 intergovernmental agreement. Identified a project to run wastewater 4 miles down Alden Nash from City plant to site.

SITE ADVANTAGES:

- Strategically located between Metro GR and Greater Lansing, with the ability to attract both business and talent from both markets.
- Access to significant, skilled labor pool – approx. 900,000 population in a 30-mile radius
- Recent MDOT investments in the interchange for full all-season truck access
- Potential for further development sites adjacent to this site, including higher-density housing to the West and industrial to the East and South.
- Identified as a high-priority industrial development site during The Right Place's regional site readiness initiative.

SITE CHALLENGES:

- \$30+ Million estimate for wastewater extension & expansion via City of Lowell to serve the site.
- Local access roads within the parcel will be necessary. This inclusive cost – including curb & gutter, signalization, soil erosion, etc is estimated at \$11+ million.
- Site plan calls for relocation of existing MDOT ‘park & ride’ lot to elsewhere in the development, at a cost of approx. \$600,000.
- While Consumers Energy power is located on site, the service needed for industrial users is approx. 1.75 miles away and would require investment to extend.



Investment Per Job

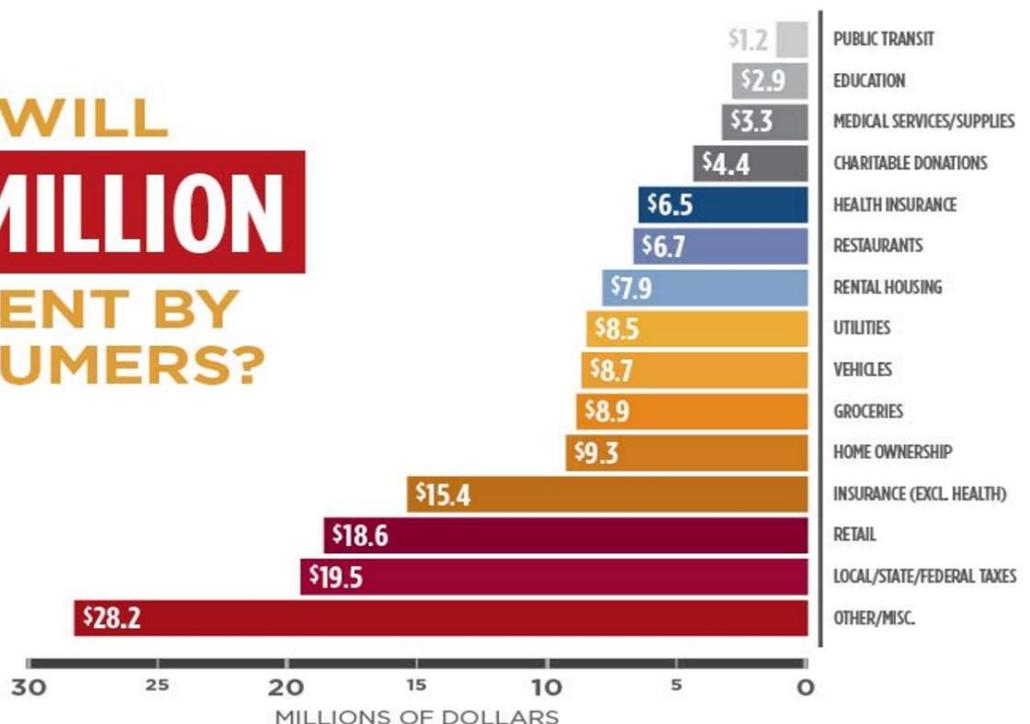
- Based on all MEDC Requests For Information for potential attraction & expansion projects from January 2021 to March 2023, the average job numbers are **159 jobs per 100,000 square feet of manufacturing space**.
- Using this ratio – applied to the **1.887 million square feet** of manufacturing footprint on the proposed plan for this site, that means **up to 3,000 direct jobs are slated to be created**.
- A **\$35 Million investment** to bring the necessary wastewater service to the site and the related expansion to the City of Lowell’s plant is only **\$11,667 per job created**.
- This investment carries an even larger ‘bang for the buck’ when indirect job creation is considered. According to the Michigan Manufacturing Technology Center, every new direct manufacturing job generates approximately four additional jobs. This could mean a total of **15,000 total jobs** created in the region, reducing the investment per job down to **as low as \$2,333 per job**.

Additional Return On Investment

- With a current **industrial vacancy rate of under 1.66%** for the Greater Grand Rapids area, additional development sites like this are essential to capitalize on the unprecedented pipeline of interest in West Michigan from manufacturing companies, tech firms and more.
- Since January 2022, **148 RFI inquiries from MEDC** have been seeking an **average of 255 acres**, and a total minimum square footage of **over 27 million sqft**. Not having build-ready sites nor industrial inventory means our area is **missing out on substantial investment and job creation**.
- The proposed expansion to the City of Lowell’s wastewater system would serve the community’s growth for at least the **next twenty years**.
- 3,000 jobs at this site, with an average wage of \$24/hour would mean **\$150 Million in new payroll injected into the Lowell area annually**.

NEW PAYROLL RETURN TO COMMUNITY

**HOW WILL
\$150 MILLION
BE SPENT BY
CONSUMERS?**





MEMORANDUM

TO: Lowell Township Utilities Team
FROM: Moore+Bruggink, Adam DeYoung, P.E.
DATE: 2022-9-20
SUBJECT: Cost Update

The following tables are an update to the estimated utility elements costs to update and expand the treatment capacity at the Lowell WWTP, build a lift station near the M-50 interchange, build a force main from the M-50 interchange to the WWTP, and build a water system near the M-50 interchange .

Prices on infrastructure work have seen significant cost increases, and these prices are likely to go up again. This is a conceptual estimate cost adjustment; further design will assist in refining the costs.

Significant cost increases have been seen across the construction industry in the last year. It is our judgement that costs have increased 40 percent from the time the original estimates were put together in late 2020. The memo on 2022-4-28 saw a 35% increase from the original estimates. Given these conditions, it is recommended to increase the estimated costs and contingencies assumed for conceptual designs to be consistent with the current market conditions. A summary of these is detailed below:

Lowell WWTP Improvements	\$19,730,000
Forcemain from M-50 Area to Lowell WWTP	\$4,542,872
Sanitary Lift Station Near M-50 Interchange	\$648,000
Water Wells, Treatment and Water Tower	\$8,230,000



LOWELL WWTP IMPROVEMENTS								
Item #	PROPOSAL ITEM	UNIT	ESTIMATED QUANTITY	UNIT COST	AMOUNT	ADJUSTED AMOUNT	EXPANSION	RENOVATION
	Sanitary Sewer Force Main Items					40%		
1	Headworks	LSUM	1	\$ 2,000,000	\$2,000,000	\$2,800,000		x
2	OX Ditch	LSUM	1	\$ 1,550,000	\$1,550,000	\$2,170,000	x	
3	Secondary Clarifiers	LSUM	1	\$ 720,000	\$720,000	\$1,010,000	x	
4	Sludge Storage	LSUM	1	\$ 800,000	\$800,000	\$1,120,000		x
5	Site Work	LSUM	1	\$ 1,000,000	\$1,000,000	\$1,400,000	x	
6	SCADA	LSUM	2	\$ 375,000	\$750,000	\$1,050,000		x
7	CIPP Work	LSUM	1	\$ 2,185,000	\$2,185,000	\$3,060,000		x
				Subtotal:	\$9,010,000	\$12,610,000	\$4,580,000	\$8,030,000
	Contractor OH&P			20%	\$1,810,000	\$2,530,000	\$920,000	\$1,610,000
	Engineering			17%	\$1,540,000	\$2,150,000	\$780,000	\$1,370,000
	Contingency			25%	\$2,260,000	\$3,160,000	\$1,150,000	\$2,010,000
				Total Sanitary Sewer Items:	\$14,620,000	\$20,450,000	\$7,430,000	\$13,020,000
							City of Lowell's Portion	\$6,510,000.0
							Lowell Township's Portion	\$7,430,000 \$6,510,000.0



Dependent System - Route from Development to City of Lowell WWTP						
Item #	PROPOSAL ITEM	UNIT	ESTIMATED QUANTITY	UNIT COST	AMOUNT	ADJUSTED AMOUNT
	Sanitary Sewer Force Main Items					40%
1	SESC Measures	LSUM	1	\$250,000	\$250,000	\$350,000
2	48 inch Sanitary Sewer Manhole, w/ Cover	Ea	2	\$12,500	\$25,000	\$35,000
3	8 inch Sanitary Sewer-D2680 PVC Truss Pipe	Ft	0	\$3,200	\$0	\$0
4	8 inch Sanitary Force Main, Directional Drilled, DR 11 HDPE	Ft	20,400	\$85	\$1,734,000	\$3,468,000
5	9 inch Sanitary Force Main, Under River	Ft	500	\$90	\$45,000	\$90,000
6	Bore pits (approximately every 2000 ft, 20 ft depth)	LSUM	1	\$100	\$100	\$140
7	8 inch Air Relief Valve & Chamber	Ea	5	\$1,000	\$5,000	\$7,000
8	6 inch Cleanout	Ea	6	\$6,500	\$39,000	\$54,600
9	8 inch Gate Valve & Chamber	Ea	6	\$2,500	\$15,000	\$21,000
10	Restoration	LSUM	1	\$6,500	\$6,500	\$9,100
11	Traffic Control	LSUM	1	\$45,500	\$45,500	\$63,700
				Subtotal:	\$2,165,100	\$4,098,540
	Contractor OH&P			20%	\$433,020	\$819,708
	Engineering			17%	\$368,067	\$139,350
	Contingency			25%	\$541,275	\$34,838
				Total Sanitary Sewer Items:	\$3,507,462	\$5,092,436

*Note that pipe costs have gone up substantially and have been adjusted more than the 40%.



Development Lift Station						
			ESTIMATED	UNIT		
Item #	PROPOSAL ITEM	UNIT	QUANTITY	COST	AMOUNT	ADJUSTED AMOUNT
	Sanitary Sewer Force Main Items					40%
1	Wetwell	LSUM	1	\$35,000	\$35,000	\$50,000
2	Electrical	LSUM	1	\$25,000	\$25,000	\$40,000
3	Generator	LSUM	1	\$55,000	\$55,000	\$80,000
4	Pumps and Pipes	LSUM	1	\$70,000	\$70,000	\$100,000
5	Control Panel	LSUM	1	\$30,000	\$30,000	\$50,000
6	Building	LSUM	1	\$80,000	\$80,000	\$120,000
				Subtotal:	\$295,000	\$440,000
	Contractor OH&P			20%	\$59,000	\$88,000
	Engineering			17%	\$50,150	\$74,800
	Contingency			25%	\$73,750	\$110,000
				Total Sanitary Sewer Items:	\$477,900	\$712,800

Development Water System						
			ESTIMATED	UNIT		
Item #	PROPOSAL ITEM	UNIT	QUANTITY	COST	AMOUNT	ADJUSTED AMOUNT
	Water System Items					40%
1	Distribution Wells	Lsum	1.0	\$490,000	\$490,000	\$690,000
2	500,000 Gallon Elevated Storage Tank	Lsum	1.0	\$1,200,000	\$1,200,000	\$1,680,000
3	Water Treatment System	Lsum	1.0	\$4,400,000	\$4,400,000	\$6,160,000
	Contractor OH&P, Engineering and Contingency Included in values					
				Total Water System Items:	\$6,090,000	\$8,530,000

MOORE & BRUGGINK, INC.**Engineers Conceptual Cost Estimate (Phase 1)**PROJECT: Covenant Industrial Park of Lowell Township
#120128.02

ITEM		ESTIMATED		ENGINEER'S ESTIMATE	
NO.	PROPOSAL ITEM	UNIT	QUANTITY	PRICE	AMOUNT
On-Site Sanitary Sewer Items					
1	8" Sanitary Sewer w/ Sand Backfill	Lft	5,200	\$130.00	\$676,000.00
2	6" Sanitary Lateral w/ Sand Backfill	Lft	350	\$75.00	\$26,250.00
3	4' Diameter Sanitary Manhole	Each	15	\$4,500.00	\$67,500.00
4	8"x6" Sanitary Wye	Each	7	\$500.00	\$3,500.00
Sanitary Sewer Items Subtotal:					\$773,250.00
On-Site Watermain Items					
5	12" D.I. Watermain w/ Sand Backfill	Lft	2,400	\$135.00	\$324,000.00
6	8" D.I. Watermain w/ Sand Backfill	Lft	2,900	\$100.00	\$290,000.00
7	6" D.I. Watermain w/ Sand Backfill	Lft	605	\$85.00	\$51,425.00
8	4" D.I. Watermain w/ Sand Backfill	Lft	350	\$65.00	\$22,750.00
9	5" Hydrant	Each	13	\$3,500.00	\$45,500.00
10	12" Valve & Box	Each	15	\$4,000.00	\$60,000.00
11	8" Valve & Box	Each	8	\$3,000.00	\$24,000.00
12	6" Valve & Box	Each	18	\$2,500.00	\$45,000.00
13	2" Copper Water Service	Lft	350	\$50.00	\$17,500.00
14	Curb Stop & Box	Each	7	\$1,000.00	\$7,000.00
15	Misc. Watermain Fittings	Lsum	1.0	\$50,000.00	\$50,000.00
Watermain Items Subtotal:					\$937,175.00
On-Site Roadway Improvement Items					
16	Mobilization (10% max)	Lsum	1.0	\$534,000.00	\$534,000.00
17	Soil Erosion Control	Lsum	1.0	\$20,000	\$20,000.00
18	Traffic Control	Lsum	1.0	\$15,000	\$15,000.00
19	Misc. Removals	Lsum	1.0	\$30,000	\$30,000.00
20	Clearing & Grubbing	Acre	10.0	\$5,000.00	\$50,000.00
21	Strip & Stockpile Topsoil	Syd	49,689	\$5.00	\$248,445.00
22	Roadway Grading	Sta	52.0	\$3,500.00	\$182,000.00
23	Subgrade Undercutting	Cyd	1,000	\$100.00	\$100,000.00
24	18" Sand Subbase, CL 2 (C.I.P.)	Cyd	11,110	\$30.00	\$333,300.00
25	8" Aggregate Base, 21AA	Syd	20,200	\$20.00	\$404,000.00
26	5" HMA Surface	Ton	5,600	\$90.00	\$504,000.00
27	24" Concrete Curb & Gutter	Lft	2,900	\$30.00	\$87,000.00
28	6" Plastic Underdrain	Lft	2,900	\$25.00	\$72,500.00
29	Concrete Storm Sewer	Lft	3,467	\$80.00	\$277,360.00
30	4' Diameter Drainage Structure	Each	35	\$3,500.00	\$121,345.00
31	Respread Topsoil	Syd	49,689	\$3.00	\$149,067.00
32	Turf Establishment	Syd	49,689	\$2.00	\$99,378.00
33	Stormwater Management Facility	Each	2	\$40,000	\$80,000.00
34	Street Lighting	Lsum	1.0	\$75,000	\$75,000.00
35	Traffic Signal	Lsum	1.0	\$350,000	\$350,000.00
36	Electrical Service Extension	Lsum	1.0	\$0.00	\$0.00
37	Gas Service Extension	Lsum	1.0	\$500,000	\$500,000.00
Improvement Items Subtotal:					\$4,232,395.00
Construction Item Subtotal:					\$5,942,820.00
<i>Contingency (~20%):</i>					\$1,187,180.00
Estimated Total Construction Cost:					\$7,130,000.00
<i>Survey, Design Engineering, CE & Staking:</i>					\$785,000.00
PROJECT GRAND TOTAL:					\$7,915,000.00

ITEM		ESTIMATED		ENGINEER'S ESTIMATE	
NO.	PROPOSAL ITEM	UNIT	QUANTITY	PRICE	AMOUNT

On-Site Utility Items (By Others)

1	Mobilization (10% max)	Lsum	1.0	\$860,000.00	\$860,000.00
2	8" Forcemain w/ Sand Backfill	Lft	2,000	\$50.00	\$100,000.00
3	Lift Station	Lsum	1.0	\$520,000	\$520,000.00
4	12" D.I. Watermain w/ Sand Backfill	Lft	4,600	\$125.00	\$575,000.00
5	Distribution Wells	Lsum	1.0	\$320,000	\$320,000.00
6	500,000 Gallon Elevated Storage Tank	Lsum	1.0	\$1,500,000	\$1,500,000.00
7	Water Treatment System	Lsum	1.0	\$4,200,000	\$4,200,000.00

On-Site Utility Items (by others) Subtotal:	\$8,075,000.00
<i>Contingency (~20%):</i>	<u>\$1,625,000.00</u>

Estimated Total Construction Cost:	\$9,700,000.00
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<i>Survey, Design Engineering, CE & Staking:</i>	<u>\$1,060,000.00</u>
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PROJECT GRAND TOTAL:	\$10,760,000.00
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Off-Site Utility Items (By Others)

1	Mobilization (10% max)	Lsum	1.0	\$1,356,000.00	\$1,356,000.00
2	8" Forcemain (to City WWTP)	Lsum	1.0	\$2,200,000	\$2,200,000.00
3	Wastewater Treatment Plant Upgrades	Lsum	1.0	\$9,100,000	\$9,100,000.00

Off-Site Utility Items (by others) Subtotal:	\$12,656,000.00
<i>Contingency (~20%):</i>	<u>\$2,344,000.00</u>

Estimated Total Construction Cost:	\$15,000,000.00
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<i>Survey, Design Engineering, CE & Staking:</i>	<u>\$1,650,000.00</u>
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PROJECT GRAND TOTAL:	\$16,650,000.00
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MOORE & BRUGGINK, INC.
Engineers Conceptual Cost Estimate (Phase 2)

PROJECT: Covenant Industrial Park of Lowell Township
 #120128.02

ITEM NO.	PROPOSAL ITEM	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE PRICE	ENGINEER'S ESTIMATE AMOUNT
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On-Site Sanitary Sewer Items

1	8" Sanitary Sewer w/ Sand Backfill	Lft	8,100	\$130.00	\$1,053,000.00
2	6" Sanitary Lateral w/ Sand Backfill	Lft	400	\$75.00	\$30,000.00
3	4' Diameter Sanitary Manhole	Each	23	\$4,500.00	\$103,500.00
4	8"x6" Sanitary Wye	Each	6	\$500.00	\$3,000.00

Sanitary Sewer Items Subtotal: \$1,189,500.00

On-Site Watermain Items

5	12" D.I. Watermain w/ Sand Backfill	Lft	2,353	\$135.00	\$317,655.00
6	8" D.I. Watermain w/ Sand Backfill	Lft	3,800	\$100.00	\$380,000.00
7	6" D.I. Watermain w/ Sand Backfill	Lft	1,000	\$85.00	\$85,000.00
8	4" D.I. Watermain w/ Sand Backfill	Lft	500	\$65.00	\$32,500.00
9	5" Hydrant	Each	15	\$3,500.00	\$52,500.00
10	12" Valve & Box	Each	10	\$4,000.00	\$40,000.00
11	8" Valve & Box	Each	5	\$3,000.00	\$15,000.00
12	6" Valve & Box	Each	19	\$2,500.00	\$47,500.00
13	2" Copper Water Service	Lft	400	\$50.00	\$20,000.00
14	Curb Stop & Box	Each	6	\$1,000.00	\$6,000.00
15	Misc. Watermain Fittings	Lsum	1.0	\$50,000.00	\$50,000.00

Watermain Items Subtotal: \$1,046,155.00

On-Site Roadway Improvement Items

	Mobilization (10% max)	Lsum	1.0	\$462,000.00	\$462,000.00
16	Soil Erosion Control	Lsum	1.0	\$30,000	\$30,000.00
17	Traffic Control	Lsum	1.0	\$15,000	\$15,000.00
18	Misc. Removals	Lsum	1.0	\$10,000	\$10,000.00
19	Clearing & Grubbing	Acre	13.0	\$5,000.00	\$65,000.00
20	Strip & Stockpile Topsoil	Syd	62,111	\$5.00	\$310,555.00
21	Roadway Grading	Sta	59.0	\$3,500.00	\$206,500.00
22	Subgrade Undercutting	Cyd	1,500	\$100.00	\$150,000.00
23	18" Sand Subbase, CL 2 (C.I.P.)	Cyd	13,163	\$30.00	\$394,890.00
24	8" Aggregate Base, 21AA	Syd	23,933	\$20.00	\$478,660.00
25	5" HMA Surface	Ton	6,590	\$90.00	\$593,100.00
26	24" Concrete Curb & Gutter	Lft	3,550	\$30.00	\$106,500.00
27	6" Plastic Underdrain	Lft	3,550	\$25.00	\$88,750.00
28	Concrete Storm Sewer	Lft	4,333	\$80.00	\$346,640.00
29	4' Diameter Drainage Structure	Each	43	\$3,500.00	\$151,655.00
30	Respread Topsoil	Syd	62,111	\$3.00	\$186,333.00
31	Turf Establishment	Syd	62,111	\$2.00	\$124,222.00
32	Stormwater Management Facility	Each	2	\$40,000	\$80,000.00
33	Street Lighting	Lsum	1.0	\$75,000	\$75,000.00

Improvement Items Subtotal: \$3,874,805.00

Construction Item Subtotal: \$6,110,460.00

Contingency (~20%): \$1,219,540.00

Estimated Total Construction Cost: \$7,330,000.00

Survey, Design Engineering, CE & Staking: \$800,000.00

PROJECT GRAND TOTAL: \$8,130,000.00

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