

**EXHIBIT A**  
**PROJECT PLAN**

**THE ECONOMIC DEVELOPMENT CORPORATION  
OF THE CITY OF ANN ARBOR  
Washtenaw County, Michigan**

**Glacier Hills, Inc. Project**

**PROJECT PLAN**

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**PROJECT PLAN**  
**SUMMARY DESCRIPTION OF**  
**GLACIER HILLS, INC. PROJECT**

**OWNER OF PROJECT:**

Glacier Hills, Inc., a Michigan nonprofit corporation

**CONTACT PERSON:** (Name, address, telephone number)

Raymond J. Rabidoux  
President and Chief Executive Officer  
1200 Earhart Road  
Ann Arbor, MI 48105  
(734) 769-6410

**LOCATION OF PROJECT:** (Local municipality) City of Ann Arbor, Michigan

**PROJECT AREA/DISTRICT AREA:** See Exhibit A. Legal description attached. See also Exhibit B for a description of the Project.

**NATURE OF PROJECT:**

Construction and equipping of a new Care and Rehabilitation Center on the north side of the property to accommodate an 88-bed, short-term rehabilitation program and related facilities; renovation of the existing Manor Building, which offers independent living and assisted living facilities; expansion and improvement of the existing south Care Center building and renovation to expand existing dining and lounge facilities, transforming the facility to a Memory Care Residence offering both skilled care and assisted living for persons with dementia; improvement of existing north Care Center building to upgrade resident rooms and add new private rooms, to serve as a long-term care nursing center; and related site work and increase in surface parking.

**EMPLOYMENT CREATED OR RETAINED:**

Approximately 10 new full-time employees (to be added to the current 477 full and part-time employees of Glacier Hills).

**TOTAL PROJECT COST:** Approximately \$25,750,000

**BONDS TO BE ISSUED:**

Maximum of \$23,000,000

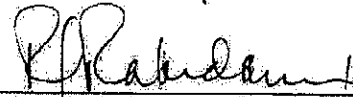
**PROJECT PLAN CERTIFICATION**

THIS PROJECT PLAN WAS PREPARED FOR THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF ANN ARBOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE ECONOMIC DEVELOPMENT CORPORATIONS ACT, ACT NO. 338 OF THE MICHIGAN PUBLIC ACTS OF 1974, AS AMENDED.

THE UNDERSIGNED HAS PROVIDED ALL OF THE INFORMATION CONTAINED HEREIN AND HEREBY CERTIFIES AS TO THE ACCURACY AND VALIDITY OF SUCH INFORMATION AS OF THIS DATE.

GLACIER HILLS, INC.

By:



Raymond J. Rabidoux

Its:

President and  
Chief Executive Officer

Dated: \_\_\_\_\_

4/23/10

**PROJECT PLAN  
STATUTORILY REQUIRED INFORMATION REGARDING  
GLACIER HILLS, INC. PROJECT**

I. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE PROJECT DISTRICT AREA; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES NOW EXISTING AND PROPOSED FOR THE PROJECT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES; AND A LEGAL DESCRIPTION OF THE PROJECT AREA:

The Project Area/District Area consists of the entire campus that houses all of the Glacier Hills, Inc. facilities. See Exhibit B for a detailed description of the Project.

Legal description of Project Area attached as Exhibit A.

II. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE PROJECT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED; A DESCRIPTION OF REPAIRS AND ALTERATIONS; AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION:

See Exhibit B for a detailed description of the Project and the manner in which existing property will be affected. See III. below for the construction schedule.

III. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS, INCLUDING REHABILITATION CONTEMPLATED FOR THE PROJECT AREA, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION:

Please refer to Exhibit B for a description of the areas and facilities of Glacier Hills, Inc. to be affected, and the nature of the expansion and improvements.

The construction schedule and costs of the Project are estimated to be as follows:

	<u>Start</u>	<u>Completion</u>	<u>Cost</u>
Site work, parking lot	6/1/10	8/15/10	\$ 1,708,050
Care and Rehab construction and Manor renovations	8/15/10	12/31/11	13,686,950
Renovation of south building	12/1/11	5/31/12	2,570,000
Renovation of north building	5/31/12	11/30/12	398,000
			<u>18,363,000</u>
Architectural and engineering fees; construction contingency; master planning, zoning and permitting fees; project development, legal and consulting fees; construction period interest; debt service reserve; and costs of bond issuance			\$ 7,387,000
			<u>\$25,750,000</u>

IV. A DESCRIPTION OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE:

See III. above for a detailed construction schedule.

V. A DESCRIPTION OF THE PARTS OF THE PROJECT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE:

The existing open spaces will be largely unaffected, with the expanded parking affecting only a small area in the vicinity of the Manor Building.

VI. A DESCRIPTION OF PORTIONS OF THE PROJECT AREA WHICH THE ECONOMIC DEVELOPMENT CORPORATION OR THE COMPANY DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS:

Not Applicable

VII. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREET, STREET LEVELS, INTERSECTIONS AND UTILITIES:

No zoning change is required and no changes in street, street levels, intersections or utilities are contemplated.

VIII. A DESCRIPTION OF THE PROPOSED METHOD OF FINANCING THE PROJECT:

The Project will be financed with the proceeds of sale of limited obligation revenue bonds to be issued by The Economic Development Corporation of the City of Ann Arbor to the extent of approximately \$23 million, with contributions by Glacier Hills, Inc. of any amount in excess thereof. The bonds are presently proposed to be purchased directly by JPMorgan Chase Bank, with participation by the Bank of Ann Arbor.

IX. A STATEMENT REGARDING THE PAYMENT OF PREVAILING WAGE AND FRINGE BENEFIT RATES AS DETERMINED PURSUANT TO ACT NO. 166 OF THE MICHIGAN PUBLIC ACTS OF 1965, AS AMENDED (REGARDING WAGES ON STATE CONTRACTS):

See Exhibit D

X. A LIST OF PERSONS WHO WILL MANAGE OR BE ASSOCIATED WITH THE MANAGEMENT OF THE PROJECT FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM THE DATE OF APPROVAL OF THE PROJECT PLAN:

Raymond J. Rabidoux  
President and Chief Executive Officer  
Glacier Hills, Inc.

XI. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM THE PROJECT IS TO BE LEASED, SOLD OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, TO THE EXTENT THAT INFORMATION IS PRESENTLY AVAILABLE:

The Project is being undertaken by and for the benefit of Glacier Hills, Inc., a Michigan nonprofit corporation, which currently owns and operates the Glacier Hills Senior Living Community and Care & Rehabilitation Center.

XII. IF THERE IS NOT AN EXPRESS OR IMPLIED AGREEMENT WITH A PERSON OR PERSONS, NATURAL OR CORPORATE, THAT THE PROJECT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS, THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING OF THE PROJECT UPON ITS COMPLETION:

Not applicable. The Project will be owned and operated by Glacier Hills, Inc.

XIII. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE PROJECT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE, INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE

NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS:

Not applicable. No residents will be displaced.

XIV. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE PROJECT IN NEW HOUSING IN THE PROJECT AREA:

Not Applicable

XV. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE PROJECT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 TO 4655:

Not Applicable

XVI. A PLAN FOR COMPLIANCE WITH ACT NO. 227 OF THE MICHIGAN PUBLIC ACTS OF 1972, WHICH PERTAINS TO PROVIDING FINANCIAL ASSISTANCE, ADVISORY SERVICES AND REIMBURSEMENT OF CERTAIN EXPENSES TO DISPLACED PERSONS:

Not Applicable

XVII. OTHER MATERIAL AS THE ECONOMIC DEVELOPMENT CORPORATION, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT:

Not Applicable



EXHIBIT A

LEGAL DESCRIPTION

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**Property Address**

1200 EARHART RD  
Ann Arbor, MI 48105

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**Owner Information**

GLACIER HILLS  
1200 EARHART RD  
Ann Arbor, MI 48105

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**Legal Information for 09-09-24-300-001**

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PRT OF SW 1/4 SEC 24 T25 R6E COM SW COR SEC 24 TH S 86 DEG 50 MIN 45 SEC E 75.13 FT FOR POB TH N 0 DEG 13 MIN W 1760.84 FT TH S 40 DEG 43 MIN E 805.55 FT TH SELY ALG ARC OF CIR CURVE CONCAVE SW R-3622.72 FT CHORD S 28 DEG 39 MIN 45 SEC E 1513.02 FT TH N 88 DEG 50 MIN 45 SEC W 1279.09 FT TO POB

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## Exhibit B

### Glacier Hills' Project Description

Glacier Hills will invest approximately \$25 million to improve, refurbish and expand its existing facilities. The goal is to both maintain and enhance GH's outstanding reputation by providing the community with a superior healthcare and senior living facility.

A new two-story building of approximately 60,000 square feet will be erected on the North side of the property. It will serve as the new Care and Rehabilitation Center, designed to house an 88-bed short-term rehabilitation program that has grown over the past ten years to become Ann Arbor's first choice for short-term rehabilitation following hospitalization. It will be composed of 16 semi-private rooms and 56 private rooms, and will also house over 2,000 s.f. of therapy space, including a therapy pool. Glacier Hills currently admits and discharges over 1000 local area patients each year through this program.

The existing Manor Building, offering independent living with services and assisted living, constructed in 1973, will be renovated by expanding the assisted living dining & program space, main laundry and main kitchen areas, adding resident laundries on each floor, relocating both administrative offices and the lobby reception. The exterior of the Manor Building will have a canopy addition, including administrative on the west side of the building.

The existing south Care Center building, constructed in 1990, will be expanded to include 3,370 square feet of space to accommodate dining/lounge facilities and both the interior and exterior will receive significant upgrades. This facility will become a Memory Care Residence, offering both skilled care and assisted living for persons with dementia.

The existing north Care Center building, constructed in 1973, will have both resident rooms and common areas upgraded, adding several private rooms. This facility will serve as the long term care nursing center, provide training and community meeting spaces and house Glacier Hills Home Care offices.

The project will include site work to increase surface parking spaces by approximately 60, to meet current and anticipated parking needs.

Exhibit C

**COMPANY CERTIFICATE REGARDING  
TRANSFER OF EMPLOYMENT**

**(Glacier Hills, Inc. Project)**

The undersigned, GLACIER HILLS, INC., a Michigan nonprofit corporation (the "Company"), hereby certifies to The Economic Development Corporation of the City of Ann Arbor (the "EDC") as follows:

1. This Certificate is made and based upon the best of the Company's knowledge and belief, based upon facts and circumstances regarding the Project as of the date hereof.

2. The Company acknowledges that this Certificate will be employed by the EDC as the sole basis for the EDC's certification to the City Council of the City of Ann Arbor as to transfer of employment as required by Section 8(3) of the Economic Development Corporations Act, Act No. 338 of the Michigan Public Acts of 1974, as amended (the "Act").

3. The Company understands that the EDC's Certification to the City Council of the City of Ann Arbor is a statutory requirement which, if improperly made or based upon any material misrepresentation or inaccuracy, might invalidate the proceedings regarding the Glacier Hills, Inc. Project (the "Project") pursuant to which the EDC expects ultimately to issue its limited obligation economic development revenue bonds to finance all or part of the Project.

4. As of the date hereof, the Project shall not have the effect of transferring employment of more than 20 full-time persons from a municipality (as that term is defined in the Act) of this State to the City of Ann Arbor, the municipality in which the Project will be located.

5. The Company understands that a covenant to effectuate the purposes of this Certificate will be included in those covenants to be made by the Company when bonds are issued by the EDC for the benefit of the Project.

GLACIER HILLS, INC.

By: 

Raymond J. Rabidoux

Its: President and Chief Executive Officer

Dated: 4/23/10

Exhibit D

**COMPANY CERTIFICATE REGARDING  
PAYMENT OF PREVAILING WAGES**

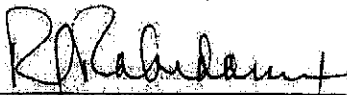
**(Glacier Hills, Inc. Project)**

The undersigned, GLACIER HILLS, INC., a Michigan nonprofit corporation (the "Company"), hereby certifies to The Economic Development Corporation of the City of Ann Arbor (the "EDC") as follows:

1. The Company understands that the statement made in paragraph 2 hereof is a statutory requirement under the Economic Development Corporations Act, Act No. 338 of the Michigan Public Acts of 1974, as amended (the "Act").

2. Within the meaning and intent of Section 8(4)(h) of the Act, and based solely upon the certification of the construction manager and contractor for the Project to this effect, all persons performing work on the construction of the Project will be paid the prevailing wage and fringe benefit rates for the same or similar work in the locality in which the work is to be performed, as determined pursuant to Act No. 166 of the Michigan Public Acts of 1965, as amended.

GLACIER HILLS, INC.

By:   
Raymond J. Rabidoux  
Its: President and Chief Executive Officer

Dated: 4/23/10