

WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
ARBOR HILLS CROSSING
REDEVELOPMENT PROJECT

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Approved by Ann Arbor City Council

Approved by Washtenaw County Brownfield Redevelopment Authority

Approved by Washtenaw County Board of Commissioners

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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PROJECT SUMMARY

Project Name:	Arbor Hills Crossing Redevelopment Project
Project Location:	The Eligible Property is located at 3000, 3038-3040, 3060, and 3100-3120 Washtenaw Avenue, Ann Arbor, Michigan. Parcel ID Numbers 09-12-02-204-038, 09-12-02-204-037, 09-12-02-204-024, and 09-12-02-204-086, respectively.
Type of Eligible Property:	Facility, Functionally Obsolete, and Adjacent and Contiguous.
Eligible Activities:	Phase I & II Environmental Site Assessments, Baseline Environmental Assessment, Due Care Activities, Additional Response Activities, Preparation of a Brownfield Plan and Act 381 Work Plans, Public Infrastructure Improvements, Lead and Asbestos Survey and Abatement, Demolition, and Site Preparation.
Reimbursable Costs:	\$5,908,700 (Est. Eligible Activities, Contingency, Interest) \$ 2,500 (Est. MDEQ/MEDC Work Plan Review Fees) \$446,083 (BRA Administrative Fees) <u>\$1,564,028</u> (LSRRF deposit to BRA) \$7,918,812
Years to Complete Payback:	21 years (17 Years Eligible Activities + 4 Years LSRRF)
Base Taxable Value Estimate:	\$2,940,800

Project Overview: The Property is located at 3000, 3038-3040, 3060, and 3100-3120 in the City of Ann Arbor. The proposed Project is a unique contemporary multi-story retail and commercial development that integrates various components that meet the goals of the City of Ann Arbor, Washtenaw County, the Michigan Department of Environmental Quality (MDEQ) and the Michigan Economic Development Corporation (MEDC). The comprehensive redevelopment of this site will include demolition of the existing structures and development of four new buildings.

The project will integrate various transportation options focusing on walkability, biking, and the use of public transit (a new AATA bus stop cut out directly in front of

the project); this will reduce traffic congestion and encourage physical activity. The Project will also include electric vehicle recharging stations, the first for the City of Ann Arbor.

The project will create a sense of place with a pedestrian-friendly design that includes central gathering areas surrounding the four proposed buildings, and a pocket park wetland viewing area (open to the surrounding neighborhoods). Unlike traditional developments, this project is maximizing the density of available acreage by creating small areas of surface parking surrounded by landscaping, rain gardens, and the wetland. This creative project will also be integrating sustainable LEED components within the building design.

The project is seeking Tax Increment Financing (TIF) incentives. Construction is expected to begin in the 4th quarter of 2011.

I. INTRODUCTION

The County of Washtenaw, Michigan (the “County”), established the Washtenaw County Brownfield Redevelopment Authority (the “Authority”) on May 27, 1999, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities and Brownfield Redevelopment Michigan Business Tax Credits.

The main purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and investment in certain “brownfield” properties within the County. Inclusion of Property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan, affect the application of this Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

II. GENERAL PROVISIONS

A. Description of Eligible Property (Section 13 (1)(h))

The Eligible Property (“Property”) is located at 3000, 3038-3040, 3060, and 3100-3120 Washtenaw Avenue in the northwest ¼ of Section 2 (T.3.S/R.12.E) in Ann Arbor, Washtenaw County, Michigan. The Property is situated on the south side of Washtenaw Avenue between Platt Road (to the west) and South Huron Parkway (to the east). The Property consists of four parcels that contain approximately 7.22 acres. The Property is located in an area of Ann Arbor that is characterized by commercial and undeveloped properties, a wetland, and surface roadways.

For ease of reference, AKT Peerless has designated each of the Eligible Property parcels with a letter. These designations have no relevance to legally recorded data about the Eligible Property. See Attachment A, Figure 3 – Eligible Property Boundary Map.

Parcel	Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
A	3000 Washtenaw Avenue	09-12-02-204-038	Functionally Obsolete	0.54
B	3038-3040 Washtenaw Avenue	09-12-02-204-037	Adjacent and Contiguous to Parcel C and A	0.64
C	3060 Washtenaw Avenue	09-12-02-204-024	Facility	1.19
D	3100 Washtenaw Avenue	09-12-02-204-086	Facility	4.85

The Property is located in a commercial area of the City of Ann Arbor, Michigan and is zoned General Commercial (C3) and Office (O). The Property currently contains three vacant and unoccupied multiple-tenant commercial buildings (Parcels A, B, and C), and vacant land (Parcel D). Exterior portions of the subject property consist of paved parking areas, concrete walkways, and wooded land. A wetland is located in the southern portion of Parcel C.

The proposed Project is a unique contemporary multi-story retail and commercial development that integrates various components that meet the goals of the City of Ann Arbor, Washtenaw County, the Michigan Department of Environmental Quality (MDEQ) and the Michigan Economic Development Corporation (MEDC). The comprehensive redevelopment of this site will include demolition of the existing structures and development of four new buildings.

The project will integrate various transportation options focusing on walkability, biking, and the use of public transit (a new AATA bus stop cut out directly in front of the project); this will reduce traffic congestion and encourage physical activity. The Project will also include electric vehicle recharging stations, the first for the City of Ann Arbor.

The project will create a sense of place with a pedestrian-friendly design that includes central gathering areas surrounding the four proposed buildings, and a pocket park wetland viewing area (open to the surrounding neighborhoods). Unlike traditional developments this project is maximizing the density of available acreage by creating small areas of surface parking surrounded by landscaping, rain gardens, and the wetland. This creative project will also be integrating sustainable LEED components within the building design (see Attachment E).

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map, Figure 2, Eligible Property Boundary Map (which includes lot dimensions), and Figure 3, Historic and Existing Conditions Map. The legal descriptions of the parcel(s) comprising the Eligible Property are presented in Attachment B.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.”

B. Basis of Eligibility (Section 13 (1)(h) , Section 2 (m)), Section 2(r)

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Ann Arbor, a qualified local governmental unit, or “Core Community” under Act 381; (c) the Property (Parcels C and D) is determined to be a “facility”; (d) the Property is determined to be “functionally obsolete” (Parcel A); and (e) adjacent and contiguous to a “facility” (Parcel C). See Attachment D for the Assessor’s opinion of functional obsolescence.

Facility (Parcels C and D)

AKT Peerless Environmental & Energy Services (AKT Peerless) prepared a Baseline Environmental Assessment (BEA) on behalf of RSW Washtenaw LLC (the Client) for the properties located at 3060 (Parcel C) and 3100 (Parcel D) Washtenaw Avenue, in Ann Arbor, Washtenaw County, Michigan (the subject property). AKT Peerless’ scope of work was based on (1) Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 Public Act (PA) 451, as amended, and (2) Michigan Department of Environmental Quality (MDEQ) Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analysis, dated March 11, 1999. This BEA was conducted on May 7, 2010 and completed on May 21, 2010.

The Michigan Department of Environmental Quality (MDEQ) determined that this BEA meets the requirements for an exemption from liability under Section 26(1)(c).

Parcel C

Parcel C (3060 Washtenaw Avenue) has consisted of a commercial development since at least 1936. Hi Speed Service Station was identified as the first occupant of Parcel C in 1936. Various commercial occupants have operated interior design businesses beginning in the mid 1940s through approximately 1971. Between 1971 and 1990, the occupants of Parcel C operated a gasoline filling station (Fisca Oil). In 1990, three underground

storage tanks (USTs) were removed from Parcel C. In 1995, the current Parcel C subject building was constructed and was occupied by various commercial tenants until approximately 2006. Although the USTs were removed, Parcel C is currently vacant and is identified as an open Leaking Underground Storage Tank (LUST) site.

Parcel D

Parcel D (3100 Washtenaw Avenue) consisted of a dairy farm from at least 1926 until automobile sales and service activities began in 1970. The dairy buildings and a water tower were razed in 1969. One of the original buildings became the original portion of the service garage. An automobile dealership and showroom was constructed in 1970. A 2,209-square foot Isuzu showroom and 3,206-square foot addition to the service garage were constructed in 1989. The auto dealership buildings were demolished in 2007. Parcel D is currently vacant.

Based on the analytical results obtained during AKT Peerless' 2005, 2006, and 2010 subsurface investigations of the subject property, the following hazardous substances were detected above the respective analytical method detection limits (MDLs) in soil and groundwater samples collected at the subject property:

Hazardous Substance	CAS #	Hazardous Substance	CAS #
Acetone	67-64-1	2-Butanone (MEK)	78-93-3
n-Butylbenzene	104-51-8	sec-Butylbenzene	135-98-8
Cadmium	7440-43-9	Chlorobenzene	108-90-7
Chloroethane	75-00-3	Chromium	7440-47-3
1,2-Dichlorobenzene	95-50-1	1,3-Dichlorobenzene	541-73-1
1,4-Dichlorobenzene	106-46-7	1,1-Dichloroethane	75-34-3
cis-1,2-Dichloroethylene	156-59-2	trans-1,2-Dichloroethylene	156-60-5
Ethylbenzene	100-41-4	Fluoranthene	206-44-0
Isopropyl benzene	98-82-8	Lead	7439-92-1
2-Methylnaphthalene	91-57-6	Naphthalene	91-20-3
Phenanthrene	85-01-8	n-Propylbenzene	103-65-1
Pyrene	129-00-0	Tetrachloroethylene	127-18-4
Toluene	108-88-3	1,1,1-Trichloroethane	71-55-6
1,2,3-Trimethylbenzene	526-73-8	1,2,4-Trimethylbenzene	95-63-6
1,3,5-Trimethylbenzene	108-67-8	Xylenes	1330-20-7
Vinyl chloride	75-01-4	-	-

Based on the analytical results obtained during AKT Peerless' subsurface investigations, the following substances were detected above MDEQ Generic Residential Cleanup Criteria (GRCC):

Hazardous Substance	CAS #	Hazardous Substance	CAS #
n-Butylbenzene	104-51-8	Chromium	7440-47-3

Hazardous Substance	CAS #	Hazardous Substance	CAS #
1,2-Dichlorobenzene	95-50-1	1,3-Dichlorobenzene	541-73-1
1,4-Dichlorobenzene	106-46-7	Ethylbenzene	100-41-4
Lead	7439-92-1	Naphthalene	91-20-3
n-Propylbenzene	103-65-1	Tetrachloroethylene	127-18-4
1,2,4-Trimethylbenzene	95-63-6	1,3,5-Trimethylbenzene	108-67-8
Xylenes	1330-20-7	Vinyl chloride	75-01-4

Therefore, the Parcels C and D meet the definition of a “facility” as defined by Part 201 of NREPA, Michigan PA 451 of 1994, as amended.

Functionally Obsolete (Parcel A)

"Functionally obsolete" means that the Property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the Property itself or the Property's relationship with other surrounding Property.

Parcel A

The building's deterioration has left it unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. See Attachment D for the Assessor's opinion of functional obsolescence.

Adjacent and Contiguous (Parcel B)

The City of Ann Arbor is considered a qualified local governmental unit as provided in Act 146 of 2000, as amended. The definition of “Eligible Property” in PA 381 of 1996, as amended, includes Property that is located in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that Property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that Property.

Parcel B

Parcel B is adjacent or contiguous to a facility (Parcel C) and a functionally obsolete parcel (Parcel A). The development of this adjacent and contiguous parcel will increase the captured taxable value of the facility (Parcel C) and functionally obsolete (Parcel A) Property. Therefore, the Property is considered “Eligible Property” since it has been deemed a “facility” and “functionally obsolete”, is adjacent or contiguous to qualifying parcels and it is located in a qualified local governmental unit.

C. Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include a Phase I ESA, Phase II ESAs, Baseline Environmental Assessment, due care activities, additional response activities, preparation of a brownfield plan, preparation of Act 381 work plans,

lead and asbestos abatement, and demolition that is not a response activity under Part 201. Since the Property is located in a Core Community, eligible activities also include the following non-environmental, development related activities: public infrastructure improvements that directly benefit the Eligible Property and site preparation activities.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table below.

ESTIMATED COST OF REIMBURSIBLE ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost*
1. BEA Activities	\$ 18,600
2. Due Care Activities	\$ 763,207
3. Additional Response Activities	\$ 566,296
4. MEGA Public Infrastructure Improvements	\$ 577,220
5. Local-Only Public Infrastructure Improvements	\$ 200,000
6. Lead & Asbestos Abatement	\$ 29,650
7. Demolition	\$ 609,000
8. Site Preparation	\$ 1,091,350
Subtotal \$	3,855,323
9. 15% Contingency**	\$ 575,508
10. Preparation of a Brownfield Plan	\$ 10,000
11. Preparation of Work Plans	\$ 20,000
12. MEGA Review Fee	\$ 1,000
13. MDEQ Review Fee	\$ 1,500
14. BRA Administrative Fees	\$ 446,083
15. Interest	\$ 1,445,369
16. LSRRF Deposits	\$ 1,564,028
Total	\$ 7,918,811

*Estimated costs are subject to approval by MEGA and MDEQ. Any costs not approved by the MEGA or MEDC may become local only costs paid out of captured tax increment revenues from locally levied millages (to the extent available).

**The contingency is applied to the Subtotal, excepting the BEA Activities, which have already been performed.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in Attachment C, Table 1.

It is currently anticipated construction will begin in the 4th quarter of 2011 and eligible activities will be completed within eighteen months.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan.

In accordance with this Plan and the associated Reimbursement Agreement, the amount advanced by the Developer will be repaid by the Authority, together with interest at the rate set at 5% simple interest, solely from the tax increment revenues realized from the Eligible Property. Payments will be made to the full extent incremental property tax revenues are or become available for such purpose under the Act. Tax increment revenues will first be used to pay or reimburse administrative expenses described in the table above. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the MDEQ and the MEGA, together with the interest rate provided above. In the event that the use of school tax revenues to reimburse specific eligible activities is not approved by the MDEQ or MEGA, these specific activities will be reimbursed with local-only TIF (to the extent available).

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of a Reimbursement Agreement with the Authority (the "Reimbursement Agreement"). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(1)(g), Section 2(ee))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment C, Table 2. Tax increment revenue capture shall start in 2013.

The Brownfield Plan also provides for local tax capture and state tax capture for the Local Site Remediation Revolving Fund (LSRRF) during the life of the Brownfield Plan, as providing in Section 13(5) of Act 381, P.A. 1996 as amended. The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, interest, and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$7,918,811. The estimated effective initial taxable value for this Plan is \$2,940,800, and is based on land and real property tax only. Redevelopment

of the Property is expected to initially generate incremental taxable value in 2013 with the first significant increase in taxable value of approximately \$4,259,200 beginning in 2013.

It is estimated that the Authority will capture the 2013 through 2033 tax increment revenues to reimburse the cost of the eligible activities, pay Authority administrative fees, reimburse interest, and deposit into the LSRRF.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan are shown in Attachment C, Table 2. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

E. Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property as available.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the County to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

F. Michigan Business Tax Credit

The Developer is not seeking at this time a MBT Credit. The Developer understands that the MBT and MBT Brownfield Credits are likely to be eliminated in their current form. However, given the possibility that the credit or some other form of incentive may be restored in the near future, the Property is included in this Plan. Doing so would enable “qualified taxpayers” as currently defined by the Michigan Business Tax Act (MBTA) to confirm their eligibility for a credit against their Michigan business tax liability for “eligible investments,” as defined by Section 437(31) of the MBTA, incurred on the Property after the adoption of this Plan.

By approval of this Plan, the Authority and the County neither intend to make nor have made representations to a developer or any other person of the availability, amount or value of any credit under the MBTA or any other subsequently authorized incentive or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the MBTA or any other subsequent incentive for the Property. The Authority and the County also assume no obligation to take any action or to modify or amend this Plan to facilitate or to allow any person to receive pre-approval or approval of any credit under the MBTA or other subsequently authorized incentive for the Property.

G. Duration of Plan (Section 13(1)(f))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Plan shall remain open for the full 30 years in order to help facilitate additional public infrastructure improvements as necessary.

H. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the Washtenaw County Board of Commissioners. The date of tax capture shall commence during the year construction begins or the immediate following year, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Plan amendment.

I. Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-l))

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

J. Local Site Remediation Revolving Fund (“LSRRF”) (Section 8; Section 13(1)(m))

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources.

The Authority will capture incremental state school taxes to fund the LSRRF, to the maximum extent allowed by law. The Authority will capture incremental local taxes to fund the LSRRF up to an amount proportionate to the state school taxes that are captured.

The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total

capture duration, total annual capture, project economic factors, level of existing LSRRF funding, projected need for LSRRF funds, and amount of school tax capture available in accordance with Act 381.

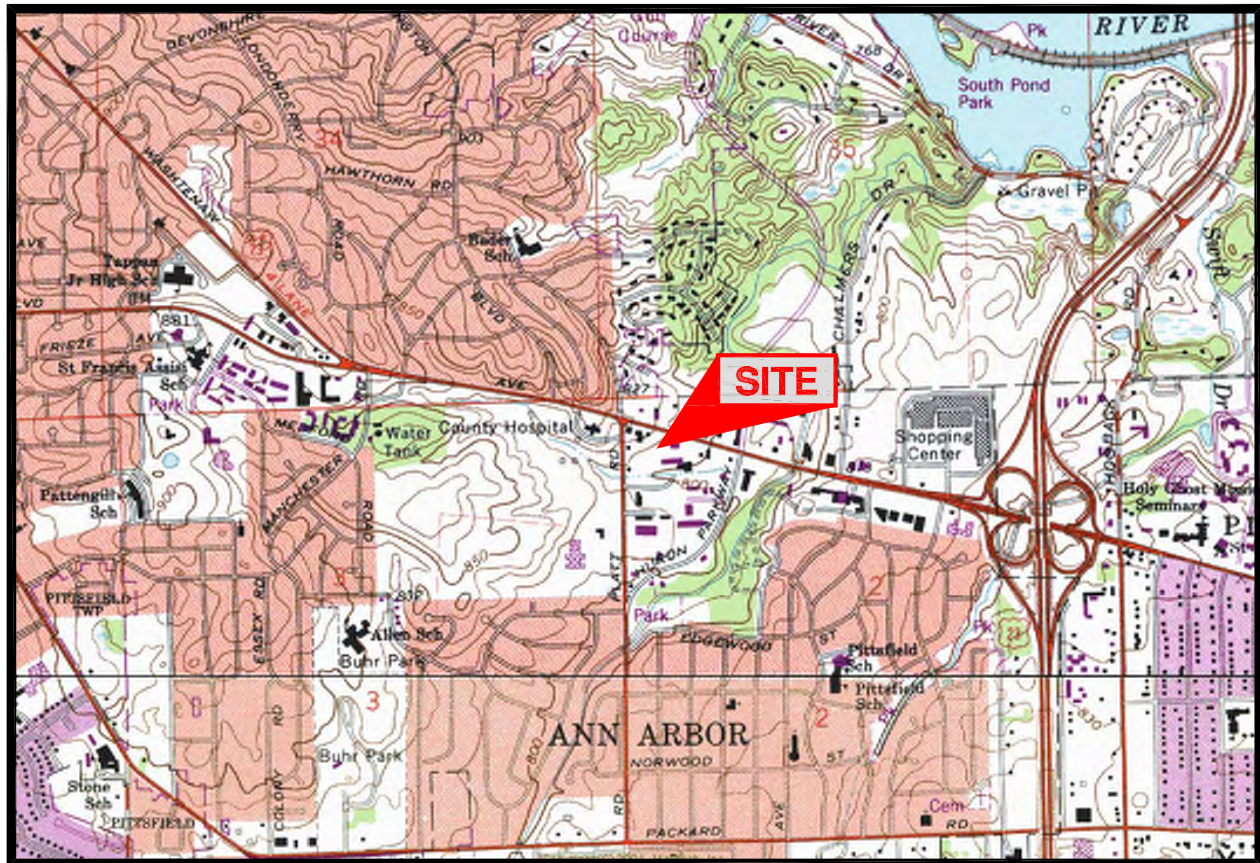
The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$1,564,028.

III. ATTACHMENTS

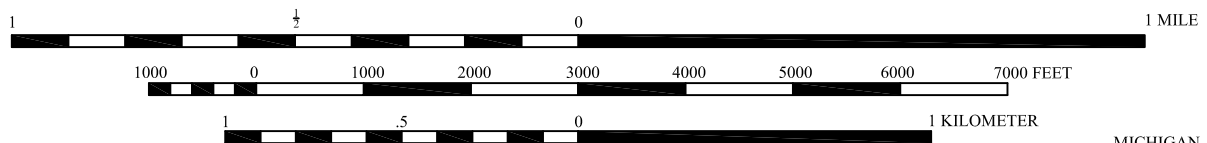
ATTACHMENT A

Site Maps

ANN ARBOR QUADRANGLE
MICHIGAN - WASHTENAW COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.3 S. - R.6 E.



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

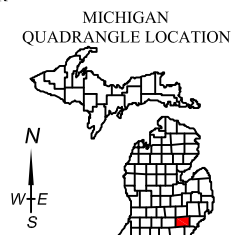


IMAGE TAKEN FROM 1975 U.S.G.S. TOPOGRAPHIC MAP
PHOTOREVISED 1976

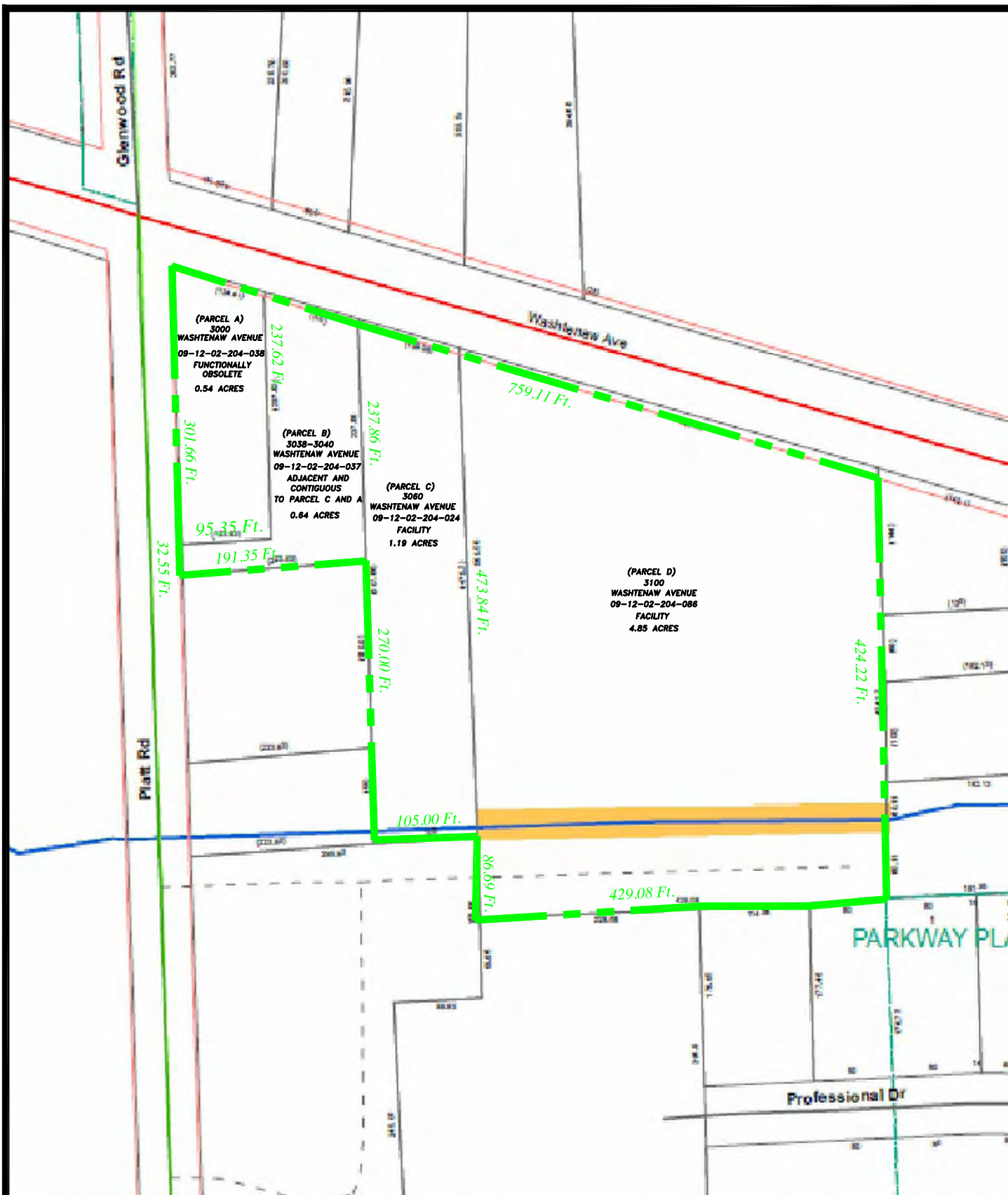
AKTPEERLESS
environmental & energy services
CHICAGO DETROIT FARMINGTON LANSING SAGINAW
www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

3000, 3038-3040, 3060 & 3100-3120
WASHTENAW AVENUE
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 4543F5-5-25

DRAWN BY: JWB
DATE: 5/31/2011

FIGURE 1



WASHTENAW COUNTY
MERI LOU MURRY
RECREATION CENTER
(2960 WASHTENAW AVENUE)

UNDEVELOPED LAND

PLATT ROAD

2143 PLATT ROAD
UNDEVELOPED LAND

2153 PLATT ROAD
VACANT

GIFT OF LIFE AGENCY
(2203 PLATT ROAD)

VACANT
COMMERCIAL

(PARCEL A)
3000
WASHTENAW AVENUE
09-12-02-204-038
FUNCTIONALLY OBSOLETE
0.54 ACRES

VACANT
COMMERCIAL

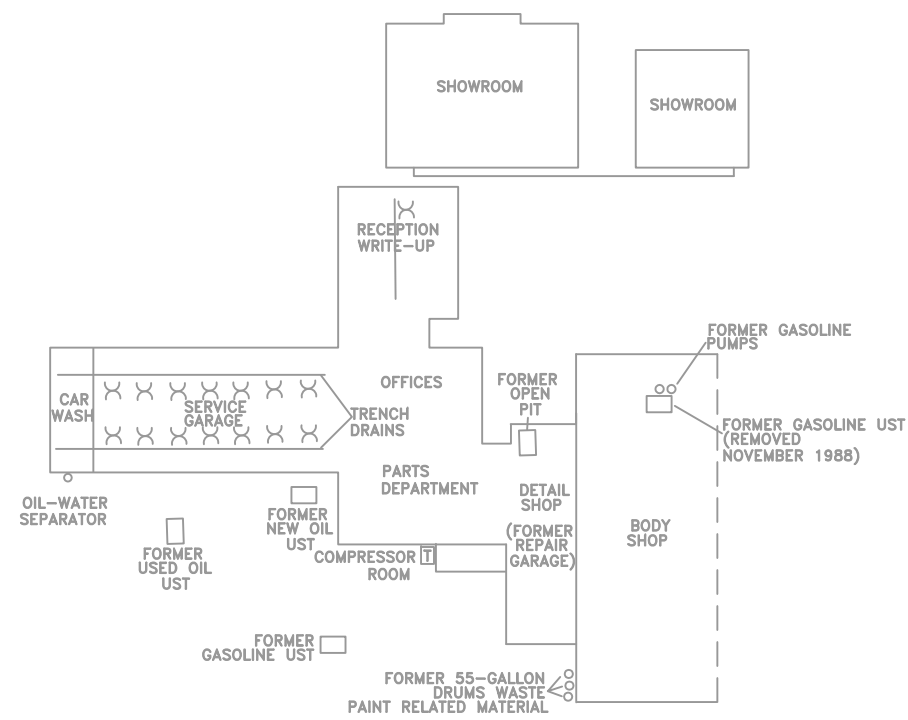
(PARCEL B)
3038-3040
WASHTENAW AVENUE
09-12-02-204-037
ADJACENT AND CONTIGUOUS
TO PARCEL C AND A
0.64 ACRES

FORMER
DISPENSER
FORMER
GASOLINE
UST

(PARCEL C)
3060
WASHTENAW AVENUE
09-12-02-204-024
FACILITY
1.19 ACRES

VACANT
COMMERCIAL
FORMER
FILLING
STATION
FORMER
GASOLINE
UST'S

(PARCEL D)
3100
WASHTENAW AVENUE
09-12-02-204-086
FACILITY
4.85 ACRES



PARKING LOT

- LEGEND**
- = AKTP SOIL BORING
 - = SURFACE WATER SAMPLE
 - = PROPERTY LINE
 - = PARCEL LINE
 - = HOIST
 - = GAS LINE
 - = WATER LINE
 - = ELECTRIC LINE
 - = STORM LINE
 - = TRANSFORMER
 - = FORMER SITE FEATURE



VACANT
(3003 WASHTENAW AVENUE)
ARBY'S/BP GASOLINE STATION
(3031 WASHTENAW AVENUE)

CUSTOM COMMUNICATIONS
(3035 WASHTENAW AVENUE)

WHOLE FOODS
(3135 WASHTENAW AVENUE)

PANERA BREAD
(3205 WASHTENAW AVENUE)

GEORGETOWN GIFTS
(3215 WASHTENAW AVENUE)

GAME STOP
(3225 WASHTENAW AVENUE)

BARNES & NOBLE BOOK STORE
(3235 WASHTENAW AVENUE)

UNCLE ED'S OIL SHOPPE
(3160 WASHTENAW AVENUE)

MIDAS
(3170 WASHTENAW AVENUE)

PLANNED PARENTHOOD
(3100 PROFESSIONAL DRIVE)

OPTIMETRICS, INC.
(3115 PROFESSIONAL DRIVE)

KRAMER-TRIAD MANAGEMENT GROUP
(3125-3131 PROFESSIONAL DRIVE)

HISTORIC AND EXISTING CONDITIONS MAP

AKTPEERLESS
environmental & energy services
CHICAGO DETROIT FARMINGTON LANSING SAGINAW
www.aktpeerless.com

DRAWN BY: JWB
DATE: 5/31/2011

0 40 80
SCALE: 1" = 80'-0"

FIGURE 3

3000, 3038-3040, 3060 & 3100-3120
WASHTENAW AVENUE
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 45431P5-5-25



SITE DATA

REQUIRED/ALLOWED	PROVIDED
ZONING	C3
LOT AREA	6,000 SF MIN.
LOT WIDTH	60 MIN.
SETBACKS	10' MIN., 25' MAX.
FRONT	0
REAR	0
BUILDING HEIGHT	35/25 STORES
USABLE FLOOR AREA	90,700 SF
BUILDING A - 1st FLOOR	14,200 SF
BUILDING A - 2nd FLOOR	5,700 SF
BUILDING B - 1st FLOOR	12,800 SF
BUILDING C - 1st FLOOR	22,200 SF
BUILDING D - 2nd FLOOR	15,800 SF
PARKING SPACES	283
BUILDING A - 1st FLOOR	59 MIN., 1 PER 310 SF
BUILDING A - 2nd FLOOR	18 MIN., 1 PER 310 SF
BUILDING B - 1st FLOOR	31 MIN., 1 PER 310 SF
BUILDING C - 1st FLOOR	30 MIN., 1 PER 310 SF
BUILDING D - 2nd FLOOR	31 MIN., 1 PER 310 SF
ACCESSIBLE*	7 MIN.
BICYCLE PARKING	30 (100% B)
OFFICE (50% A, 70% C)	
RETAIL (50% B, 50% C)	

*NOTE: ACCESSIBLE PARKING REQUIREMENTS ARE BASED ON 201,300 TOTAL PARKING SPACES.



ATTACHMENT B

Legal Description



OFFICIAL SEAL

05/27/10
L-4791 P-714Washtenaw Co., MI
Lawrence Kestenbaum
Clerk Register

Page: 1 of 3

ACS-5958399-D-2010-3
Lawrence Kestenbaum, Washtenaw11:48 A
05/27/10

L-4791 P-714

③ 20

TT0B

AB64179a

QUIT CLAIM DEED

COMERICA BANK, a Texas banking association, as successor by merger to Comerica Bank, a Michigan banking corporation ("grantor"), whose address is One Detroit Center, 500 Woodward Avenue, 4th Floor, Detroit, Michigan 48226, QUIT CLAIMS to RSW WASHTENAW LLC, a Delaware limited liability company ("grantee"), whose address is 1335 South University Avenue, Ann Arbor, Michigan 48104, the property described on Exhibit A attached hereto, for the full consideration stated in the Real Estate Transfer Tax Valuation Affidavit.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The grantor grants to the grantee the right to make all available division(s), if any, under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

IN WITNESS WHEREOF, the grantor has executed and delivered this Quit Claim Deed as of May 20, 2010.

GRANTOR:

COMERICA BANK, a Texas banking association, as successor by merger to Comerica Bank, a Michigan banking corporation

By: _____

John F. Regan

Its: Vice President

ACKNOWLEDGMENT

STATE OF MICHIGAN)
) SS
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me on May 20, 2010, by John F. Regan, a Vice President of Comerica Bank, a Texas banking association, as successor by merger to Comerica Bank, a Michigan banking corporation, on behalf of said association.

Scott R. Broshar
Notary Public, Washtenaw County, MI
My commission expires Jan 7, 2011
Acting in Washtenaw County



Notary Public, _____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

Time Submitted for Recording
Date 5-27-2010 Time 11:03 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Time Submitted for Recording
Date 5-26-2010 Time 10:54 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Detroit_1004605_2

TT0B

20-

ACS-5958399-D-2010-3
Lawrence Kestenbaum, Washtenaw11:48 A
05/27/10

L-4791 P-714

Parcel Identification No(s): See Exhibit A attached**Send Subsequent Tax Bills To:** grantee**State Transfer Tax:** ~~See~~ Real Estate Transfer Tax
Valuation Affidavit **FILED****County Transfer Tax:** ~~See~~ Real Estate Transfer Tax
Valuation Affidavit **FILED****Prepared by and when recorded return to:**

Nicholas P. Scavone, Jr.
Bodman LLP
6th Floor at Ford Field
1901 St. Antoine Street
Detroit, MI 48226
(313) 259-7777

EXHIBIT A

DESCRIPTION OF REAL ESTATE

The property to be sold is situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, legally described as:

Parcel I

Commencing at the west 1/4 corner of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence north 00° 32'32" west 1318.56 feet along the west line of said Section 2 and the centerline of Platt Road; thence north 89° 27'28" east 328.83 feet to the place of beginning; thence north 00° 32'32" west 475.19 feet; thence along the south right-of-way line of Washtenaw Avenue south 73° 15'32" east 449.30 feet; thence south 0° 37'00" east 341.76 feet; thence south 0° 32'32" east 81.09 feet; thence south 88° 53'56" west 429.48 feet; thence north 00° 32'32" west 85.34 feet to the place of beginning, together with a non-exclusive easement for ingress and egress for passenger vehicles as recorded in Liber 2460, Page 355, Washtenaw County Records.

Parcel II

Commencing at an iron pipe at the intersection of the West line of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, with the South line of Washtenaw Avenue; thence South along the West line of said section, 277.50 feet for a Place of Beginning; thence deflecting 90° to the left 123.83 feet; thence deflecting 90° to the left 30.0 feet; thence deflecting 90° to the right 100.00 feet; thence deflecting 90° to the right 60.0 feet; thence deflecting 90° to the right 223.83 feet; thence deflecting 90° to the right 30.0 feet along the West line of said section and the centerline of Platt Road to the Place of Beginning, being a part of the Northwest 1/4 of said Section 2.

Commencing at the West 1/4 post of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; thence North 1896.06 feet in the West line of the section; thence deflecting 107°17' to the right 134.41 feet for a Place of Beginning; thence continuing in the same direction, 100 feet; thence 72°43' to the right 177.86 feet; thence deflecting 90° to the right 100 feet; thence deflecting 91°14'40" to the right 207.62 feet to the Place of Beginning, being part of the Northwest 1/4 of Section 2.

Parcel III

Commencing at an iron pipe at the intersection of the west line of Section 2, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, with the south line of Washtenaw Avenue; thence south along the said westerly line of said Section 2, 577.5 feet; thence east at right angles 223.83 feet to an iron pipe; thence northerly parallel to the west line of said Section 2, 330 feet; thence westerly 100 feet; thence northerly to the south line of Washtenaw Avenue; thence northwesterly along the said south line of Washtenaw Avenue 134.41 feet to the place of beginning, excepting from the above description the south 270 feet thereof, being a part of the northwest quarter of Section 2, Pittsfield Township, Washtenaw County, Michigan.

Also excepting therefrom the following described parcel of land: Commencing at an iron pipe at the intersection of the west line of Section 2, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, with the south line of Washtenaw Avenue; thence south along the west line of said section, 277.50 feet for a place of beginning; thence deflecting 90 degrees to the left 123.83 feet; thence deflecting 90 degrees to the left 30.0 feet; thence deflecting 90 degrees to the right 100 feet; thence deflecting 90 degrees to the right 60.0 feet; thence deflecting 90 degrees to the right 223.83 feet; thence deflecting 90 degrees to the right 30.0 feet along the west line of said section and the centerline of Platt Road to the place of beginning, being a part of the northeast 1/4 of said Section 2, T3S, R6E, City of Ann Arbor.

Parcel Identification No.: 12-02-204-086
12-02-204-037
12-02-204-038

Commonly Known As: 3100 Washtenaw
3038-3040 Washtenaw
3000 Washtenaw

General Property Information
[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-12-02-204-024 Data Current As Of: 0:36 AM 5/04/2011

Property Address[\[collapse\]](#)

3060 WASHTENAW AV
Ann Arbor, MI 48104

Owner Information[\[collapse\]](#)

FICHERA DAVID & FICHERA CHRIS
C/O CAMPUS REALTY
1335 SOUTH UNIVERSITY AVE
Ann Arbor, MI 48104

Unit: 09

Taxpayer Information[\[collapse\]](#)

SEE OWNER INFORMATION

General Information for Tax Year 2011[\[collapse\]](#)

Property Class:	201	Assessed Value:	\$ 312,800
School District:	81010 - Ann Arbor	Taxable Value:	\$ 312,800
State Equalized Value:	\$ 312,800	Map #	N/A
User Number Indx:		Date of Last Name Chg:	05/27/2010
		Date Filed:	
		Notes:	N/A

Principal Residence Exemption	May 1st	Final
2011	0.0000 %	-
2010	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2010	\$ 314,900	\$ 314,900	\$ 314,900
2009	\$ 315,400	\$ 315,400	\$ 315,400

Land Information[\[collapse\]](#)

	Frontage	Depth
Lot 1:	105.00 Ft.	492.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	105.00 Ft.	Average Depth: 492.00 Ft.

Total Acreage:	1.19		
Zoning Code:	C3		
Land Value:	\$ 530,032	Mortgage Code:	N/A
Land Improvements:	N/A	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			
ECF Neighborhood Code:	0220		

Legal Information for 09-12-02-204-024


[collapse]

COM W 1/4 POST TH N 1896.06 FT IN W L SEC TH DEF 107 DEG 17 MIN RT 234.41 FT FOR POB TH CONT 109.96 FT IN SAME COURSE TH DEF 72 DEG 43 MIN RT 475.2 FT TH DEF 90 DEG RT 105 FT TH DEF 90 DEG RT 507.86 FT TO POB PRT W FRL 1/2 OF NW FRL 1/4 SEC 2 T3S R6E

Sales Information**9 sale record(s) found.**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber / Page
05/20/2010	\$3,000,000.00	Q	FICHERA DAVID & FICHERA CHRIS	RSW WASHTENAW, LLC	Other	9999/0001
05/08/2009	\$0.00	U	COMERICA BANK	COMERICA BANK	Other	9999/0001
05/08/2008	\$225,000.00	U	3120 WASHTENAW LLC	COMERICA BANK	Sheriff's Deed	4682/672
02/22/2007	\$0.00	U	FICHERA AUGUST PHILIP TRUST	FICHERA DAVID P & CHRISTOPHER J	Quit Claim Deed	4615/696
12/05/2006	\$1.00	U	FICHERA AUGUST PHILIP TRUST	3120 WASHTENAW AV	Unrecorded Transfer	9999/0001
09/05/2002	\$1.00	U	FICHERA CAROLINE HUGHES	FICHERA DAVID P	Quit Claim Deed	4159/373
11/10/2000	\$1.00	U	FICHERA A, FICHERA C AND FICHERA D	FICHERA AUGUST PHILIP TRUST	Quit Claim Deed	3982/141
03/03/1999	\$207,331.00	Q	WIRT LESLIE & EVELYN TRUSTEE WIRT	FICHERA A, FICHERA C AND FICHERA D	Warranty Deed	3857/892
06/04/1991	\$1.00	U	WIRT LESLIE S & EVELYN L	WIRT FAMILY TRUST	Warranty Deed	2515:0627

Building Information**1 building(s) found.**

Description	Floor Area	Yr Built
 Commercial/Industrial Building 1 - <i>Store, Retail</i>	2480 Sq. Ft.	1994

General Information

Floor Area:	2480 Sq. Ft.	Estimated TCV:	N/A
Occupancy:	Store, Retail	Class:	C
Stories Above Ground:	1	Average Story Height:	15
Basement Wall Height:	N/A	Year Remodeled:	0
Year Built:	1994	Heat:	Package Heating & Cooling
Percent Complete:	100%	Functional Percent Good:	30%
Physical Percent Good:	69%	Effective Age:	18 yrs.
Economic Percent Good:	100%		

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ATTACHMENT C

Tables

Table 1- Arbor Hills Crossing Project - MEGA and MDEQ Eligible Activities					
Eligible Activities means 1 or more of the following: 1) Baseline environmental assessment activities (Phase I, Phase II, BEA), 2) Due Care Activities (Due Care Plan and its associated activities), 3) Additional response activities (activities beyond what is minimally required under the law), 4) Infrastructure improvements that directly benefit the property, 5) demolition of structures that is not a response activity (including interior demolition), 6) Lead or asbestos abatement (included assessment), 7) Site preparation that is not a response activity (removal of fill, site grading/grubbing, etc), 8) relocation of public buildings or operations for econ dev purposes, 9) costs of preparing a brownfield plan or workplan, 9) costs of environmental insurance.					
Item/Activity	Total Estimated Cost	School and Local MEGA Act 381 Eligible Activities	School and Local MDEQ Act 381 Eligible Activities	Local Only Act 381 Eligible Activities	Comments
BEA Environmental Assessment Activities - No prior MDEQ or MEGA work plan approval necessary if costs are included in the Plan (even if incurred before Brownfield Plan approval)					
Phase I	\$ 2,400		\$ 2,400		
Phase II	\$ 11,950		\$ 11,950		
BEA	\$ 4,250		\$ 4,250		
Due Care Activities					
Soil Remediation (UST)	\$ 204,707		\$ 204,707		
Onsite Contaminated Soil Management During Foundation Work	\$ 56,000		\$ 56,000		
Offsite Soil Disposal	\$ 500,000		\$ 500,000		
Health & Safety Plan	\$ 2,500		\$ 2,500		
Additional Response Activities					
Rain Garden/Bioretenction Liner	\$ 17,500		\$ 17,500		
Seals Gaskets and Polywrap Liner	\$ 20,000		\$ 20,000		
UST Closure	\$ 35,000		\$ 35,000		
Environmental Oversight	\$ 7,500		\$ 7,500		
Dewatering	\$ 50,000		\$ 50,000		
Vapor Barrier with Passive Venting (Building C2)	\$ 273,353		\$ 273,353		
Vapor Barrier with Passive Venting (Building D)	\$ 162,943		\$ 162,943		
Preparation of Brownfield Plan and Act 381 Workplan					
Brownfield Plan	\$ 10,000	\$ 5,000	\$ 5,000		
MEGA Act 381 Work Plan	\$ 10,000	\$ 10,000			
MDEQ Act 381 Work Plan	\$ 10,000		\$ 10,000		
Public Infrastructure Improvements (Must be located in a public ROW or easement, publicly owned and maintained or controlled)					
Washtenaw Avenue Improvements	\$ 95,860	\$ 95,860			
Retaining Wall (Washtenaw Ave)	\$ 27,500	\$ 27,500			
Sheeting/Shoring (Washtenaw Ave)	\$ 60,000	\$ 60,000			
Platt Road Improvements	\$ 73,860	\$ 73,860			
Engineering & Design	\$ 52,500	\$ 52,500			
Traffic Signal and Cross Walks	\$ 100,000	\$ 100,000			
Chain Link Construction Fence	\$ 26,000	\$ 26,000			
Utilities in Public Easement	\$ 141,500	\$ 141,500			
Residential Sewer Disconnects (20 Units)	\$ 200,000			\$ 200,000	

Asbestos Survey and Hazardous Mat Activities					
Asbestos and Hazmat Survey	\$	1,950	\$	1,950	
Asbestos and Hazmat Abatement	\$	27,700	\$	27,700	
Demolition					
Site Demo	\$	274,000	\$	274,000	
Building Demo	\$	335,000	\$	335,000	
Site Preparation					
Geotechnical Investigation and Engineering & Design	\$	101,650	\$	101,650	
Retaining Wall East and South Property Lines	\$	75,000	\$	75,000	
Sheeting/Shoring East and South Property Lines	\$	10,000	\$	10,000	
Sheeting/Shoring Platt Road	\$	48,000	\$	48,000	
Chain Link Construction Fence	\$	26,000	\$	26,000	
Dewatering System During Construction	\$	10,000	\$	10,000	
Underground Detention "B" underlayment (Poor Soils per Geotech.)	\$	5,200	\$	5,200	
Clearing & Grubbing	\$	10,000	\$	10,000	
Staking	\$	22,400	\$	22,400	
Temporary Facility	\$	5,000	\$	5,000	
Temporary Erosion Protection/Control	\$	14,500	\$	14,500	
Imported Fill	\$	200,000	\$	200,000	
Cut & Fill	\$	150,000	\$	150,000	
6" Sub Base for Building & Compaction	\$	33,600	\$	33,600	
Excavation & Transport. of Unstable Material (Urban/Historic Fill per Geotech)	\$	250,000	\$	250,000	
Foundation Work to Address Special Soil Concerns (Incremental Increase in costs)	\$	130,000	\$	130,000	
Project Sub Totals	\$	3,885,323	\$	2,322,220	\$ 1,363,103 \$ 200,000
15% Contingency on Eligible Activities	\$	575,508	\$	346,083	\$ 199,425 \$ 30,000 \$545,508
Application Fees					
MEGA Fee	\$	1,000	\$	1,000	
MDEQ Fee	\$	1,500		\$ 1,500	
BRA Administrative Fees	\$	446,083		\$ 446,083	
Interest	\$	1,445,369	\$	1,125,622	\$ 174,501 \$ 145,245 \$4,463,331
Local Site Remediation Revolving Fund	\$	1,564,028		\$ 670,604	\$ 893,424
Total Cost of Eligible Activities to be Funded through TIF (includes WCBRA admin. fees and LSRRF)	\$	7,918,812	\$	3,794,925	\$ 2,409,134 \$ 1,714,753

Tax Increment Financing Estimates													
Table 2													
Arbor Hills Crossing													
Ann Arbor, Michigan													
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Land and Real Property Taxable Value Estimate*		\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800
Comm. Tax Increment Value (increase of 1%)		\$	\$ 7,200,000	\$ 9,000,000	\$ 9,090,000	\$ 9,180,900	\$ 9,272,709	\$ 9,365,436	\$ 9,459,090	\$ 9,553,681	\$ 9,649,218	\$ 9,745,710	\$ 9,745,710
Incremental Difference (New Taxes-Existing)		\$	\$ 4,259,200	\$ 6,059,200	\$ 6,149,200	\$ 6,240,100	\$ 6,331,909	\$ 6,424,636	\$ 6,518,290	\$ 6,612,881	\$ 6,708,418	\$ 6,804,910	\$ 6,804,910
School Taxes - Millage													
School Operating	18.0000	\$	\$ 76,666	\$ 109,066	\$ 110,686	\$ 112,322	\$ 113,974	\$ 115,643	\$ 117,329	\$ 119,032	\$ 120,752	\$ 122,488	\$ 122,488
SET	6.0000	\$	\$ 25,555	\$ 36,355	\$ 36,895	\$ 37,441	\$ 37,991	\$ 38,548	\$ 39,110	\$ 39,677	\$ 40,251	\$ 40,829	\$ 40,829
Total School Taxes -	24.0000												
Local Taxes - Millage													
General Operating	6.1682	\$	\$ 26,272	\$ 37,374	\$ 37,929	\$ 38,490	\$ 39,056	\$ 39,628	\$ 40,206	\$ 40,790	\$ 41,379	\$ 41,974	\$ 41,974
Employee Benefits	2.0560	\$	\$ 8,757	\$ 12,458	\$ 12,643	\$ 12,830	\$ 13,018	\$ 13,209	\$ 13,402	\$ 13,596	\$ 13,793	\$ 13,991	\$ 13,991
Refuse Collection	2.4670	\$	\$ 10,507	\$ 14,948	\$ 15,170	\$ 15,394	\$ 15,621	\$ 15,850	\$ 16,081	\$ 16,314	\$ 16,550	\$ 16,788	\$ 16,788
AATA	2.0560	\$	\$ 8,757	\$ 12,458	\$ 12,643	\$ 12,830	\$ 13,018	\$ 13,209	\$ 13,402	\$ 13,596	\$ 13,793	\$ 13,991	\$ 13,991
Street Repairs	1.9944	\$	\$ 8,495	\$ 12,084	\$ 12,264	\$ 12,445	\$ 12,628	\$ 12,813	\$ 13,000	\$ 13,189	\$ 13,379	\$ 13,572	\$ 13,572
Parks Maint. & Repair	1.0969	\$	\$ 4,672	\$ 6,646	\$ 6,745	\$ 6,845	\$ 6,945	\$ 7,047	\$ 7,150	\$ 7,254	\$ 7,358	\$ 7,464	\$ 7,464
Parks Acquisition	0.4779	\$	\$ 2,035	\$ 2,896	\$ 2,939	\$ 2,982	\$ 3,026	\$ 3,070	\$ 3,115	\$ 3,160	\$ 3,206	\$ 3,252	\$ 3,252
County Operating	4.5493	\$	\$ 19,376	\$ 27,565	\$ 27,975	\$ 28,388	\$ 28,806	\$ 29,228	\$ 29,654	\$ 30,084	\$ 30,519	\$ 30,958	\$ 30,958
County Parks	0.7129	\$	\$ 3,036	\$ 4,320	\$ 4,384	\$ 4,449	\$ 4,514	\$ 4,580	\$ 4,647	\$ 4,714	\$ 4,782	\$ 4,851	\$ 4,851
EECS	0.2000	\$	\$ 852	\$ 1,212	\$ 1,230	\$ 1,248	\$ 1,266	\$ 1,285	\$ 1,304	\$ 1,323	\$ 1,342	\$ 1,361	\$ 1,361
Vet Relf PA 214	0.0250	\$	\$ 106	\$ 151	\$ 154	\$ 156	\$ 158	\$ 161	\$ 163	\$ 165	\$ 168	\$ 170	\$ 170
Public Act 88	0.0400	\$	\$ 170	\$ 242	\$ 246	\$ 250	\$ 253	\$ 257	\$ 261	\$ 265	\$ 269	\$ 272	\$ 272
HCMA	0.2146	\$	\$ 914	\$ 1,300	\$ 1,320	\$ 1,339	\$ 1,359	\$ 1,379	\$ 1,399	\$ 1,419	\$ 1,440	\$ 1,460	\$ 1,460
Library	1.5500	\$	\$ 6,602	\$ 9,392	\$ 9,531	\$ 9,672	\$ 9,814	\$ 9,958	\$ 10,103	\$ 10,250	\$ 10,398	\$ 10,548	\$ 10,548
ISD Operating	0.0984	\$	\$ 419	\$ 596	\$ 605	\$ 614	\$ 623	\$ 632	\$ 641	\$ 651	\$ 660	\$ 670	\$ 670
ISD Special Education	3.8761	\$	\$ 16,509	\$ 23,486	\$ 23,835	\$ 24,187	\$ 24,543	\$ 24,903	\$ 25,266	\$ 25,632	\$ 26,002	\$ 26,377	\$ 26,377
Voted Sinking Fund	0.9861	\$	\$ 4,200	\$ 5,975	\$ 6,064	\$ 6,153	\$ 6,244	\$ 6,335	\$ 6,428	\$ 6,521	\$ 6,615	\$ 6,710	\$ 6,710
WCC Operating	3.4056	\$	\$ 14,505	\$ 20,635	\$ 20,942	\$ 21,251	\$ 21,564	\$ 21,880	\$ 22,199	\$ 22,521	\$ 22,846	\$ 23,175	\$ 23,175
Total Local Taxes (capturable)	31.9744												
Debt Millages (not capturable)													
City Debt Service	0.4806	\$	\$ 2,047	\$ 2,912	\$ 2,955	\$ 2,999	\$ 3,043	\$ 3,088	\$ 3,133	\$ 3,178	\$ 3,224	\$ 3,270	\$ 3,270
School Debt Service	2.0325	\$	\$ 8,657	\$ 12,315	\$ 12,498	\$ 12,683	\$ 12,870	\$ 13,058	\$ 13,248	\$ 13,441	\$ 13,635	\$ 13,831	\$ 13,831
WCC Debt Service	0.2800	\$	\$ 1,193	\$ 1,697	\$ 1,722	\$ 1,747	\$ 1,773	\$ 1,799	\$ 1,825	\$ 1,852	\$ 1,878	\$ 1,905	\$ 1,905
Total Debt Millages (not capturable)	2.7931												
Total Millages	58.7675												
Total Capturable Millages	55.9744												
Total School Yearly Incremental Taxes		\$	\$ 102,221	\$ 145,421	\$ 147,581	\$ 149,762	\$ 151,966	\$ 154,191	\$ 156,439	\$ 158,709	\$ 161,002	\$ 163,318	\$ 163,318
Total Non-School Yearly Incremental Taxes		\$	\$ 136,185	\$ 193,739	\$ 196,617	\$ 199,523	\$ 202,459	\$ 205,424	\$ 208,418	\$ 211,443	\$ 214,498	\$ 217,583	\$ 217,583
Annual Cumulative Tax Capture		\$	\$ 238,406	\$ 339,160	\$ 344,198	\$ 349,286	\$ 354,425	\$ 359,615	\$ 364,857	\$ 370,152	\$ 375,500	\$ 380,901	\$ 380,901
Total Annual Cumulative Tax Capture		\$	\$ 238,406	\$ 577,566	\$ 921,764	\$ 1,271,050	\$ 1,625,475	\$ 1,985,090	\$ 2,349,947	\$ 2,720,099	\$ 3,095,599	\$ 3,476,500	\$ 3,476,500
Administrative Fee Captured by BRA		\$	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277
Total Local Yearly Incremental Taxes Available for Capture		\$	\$ 115,909	\$ 173,463	\$ 176,340	\$ 179,247	\$ 182,182	\$ 185,147	\$ 188,142	\$ 191,166	\$ 194,221	\$ 197,306	\$ 197,306
Total Combined Yearly Incremental Taxes Available for Capture		\$	\$ 218,130	\$ 318,884	\$ 323,921	\$ 329,009	\$ 334,148	\$ 339,339	\$ 344,581	\$ 349,876	\$ 355,223	\$ 360,624	\$ 360,624
MDEQ Environmental Expenses													
School Taxes		\$	\$ 102,221	\$ 145,421	\$ 147,581	\$ 149,762	\$ 151,966	\$ 18,147					
Local Taxes		\$	\$ 115,909	\$ 173,463	\$ 176,340	\$ 179,247	\$ 182,182	\$ 21,790					
Unreimbursed Environmental Expenses		\$ 1,564,028	\$ 1,345,899	\$ 1,027,015	\$ 703,094	\$ 374,085	\$ 39,936	\$ -					
Simple Interest (5% on outstanding Eligible Activities		\$	\$ 67,295	\$ 51,351	\$ 35,155	\$ 18,704	\$ 1,997	\$ -					
Cumulative Interest (reimbursed on back end)		\$	\$ 67,295	\$ 118,646	\$ 153,800	\$ 172,505	\$ 174,501	\$ 174,501	\$ 174,501	\$ 174,501	\$ 174,501	\$ 174,501	\$ 174,501
MEGA Non-Environmental Expenses													
School Taxes		\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,045	\$ 156,439	\$ 158,709	\$ 161,002	\$ 163,318	\$ 163,318
Local Taxes		\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,358	\$ 188,142	\$ 191,166	\$ 194,221	\$ 197,306	\$ 197,306
Unreimbursed Non-Environmental Expenses		\$ 2,669,303	\$ 2,669,303	\$ 2,669,303	\$ 2,669,303	\$ 2,669,303	\$ 2,669,303	\$ 2,369,901	\$ 2,025,320	\$ 1,675,444	\$ 1,320,221	\$ 959,597	\$ 959,597
Simple Interest (5% on outstanding Eligible Activities		\$	\$ 133,465	\$ 133,465	\$ 133,465	\$ 133,465	\$ 133,465	\$ 118,495	\$ 101,266	\$ 83,772	\$ 66,011	\$ 47,980	\$ 47,980
Cumulative Interest (reimbursed on back end)		\$	\$ 133,465	\$ 266,930	\$ 400,395	\$ 533,861	\$ 667,326	\$ 785,821	\$ 887,087	\$ 970,859	\$ 1,036,870	\$ 1,084,850	\$ 1,084,850
Local-Only Expenses													
Local Taxes		\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Environmental Expenses		230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000
Simple Interest (5% on outstanding Eligible Activities		\$	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500
Cumulative Interest (reimbursed on back end)		\$	\$ 11,500	\$ 23,000	\$ 34,500	\$ 46,000	\$ 57,500	\$ 69,000	\$ 80,500	\$ 92,000	\$ 103,500	\$ 115,000	\$ 115,000
Local Site Remediation Revolving Fund													
School Taxes (capped at \$455,475)													
Local Taxes (capped at \$606,814)													
Total								\$	\$ -	\$ -	\$ -	\$ -	\$ -
Total Developer Reimbursement		\$	\$ 218,130	\$ 318,884	\$ 323,921	\$ 329,009	\$ 334,148	\$ 339,339	\$ 344,581	\$ 349,876	\$ 355,223	\$ 360,624	\$ 360,624

Tax Increment Financing Estimates															
Table 2															
Arbor Hills Crossing															
Ann Arbor, Michigan															
		2023	2024	2025	2026	2027	2028	2028	2029	2030	2031	2032	2033		
Land and Real Property Taxable Value Estimate*		\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800	\$ 2,940,800		
Comm. Tax Increment Value (increase of 1%)		\$ 9,843,167	\$ 9,941,599	\$ 10,041,015	\$ 10,141,425	\$ 10,242,840	\$ 10,345,268	\$ 10,448,721	\$ 10,553,208	\$ 10,658,740	\$ 10,765,327	\$ 10,872,981	\$ 10,981,710		
Incremental Difference (New Taxes-Existing)		\$ 6,902,367	\$ 7,000,799	\$ 7,100,215	\$ 7,200,625	\$ 7,302,040	\$ 7,404,468	\$ 7,507,921	\$ 7,612,408	\$ 7,717,940	\$ 7,824,527	\$ 7,932,181	\$ 8,040,910		
School Taxes - Millage															
School Operating	18.0000	\$ 124,243	\$ 126,014	\$ 127,804	\$ 129,611	\$ 131,437	\$ 133,280	\$ 135,143	\$ 137,023	\$ 138,923	\$ 140,841	\$ 142,779	\$ 144,736	\$	2,729,793
SET	6.0000	\$ 41,414	\$ 42,005	\$ 42,601	\$ 43,204	\$ 43,812	\$ 44,427	\$ 45,048	\$ 45,674	\$ 46,308	\$ 46,947	\$ 47,593	\$ 48,245	\$	909,931
Total School Taxes -	24.0000														
Local Taxes - Millage														\$	3,639,724
General Operating	6.1682	\$ 42,575	\$ 43,182	\$ 43,796	\$ 44,415	\$ 45,040	\$ 45,672	\$ 46,310	\$ 46,955	\$ 47,606	\$ 48,263	\$ 48,927	\$ 49,598	\$	935,439
Employee Benefits	2.0560	\$ 14,191	\$ 14,394	\$ 14,598	\$ 14,804	\$ 15,013	\$ 15,224	\$ 15,436	\$ 15,651	\$ 15,868	\$ 16,087	\$ 16,309	\$ 16,532	\$	311,803
Refuse Collection	2.4670	\$ 17,028	\$ 17,271	\$ 17,516	\$ 17,764	\$ 18,014	\$ 18,267	\$ 18,522	\$ 18,780	\$ 19,040	\$ 19,303	\$ 19,569	\$ 19,837	\$	374,133
AATA	2.0560	\$ 14,191	\$ 14,394	\$ 14,598	\$ 14,804	\$ 15,013	\$ 15,224	\$ 15,436	\$ 15,651	\$ 15,868	\$ 16,087	\$ 16,309	\$ 16,532	\$	311,803
Street Repairs	1.9944	\$ 13,766	\$ 13,962	\$ 14,161	\$ 14,361	\$ 14,563	\$ 14,767	\$ 14,974	\$ 15,182	\$ 15,393	\$ 15,605	\$ 15,820	\$ 16,037	\$	302,461
Parks Maint. & Repair	1.0969	\$ 7,571	\$ 7,679	\$ 7,788	\$ 7,898	\$ 8,010	\$ 8,122	\$ 8,235	\$ 8,350	\$ 8,466	\$ 8,583	\$ 8,701	\$ 8,820	\$	166,351
Parks Acquisition	0.4779	\$ 3,299	\$ 3,346	\$ 3,393	\$ 3,441	\$ 3,490	\$ 3,539	\$ 3,588	\$ 3,638	\$ 3,688	\$ 3,739	\$ 3,791	\$ 3,843	\$	72,476
County Operating	4.5493	\$ 31,401	\$ 31,849	\$ 32,301	\$ 32,758	\$ 33,219	\$ 33,685	\$ 34,156	\$ 34,631	\$ 35,111	\$ 35,596	\$ 36,086	\$ 36,581	\$	689,925
County Parks	0.7129	\$ 4,921	\$ 4,991	\$ 5,062	\$ 5,133	\$ 5,206	\$ 5,279	\$ 5,352	\$ 5,427	\$ 5,502	\$ 5,578	\$ 5,655	\$ 5,732	\$	108,115
EECS	0.2000	\$ 1,380	\$ 1,400	\$ 1,420	\$ 1,440	\$ 1,460	\$ 1,481	\$ 1,502	\$ 1,522	\$ 1,544	\$ 1,565	\$ 1,586	\$ 1,608	\$	30,331
Vet Relf PA 214	0.0250	\$ 173	\$ 175	\$ 178	\$ 180	\$ 183	\$ 185	\$ 188	\$ 190	\$ 193	\$ 196	\$ 198	\$ 201	\$	3,791
Public Act 88	0.0400	\$ 276	\$ 280	\$ 284	\$ 288	\$ 292	\$ 296	\$ 300	\$ 304	\$ 309	\$ 313	\$ 317	\$ 322	\$	6,066
HCMA	0.2146	\$ 1,481	\$ 1,502	\$ 1,524	\$ 1,545	\$ 1,567	\$ 1,589	\$ 1,611	\$ 1,634	\$ 1,656	\$ 1,679	\$ 1,702	\$ 1,726	\$	32,545
Library	1.5500	\$ 10,699	\$ 10,851	\$ 11,005	\$ 11,161	\$ 11,318	\$ 11,477	\$ 11,637	\$ 11,799	\$ 11,963	\$ 12,128	\$ 12,295	\$ 12,463	\$	235,065
ISD Operating	0.0984	\$ 679	\$ 689	\$ 699	\$ 709	\$ 719	\$ 729	\$ 739	\$ 749	\$ 759	\$ 770	\$ 781	\$ 791	\$	14,923
ISD Special Education	3.8761	\$ 26,754	\$ 27,136	\$ 27,521	\$ 27,910	\$ 28,303	\$ 28,700	\$ 29,101	\$ 29,506	\$ 29,916	\$ 30,329	\$ 30,746	\$ 31,167	\$	587,831
Voted Sinking Fund	0.9861	\$ 6,806	\$ 6,903	\$ 7,002	\$ 7,101	\$ 7,201	\$ 7,302	\$ 7,404	\$ 7,507	\$ 7,611	\$ 7,716	\$ 7,822	\$ 7,929	\$	149,547
WCC Operating	3.4056	\$ 23,507	\$ 23,842	\$ 24,180	\$ 24,522	\$ 24,868	\$ 25,217	\$ 25,569	\$ 25,925	\$ 26,284	\$ 26,647	\$ 27,014	\$ 27,384	\$	516,477
Total Local Taxes (capturable)	31.9744													\$	4,849,082
Debt Millages (not capturable)															
City Debt Service	0.4806	\$ 3,317	\$ 3,365	\$ 3,412	\$ 3,461	\$ 3,509	\$ 3,559	\$ 3,608	\$ 3,659	\$ 3,709	\$ 3,760	\$ 3,812	\$ 3,864		
School Debt Service	2.0325	\$ 14,029	\$ 14,229	\$ 14,431	\$ 14,635	\$ 14,841	\$ 15,050	\$ 15,260	\$ 15,472	\$ 15,687	\$ 15,903	\$ 16,122	\$ 16,343		
WCC Debt Service	0.2800	\$ 1,933	\$ 1,960	\$ 1,988	\$ 2,016	\$ 2,045	\$ 2,073	\$ 2,102	\$ 2,131	\$ 2,161	\$ 2,191	\$ 2,221	\$ 2,251		
Total Debt Millages (not capturable)	2.7931														
Total Millages	58.7675														
Total Capturable Millages	55.9744														
Total School Yearly Incremental Taxes		\$ 165,657	\$ 168,019	\$ 170,405	\$ 172,815	\$ 175,249	\$ 177,707	\$ 180,190	\$ 182,698	\$ 185,231	\$ 187,789	\$ 190,372	\$ 192,982	\$	3,639,724
Total Non-School Yearly Incremental Taxes		\$ 220,699	\$ 223,846	\$ 227,025	\$ 230,236	\$ 233,478	\$ 236,753	\$ 240,061	\$ 243,402	\$ 246,776	\$ 250,185	\$ 253,627	\$ 257,103	\$	4,849,082
Annual Cumulative Tax Capture		\$ 386,356	\$ 391,866	\$ 397,430	\$ 403,051	\$ 408,727	\$ 414,461	\$ 420,251	\$ 426,100	\$ 432,007	\$ 437,973	\$ 443,999	\$ 450,085	\$	8,488,806
Total Annual Cumulative Tax Capture		\$ 3,862,856	\$ 4,254,721	\$ 4,652,151	\$ 5,055,202	\$ 5,463,929	\$ 5,878,390	\$ 6,298,641	\$ 6,724,741	\$ 7,156,748	\$ 7,594,722	\$ 8,038,721	\$ 8,488,806		
Administrative Fee Captured by BRA		\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$ 20,277	\$	446,083
Total Local Yearly Incremental Taxes Available for Capture		\$ 200,423	\$ 203,570	\$ 206,749	\$ 209,959	\$ 213,202	\$ 216,477	\$ 219,785	\$ 223,126	\$ 226,500	\$ 229,908	\$ 233,350	\$ 236,827	\$	4,402,999
Total Combined Yearly Incremental Taxes Available for Capture		\$ 366,079	\$ 371,589	\$ 377,154	\$ 382,774	\$ 388,451	\$ 394,184	\$ 399,975	\$ 405,823	\$ 411,731	\$ 417,697	\$ 423,723	\$ 429,809	\$	8,042,723
MDEQ Environmental Expenses															
School Taxes				\$ 70,134	\$ 4,687									\$	789,918
Local Taxes					\$ 65,051	\$ 34,630								\$	948,612
Unreimbursed Environmental Expenses															
Simple Interest (5% on outstanding Eligible Activities														\$	174,501
Cumulative Interest (reimbursed on back end)		\$ 174,501	\$ 174,501	\$ 104,368	\$ 34,630	\$ -									
MEGA Non-Environmental Expenses															
School Taxes		\$ 165,657	\$ 168,019	\$ 100,271	\$ 168,128	\$ 175,249	139,253							\$	1,692,090
Local Taxes		\$ 200,423	\$ 203,570	\$ 121,657		\$ 178,572	\$ 216,477	\$ 219,785	\$ 28,159					\$	2,102,835
Unreimbursed Non-Environmental Expenses		\$ 593,517	\$ 221,928	\$ -											
Simple Interest (5% on outstanding Eligible Activities		\$ 29,676	\$ 11,096	\$ -										\$	1,125,622
Cumulative Interest (reimbursed on back end)		\$ 1,114,526	\$ 1,125,622	\$ 1,125,622	\$ 957,494	\$ 603,673	\$ 247,943	\$ 28,159	\$ -						
Local-Only Expenses															
Local Taxes		\$ -	\$ -	\$ 85,092	\$ 144,908				\$ 145,245					\$	375,245
Unreimbursed Environmental Expenses		\$ 230,000	\$ 230,000	\$ 144,908	\$ -										
Simple Interest (5% on outstanding Eligible Activities		\$ 11,500	\$ 11,500	\$ 7,245										\$	145,245
Cumulative Interest (reimbursed on back end)		\$ 126,500	\$ 138,000	\$ 145,245	\$ 145,245	\$ 145,245	\$ 145,245	\$ 145,245	\$ -						
Local Site Remediation Revolving Fund															
School Taxes (capped at \$455,475)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,454	\$ 180,190	\$ 182,698	\$ 185,231	\$ 84,032			\$	670,604
Local Taxes (capped at \$606,814)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,722	\$ 226,500	\$ 229,908	\$ 233,350	\$ 153,944	\$	893,424
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,454	\$ 180,190	\$ 232,419	\$ 411,731	\$ 313,940	\$ 233,350	\$ 153,944	\$	862,794
Total Developer Reimbursement		\$ 366,079	\$ 371,589	\$ 377,154	\$ 382,774	\$ 388,451	\$ 355,730	\$ 219,785	\$ 173,404	\$ -	\$ -	\$ -	\$ -	\$	5,908,700

Land and Real Property Taxable Value Estimate*		
Comm. Tax Increment Value (increase of 1%)		
Incremental Difference (New Taxes-Existing)		
School Taxes - Millage		
School Operating	18.0000	
SET	6.0000	
Total School Taxes -	24.0000	
Local Taxes - Millage		
General Operating	6.1682	
Employee Benefits	2.0560	
Refuse Collection	2.4670	
AATA	2.0560	
Street Repairs	1.9944	
Parks Maint. & Repair	1.0969	
Parks Acquisition	0.4779	
County Operating	4.5493	
County Parks	0.7129	
EECS	0.2000	
Vet Relf PA 214	0.0250	
Public Act 88	0.0400	
HCMA	0.2146	
Library	1.5500	
ISD Operating	0.0984	
ISD Special Education	3.8761	
Voted Sinking Fund	0.9861	
WCC Operating	3.4056	
Total Local Taxes (capturable)	31.9744	
Debt Millages (not capturable)		
City Debt Service	0.4806	
School Debt Service	2.0325	
WCC Debt Service	0.2800	
Total Debt Millages (not capturable)	2.7931	
Total Millages	58.7675	
Total Capturable Millages	55.9744	
Total School Yearly Incremental Taxes		
Total Non-School Yearly Incremental Taxes		
Annual Cumulative Tax Capture		
Total Annual Cumulative Tax Capture		
Administrative Fee Captured by BRA		
Total Local Yearly Incremental Taxes Available for Capture		
Total Combined Yearly Incremental Taxes Available for Capture		
MDEQ Environmental Expenses		
School Taxes		
Local Taxes		
Unreimbursed Environmental Expenses		
Simple Interest (5% on outstanding Eligible Activities		
Cumulative Interest (reimbursed on back end)		
MEGA Non-Environmental Expenses		
School Taxes		
Local Taxes		
Unreimbursed Non-Environmental Expenses		
Simple Interest (5% on outstanding Eligible Activities		
Cumulative Interest (reimbursed on back end)		
Local-Only Expenses		
Local Taxes		
Unreimbursed Environmental Expenses		
Simple Interest (5% on outstanding Eligible Activities		
Cumulative Interest (reimbursed on back end)		
Local Site Remediation Revolving Fund		
School Taxes (capped at \$455,475)		
Local Taxes (capped at \$606,814)		
Total		
Total Developer Reimbursement		

Description of Eligible Activities (see Table 1 for details)	Estimated Cost
1. BEA Activities	\$ 18,600
2. Due Care Activities	\$ 763,207
3. Additional Response Activities	\$ 566,296
4. MEGA Public Infrastructure Improvements	\$ 577,220
5. Local-Only Public Infrastructure Improvements	\$ 200,000
6. Lead and Asbestos Abatement	\$ 29,650
7. Demolition	\$ 609,000
8. Site Preparation	\$ 1,091,350
9. 15% Contingency	\$ 575,508
10. Preparation of Brownfield Plan	\$ 10,000
11. Preparation of Act 381 Work Plans	\$ 20,000
12. Work Plan Application Fees	\$ 2,500
Other Activities to Be Funded by TIF Capture	
13. Interest	\$ 1,445,369
14. Authority	\$ 446,083
15. LSRRF	\$ 1,564,028
Total Activities to be funded by TIF	\$ 7,918,812

Tax Increment Financing (Estimated Reimbursements)	
Developer Reimbursement	\$ 5,908,700
Authority Administrative Costs	\$ 446,083
Revolving Fund	\$ 1,564,028

	Dollar Value	Percentage
Environmental Activities	\$ 1,564,028	37%
Non-Environmental Activities	\$ 2,669,303	63%

	Millage	Percentage
Local	31.9744	57%
State	24.0000	43%