Dexter Downtown Development Authority

October 20, 2016 < > 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:30 AM on October 20, 2016 by Chairman Steve Brouwer.

2. Roll Call

Becker, Patrick-ab	Bellas, Rich	Brouwer, Steve
Darnell, Don-ab	Finn, Doug	Fitzpatrick, Mike
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred	Willis, Randy-ab

Also in attendance: Courtney Nicholls, City Manager.

3. Approval of Minutes from the Regular Meeting on September 15, 2016.

Motion Schmid; support Finn to approve the minutes of the Regular Meeting on September 15, 2016 as presented.

Unanimous voice vote approval with Becker, Darnell, O'Haver and Willis absent.

4. Approval of Agenda:

Motion Bellas; support Schmid to approve the agenda as presented.

Unanimous voice vote approval with Becker, Darnell, O'Haver and Willis absent.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) October Invoices: Invoice from OHM for General Services for the dumpster and stairway in the amount of $489.50; invoice from US Bank for the 2008 non-taxable bond interest in the amount of $45,689.38; invoice from PNC Bank for the 2011 refunding principle and interest bond in the amount of $40,189.00; and invoice from US Bank for the 2015 taxable bond refunding interest in the amount of $29,735.00 for a total amount of invoices of $116,102.88.

Motion Finn; support Schmid to pay the October invoices in an amount of $116,735.88.

Unanimous voice vote approval with Becker, Darnell, O'Haver and Willis absent.

b) Approval of October 2016 Treasurer's Report:

Motion Keough; support Bellas to approve the September Treasurer's Report as presented.

Unanimous voice vote approval with Becker, Darnell, O'Haver and Willis absent.

8. Correspondence / Communications:

a) Short on Options, Restaurant owners Build Rental Housing

b) The Future of Retirement Communities

c) Legislative Bill 960

9. Action Items:

a) Old Business – *None*

b) New Business – *None*

10. Discussion Updates:

a) None

11. City Mayor and Staff Reports

a) Mayor – Shawn Keough

- Mayor Keough spoke about the Michigan Senate Bill 960 and its proposed changes to the tax code that would happen with the addition

of health and wellness to non-profit charitable institution definition. Mayor Keough spoke to the Michigan Senate Finance Committee on this proposed bill and the challenges the Dexter and other cities would face if this bill was approved.

- Reported from the committee to review the proposed Brownfield and pro forma for Grandview Commons and that the committee is looking at a 50% payment on the project rather than 100%. Mayor Keough spoke to the reasons for this possible action.

b) Staff – Michelle Aniol
   - *Ms. Aniol submitted her report as per packet.*
   - *Ms. Nicholls reported that staff has been working hard to get Dexter citizens registered to vote for the November election.*

12. Chairman's Report: October 20, 2016 Agenda

    a) Brownfield Redevelopment Plan for Grandview Commons
    b) Underground Trash Receptacles - Estimates
    c) Maintenance of Public Stair behind Dexter Pub - Bids
    d) Security Cameras in Parking Lot

13. Non-Arranged Citizen Participation:

    None

14. Adjournment

    Motion Finn; support Fitzpatrick to adjourn at 7:51 AM.

    Unanimous voice vote approval with Becker, Darnell, O'Haver and Willis absent.

Respectfully submitted,

Carol Jones, Secretary

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Memo

To: Dexter DDA
From: Marie Sherry, City Treasurer
Date: November 10, 2016
Re: Treasurer's Report

Invoice Approval Notes

- OHM; General Services (dumpster & stairway): $352.25
- Scott E. Munzel, P.C. (2016 Dexter Wellness MTT – July): $935.00
- Scott E. Munzel, P.C. (Broad St Redevelopment – August): $969.00
- Scott E. Munzel, P.C. (Dexter Wellness Appeal – August): $6,205.00
- Scott E. Munzel, P.C. (Broad St Redevelopment – September): $578.00
- Scott E. Munzel, P.C. (Dexter Wellness Appeal – September): $4,411.50
- Scott E. Munzel, P.C. (2016 Dexter Wellness MTT – September): $484.00
- Combined total due for all invoices is $13,934.75

Cash Status

DDA Cash Balances Report
10/31/2016

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	$ -	
394 - DDA Debt	TCF Pooled Account	$ -	
	Total DDA Pooled Checking	**$ -**	
248 - DDA General	TCF Money Market Account	$ 222,726.04	
248 - DDA Parking	TCF Money Market Account	$ 12,502.31	
394 - DDA Debt	TCF Money Market Account	$ -	
	Total DDA Pooled Savings	**$ 235,228.35**	
248 - DDA General	ONB Money Market Account	$ 202,634.91	
394 - DDA Debt	ONB Money Market Account	$ -	
	Total DDA Pooled Savings	**$ 202,634.91**	
248 - DDA General	Flagstar Bank CD	$ 200,000.00	.70%, matures 1-27-2017
	Total Non-Pooled	**$ 200,000.00**	
Total General Cash		$ 637,863.26	
Total Debt Cash		$ -	
		$ 637,863.26	
Month End Cash		$ 637,863.26	
Projected FY 16/17 Revenue All Funds		$ 243,076.77	
Projected FY 16/17 Expenditures All Funds		$ (444,980.89)	
Wellness Center Set Aside		$ (310,124.53)	Through September 30, 2016
Projected Year End Cash		$ 125,834.61	

Fiscal Year 2016-2017 Revenue Expenditure Report

11/10/2016	REVENUE AND EXPENDITURE REPORT FOR CITY OF DEXTER					
	PERIOD ENDING 10/31/2016					
	% Fiscal Year Completed: 33.70					
		2016-17		YTD BALANCE	AVAILABLE	
		ORIGINAL	2016-17	10/31/2016	BALANCE	% BDGT
GL NUMBER	DESCRIPTION	BUDGET	AMENDED BUDGET	NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
248-000-405.000	TAX CAPTURE REVENUE	303,600.00	303,600.00	228,030.02	75,569.98	75.11
248-000-574.001	PERSONAL PROPERTY TAX REIMBURSEMENT	7,800.00	7,800.00	-	7,800.00	0.00
248-000-665.000	INTEREST EARNED	500.00	500.00	97.53	402.47	19.51
248-000-671.000	OTHER REVENUE	-	-	12,500.00	(12,500.00)	100.00
Total Dept 000-ASSETS, LIABILITIES & REVENUE		311,900.00	311,900.00	240,627.55	71,272.45	77.15
TOTAL Revenues		311,900.00	311,900.00	240,627.55	71,272.45	77.15
Expenditures						
Dept 248-ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	5,000.00	610.25	4,389.75	12.21
248-248-803.000	CONTRACTED SERVICES	1,700.00	1,700.00	-	1,700.00	0.00
248-248-810.000	ATTORNEY FEES	20,000.00	20,000.00	4,717.50	15,282.50	23.59
248-248-957.002	DDA CAPTURE REFUNDS	5,000.00	5,000.00	-	5,000.00	0.00
Total Dept 248-ADMINISTRATION		31,700.00	31,700.00	5,327.75	26,372.25	16.81
Dept 442-DOWNTOWN PUBLIC WORKS						
248-442-803.015	CITY MAINTENANCE	5,000.00	5,000.00	-	5,000.00	0.00
Total Dept 442-DOWNTOWN PUBLIC WORKS		5,000.00	5,000.00	-	5,000.00	0.00
Dept 901-CAPITAL IMPROVEMENTS						
248-901-972.001	PURCHASE OF HOUSE	20,000.00	20,000.00	-	20,000.00	0.00
248-901-972.002	DTE SUBSTATION MOVE	50,000.00	50,000.00	-	50,000.00	0.00
Total Dept 901-CAPITAL IMPROVEMENTS		70,000.00	70,000.00	-	70,000.00	0.00
Dept 965-TRANSFERS OUT - CONTROL						
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	287,400.00	287,400.00	115,595.68	171,804.32	40.22
Total Dept 965-TRANSFERS OUT - CONTROL		287,400.00	287,400.00	115,595.68	171,804.32	40.22
TOTAL Expenditures		394,100.00	394,100.00	120,923.43	273,176.57	30.68
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		311,900.00	311,900.00	240,627.55	71,272.45	77.15
TOTAL EXPENDITURES		394,100.00	394,100.00	120,923.43	273,176.57	30.68
NET OF REVENUES & EXPENDITURES		(82,200.00)	(82,200.00)	119,704.12	(201,904.12)	145.63

Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
394-000-695.248	TRANSFER IN FROM DDA FUND 248	287,400.00	287,400.00	115,595.68	171,804.32	40.22
Total Dept 000-ASSETS, LIABILITIES & REVENUE		287,400.00	287,400.00	115,595.68	171,804.32	40.22
TOTAL Revenues		287,400.00	287,400.00	115,595.68	171,804.32	40.22
Expenditures						
Dept 850-LONG-TERM DEBT						
394-850-992.000	BOND FEES	1,000.00	1,000.00	-	1,000.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND ($1.6M)	90,000.00	90,000.00	-	90,000.00	0.00
394-850-997.004	DDA 2008 BOND ($2+M)	116,500.00	116,500.00	45,689.38	70,810.62	39.22
394-850-997.005	2011 REFUNDING BOND ($620K)	79,900.00	79,900.00	40,171.30	39,728.70	50.28
394-850-997.006	2015 REFUNDING - TAXABLE BOND	-	-	29,735.00	(29,735.00)	100.00
Total Dept 850-LONG-TERM DEBT		287,400.00	287,400.00	115,595.68	171,804.32	40.22
TOTAL Expenditures		287,400.00	287,400.00	115,595.68	171,804.32	40.22
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		287,400.00	287,400.00	115,595.68	171,804.32	40.22
TOTAL EXPENDITURES		287,400.00	287,400.00	115,595.68	171,804.32	40.22
NET OF REVENUES & EXPENDITURES		-	-	-	-	0.00
TOTAL REVENUES - ALL FUNDS		599,300.00	599,300.00	356,223.23	243,076.77	59.44
TOTAL EXPENDITURES - ALL FUNDS		681,500.00	681,500.00	236,519.11	444,980.89	34.71
NET OF REVENUES & EXPENDITURES		(82,200.00)	(82,200.00)	119,704.12	(201,904.12)	145.63

Budget Amendments

- Fund 248: Increase attorney fees line from $20,000 to $35,000 to cover bills through September 2016 (balance would be approximately $25,000). Amendment gives a $10,000 cushion against further fees, although as case(s) continue to move through the system more amendments may be required.

- Fund 394: Created new account for the 2015 refunding bond. Amendment does not change departmental budget, and cleans up the chart of accounts.

Outstanding Accounts Receivable for Site Improvements

- The following invoices from 2009 are outstanding:

    - Mary O'Neil: $1,300. No payments were ever made.
    - Dexter's Pub: $3,000. Partial payments made in 2010 and 2011 on an original balance of $7,000.

- Invoices have been sent. Mary O'Neil's was returned as a bad address, however City staff did have another address and the invoice has been resent. No further update at this time.

- Dexter's Pub is cooperating and has made a $1,000 payment. Balance remaining is $2,000. Will continue discussions on timing of further payments as we move through the remainder of the fiscal year and tax season.

Katie's Bar & Grill Jeopardy Tax Assessment (The Alley)

- 2016 summer and winter taxes were paid in full, prior to the private auction that was held on November 10, 2016, and a discharge filed with Washtenaw County.

Required Reporting

- Form 5176 – Request for State Reimbursement of Tax Increment Finance Authority. Deadline to file for 2016 is June 15th.
- Form 2604 – Tax Increment Financing Plan Report for Capture of Property Taxes (deadline to file is July 31st of each year).
- Qualifying Statement – File the Fiscal Year 2015-2016 Statement by December 31, 2016
- Audit – File the 2015-2016 Audit by December 31, 2016.
- Publish the Fiscal Year 2014-2015 Annual Report by February 2017.

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
E: SEM@MUNZELLAW.COM

10/13/2016

Invoice
1974

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Broad Street Redevelopment

Dear Ms. Nicholls:

The invoice for legal services provided in September is below. Please contact me if you have any questions.

9/2/2016	Review draft letter to Foremost and email comments	0.3
9/20/2016	Work on bullet points for differences in proposed agreements	0.7
9/21/2016	Create list of major differences between DTE and Dexter proposals; email to Keough and Nicholls	1
9/23/2016	TC Nicholls re status of DTE, zoning issue, brownfield issue and related aspects for other projects	0.4
9/27/2016	Review Foremost reply letter re project	0.3
9/30/2016	Meet with Keough and Nicholls re DTE situation, values of two parcels, Foremost response letter	0.7
	Total Time	3.4 at $170/hr

Current Invoice	$	578.00
~~Expenses- none~~		
Total Balance Due	$	578.00
Outstanding balance		$1,292.00
Payment received- thank you		$323.00
Outstanding balance due		$969.00
Total amount due	$	1,547.00

DDA
248-348-802.000

Sincerely,

EIN 38-3120196

Scott E. Munzel

Scott E. Munzel

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
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10/13/2016

Invoice
1976

$4411.50
DDA
248-248-802.000

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Dexter Wellness Center

Dear Ms. Nicholls:

The invoice for legal services provided in September is below. Please contact me if you have any questions. Please note I have divided this invoice between the City and DDA.

		DDA
9/1/2016	Review Dexter Supreme Court Brief re points covered; email Adam re new case, question re CWF facts in 211.7r arguments; check MTT ruling on Count III issue	2.1
9/2/2016	Draft outline for Appellee Brief	3
9/3/2016	Review CWF Statement of Facts; draft outline for Counter Statement of Facts	3
9/4/2016	Draft Counter Statement of Facts	3
9/5/2016	Draft Argument section supporting MTT decision	4.0
9/6/2016	Draft Argument sections on Wexford, MCL 2117r, and MTT discretion	10.0
9/7/2016	Proof complete draft Brief; email to clients for review; TC Holly at Superior Township; draft Introduction portion of Brief; revise Brief for clarity; review of CWF Brief, Dexter Appellant Brief for any final inclusions	10.5
9/8/2016	Insert citations in to Brief; create Table of Contents, Index of Authorities; Questions Presented; finalize edits of Brief; efile with Court of Appeals	9
9/9/2016	Review IRS information re CWF initial application for 501c3 status; email Appellee Brief to clients with notes	0.9
9/13/2016	TC Dan Schnelz at Tax Commission re factual situation, timing, procedures, related issues	0.5

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10/13/2016

9/20/2016	TC Keough, Nicholls re update, dates, Tax Commission issues	0.3
9/21/2016	Draft opposition to CWF motion for more time; efile with Court of Appeals; send CWF Brief to Laura Genovich	0.5
9/23/2016	TC Courtney re status, new discovery, dates	0.3
9/26/2016	Review Treasury Motion to Intervene in 2016 appeal	0.2
9/27/2016	Email documents to and answer questions of Laura Genovich re appeal and her amicus brief	0.3
9/28/2016	TC Adam Sadowski re 2016 appeal, Supreme Court docket, State Brief; forward CWF Appellee Brief to Laura Genovich for amicus brief	0.3
9/29/2016	Review CWF Appellee Brief in order to discuss with Laura Genovich for amicus brief questions; review DWC website; TC Laura Genovich re amicus brief, issues	4.0
	Total Time	51.9 at $170/hr
	Current Invoice	$ 8,823.00
	Expenses-none	$ -
	Total Balance Due	$ 8,823.00
	Divided between DDA and Village	$4,411.50
	Outstanding balance	$11,621.56
	Payments received- thank you	$4,394.50
	Current outstanding balance	$7,227.06
	Total amount due	$11,638.56

Sincerely,

EIN 38-3120196

Scott E. Munzel

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
E: SEM@MUNZELLAW.COM

10/13/2016

Invoice
DDA 1979

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Tax Appeal- Chelsea Wellness 2016

Dear Ms. Nicholls:

Enclosed is the invoice for legal services in September. Please contact me if you have any questions.

9/21/2016	Begin work on Interrogatories for 2016 appeal	1.8
9/23/2016	Complete First Requests to Admit, Interrogatories, and Document Requests; send to CWF	3.9

Total Time		5.7 at $170/hr
Current Invoice	$	969.00
Expenses- none	$	-
Total Invoice	$	969.00
Divided between DDA and City	$	484.50
Outstanding balance	$	-
Total Balance Due	$	484.50

EIN 38-3120196

248.248.802.000
DDA

Sincerely,

Scott E. Munzel

Scott E. Munzel

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
E: SEM@MUNZELLAW.COM

9/11/2016

Invoice 1956

DDA

248-248-802.000
DDA
$6,205.00

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Dexter Wellness Center

Dear Ms. Nicholls:

The invoice for legal services provided in August is below. Please contact me if you have any questions. Please note I have divided this invoice between the City and DDA.

8/1/2016	Research at U of M Law Library re origin of tax statute and language re non-discrimination	3.5
8/2/2016	Research at U of M Library ancient Michigan statutes re origin of non-discrimination	2.5
8/3/2016	Complete research of ancient Michigan statutes, no very helpful information	2.5
8/4/2016	TC Adam Sadowski re issues in Baruch appeal as relates to CWF; research re ALR citation in Wexford	2.3
8/5/2016	Forward CWF Brief to parties; print documents and POS; emails from Adam Sadowski re related pleadings	0.4
8/8/2016	Review Baruch MTT ruling; obtain Telluride decision; review Baruch COA ruling; review Supreme Court pleadings, supplemental pleadings	6.5
8/9/2016	Review Amicus Brief, CWF Brief re issues, thoughts on how to respond	3.5
8/10/2016	Review Baruch record re facts related to less cost usage; TC Adam Sadowski re approaches, impact on CWF case; email documents to Adam, Genovich; review CWF Reply Brief to MML; prepare outline	5.3
8/11/2016	Prepare outline of Motion and Brief	1.8
8/12/2016	Draft Introduction section; double check pleadings, cases	5.0

9/11/2016
Page Two

8/13/2016	Draft Additional Fact section; add citations	4.0
8/15/2016	Draft history of Wexford section, draft Wexford meaning section; revise Brief	7.0
8/16/2016	Draft written policy section, revise entire Brief for clarity	7.5
8/17/2016	Revise Motion to File Amicus Brief; TC Supreme Court re filing; email Adam re strategy issue; revise Brief for clarity; double check CWF pleading re response in Brief	7.5
8/18/2016	TC Adam Sadowski re one strategy question for amicus brief; double check transcripts for citations in Brief; final edits of Brief; revise preliminary portion of Brief, check citations, page numbers, etc.; revise Motion; file Motion to File Amicus Brief, and Brief, with Supreme Court	6.0
8/25/2016	Begin work on Reply Brief; start review of CWF Appellant Brief; double check Dexter Appellant Brief	1.5
8/28/2016	Review CWF Appellant Brief to prepare response	1.0
8/29/2016	Review CWF Appellant Brief to prepare response; double check my Supreme Court Brief re arguments; research St. Joseph's tax exempt rationale; review cases cited in CWF Brief re relevance	3.2
8/30/2016	Email Adam re cases; review CWF Opposition to Dexter amicus Brief; TC Adam re current issues, upcoming Brief	1.0
8/31/2016	Review CWF Appellant Brief re outline for response	1.0

Total Time		73.0 at $170/hr
Current Invoice	$	12,410.00
Expenses- none	$	-
Total Balance Due	$	12,410.00
Minus courtesy discount	$	510.00
Revised Total Balance Due	$	11,900.00
Divided between DDA and Village		$6,205.00
Outstanding balance		$5,416.56
Total amount due		$11,621.56

Sincerely,

EIN 38-3120196

Scott E. Munzel

Scott E. Munzel

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
E: SEM@MUNZELLAW.COM

9/11/2016

Invoice
DDA 1928

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Tax Appeal- Chelsea Wellness 2016

Dear Ms. Nicholls:

Enclosed is the invoice for legal services in July. Please contact me if you have any questions.

6/30/2016	Review CWF appeals- one for exemption and one for valuation; begin Answer to exemption appeal	2.0
7/1/2016	Complete Answer to exemption appeal; draft Affirmative Defenses; draft Answer and Affirmative Defenses to valuation appeal; prepare MTT forms for Answers; efile both Answers with MTT	5
7/2/2016	Prepare Proofs of Service for both cases; mail documents	1
7/6/2016	TC Courtney Nicholls re latest FOIA request, materials already provided under earlier FOIAs	0.4
7/8/2016	TC Courtney re FOIA, discovery issues	0.2
7/21/2016	Review FOIA documents prior to release	2.4

Total Time	11.0 at $170/hr
Current Invoice	$ 1,870.00
Expenses- none	$ -
Outstanding balance	$ -
Total Balance Due	$ 1,870.00
Divided between DDA and City	$935.00

Sincerely,

EIN 38-3120196

Scott E. Munzel

248-248-802-000
DDA

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
E: SEM@MUNZELLAW.COM

9/11/2016

Invoice
1954

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Broad Street Redevelopment

Dear Ms. Nicholls:

The invoice for legal services provided in August is below. Please contact me if you have any questions.

8/22/2016	Review DTE requested changes in agreement re swap	0.5
8/30/2016	TC Shawn Keough re DTE site, status of Foremost plan, pro forma, tax issues, related issues; review DTE proposed agreement; review Foremost Agreement re obligations	1.9
8/31/2016	Review DTE agreement and how differs from Dexter proposal; meet with Chris Renius re taxation of new construction; meet with RFP Committee re current status, response to Foremost, various issues regarding proposal	3.3

Total Time		5.7 at $170/hr
Current Invoice	$	969.00
Expenses- none		
Total Balance Due	$	969.00
Outstanding balance		$697.00
Payment received- thank you		$374.00
Outstanding balance due		$323.00
Total amount due	$	1,292.00

248.348.8020
DDA

EIN 38-3120196

Sincerely,

Scott E. Munzel

Scott E. Munzel

OHM Advancing Communities®

City of Dexter
Attn: Courtney Nicholls
8123 Main Street
Dexter, MI 48130

Invoice Date: 09/30/2016
Invoice #: 180970
Project: 0130-16-0012

Structures

Fixed Rates Labor

Classification / Employee Name	*Date*	*Hours*	*Rate*	*Amount*
Professional Engineer/Architect IV				
KIMBERLY O REAR	8/24/2016	2.00	160.0000	320.00
Dexter Pub Stairs bidding document preparation				
	Total Structures			**320.00**

Professional Fees

Fixed Rates Labor

Classification / Employee Name	*Date*	*Hours*	*Rate*	*Amount*
Professional Engineer/Architect II				
PATRICK DROZE	8/22/2016	0.25	129.0000	32.25
Retaining Wall Bid				
	Total Professional Fees			**32.25**

Total Project: 0130160012 - Dexter DDA - General Assistance **352.25**

248.248.802.000

REMIT TO:
OHM Advisors
34000 PLYMOUTH RD
LIVONIA, MICHIGAN 48150-1512

T 734.522.6711
F 734.522.6427

OHM-Advisors.com

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Budget Amendments

DDA Fund 248

Line Number	Line Description	New Line # ?	Revenue or Expenditure?	Original Adopted Budget	Previously Amended Budget	Amendment Amount	Budget After Current Amendment
248-248-810.000	Attorney Fees	No	Expenditure	$ 20,000	$ 20,000	$ 15,000	$ 35,000

Reason for Amendments Dexter Wellness and General Services

Total change in Revenue - increase /(decrease):	$	-
Total change in Expenditures - increase /(decrease):	$	15,000
Change to Overall Budget's revenue over expenditures:	*$*	*(15,000)*

Source of Reserves, if applicable: General Reserves

DDA Fund 394

Line Number	Line Description	New Line # ?	Revenue or Expenditure?	Original Adopted Budget	Previously Amended Budget	Amendment Amount	Budget After Current Amendment
394-850-997.003	DDA 2008 Taxable Bond ($1.6M)	No	Expenditure	$ 90,000	$ 90,000	$ (90,000)	$ -
394-850-997.006	2015 Refunding - Taxable Bond	Yes	Expenditure	$ -	$ -	$ 90,000	$ 90,000

Reason for Amendments Created new account number for refunded bond

Total change in Revenue - increase /(decrease):	$	-
Total change in Expenditures - increase /(decrease):	$	-
Change to Overall Budget's revenue over expenditures:	*$*	-

Source of Reserves, if applicable: None

Approved by the DDA on November 17, 2016

Carol J. Jones, Downtown Development Authority Secretary

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The City of DEXTER Michigan

OFFICE OF THE CITY MANAGER
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Downtown Development Authority

From: Grandview Commons Brownfield Committee

Re: Grandview Commons Brownfield Plan

Date: November 16, 2016

In September 2016, the Downtown Development Authority formed a Committee to review the request from MMB Equities for Brownfield TIF Capture Reimbursement for the Grandview Commons project. The Committee consists of DDA Members Shawn Keough, Don Darnell and Mike Fitzpatrick, along with City Manager Courtney Nicholls and Community Development Manager Michelle Aniol. The Committee was charged with the task of making a recommendation to the Downtown Development Authority on the terms of the plan. Over the past two months, the Committee has met with members of the County Brownfield Authority, County staff, legal counsel and the applicant.

Entering into a Brownfield reimbursement arrangement is entirely voluntary on the part of the DDA and City. If a Brownfield TIF capture arrangement is entered in to for this property, the taxable value that is created above the $668,543 base value of the property will be "captured" by the Brownfield Authority. As the plan is currently structured, 75.4% of the reimbursement for environmental brownfield expenses will come from the taxes generated by local millages, 24.6% of the reimbursement will come from State school millages and 100% of local millage will be used to support certain non-environmental costs. The decision on whether the state school millages are permitted to be captured rests with the Michigan Department of Environmental Quality (MDEQ) for environmental costs and the Michigan Strategic Fund/Michigan Economic Development Corporation (MSF/MEDC) for non-environmental costs. On the reimbursement spreadsheets, the State Reimbursement Balance rows represent the 24.6% state reimbursement; the Local Reimbursement Balance rows represent the 75.4% local reimbursement and the Local-Only Reimbursement Balance represents the portion of the reimbursement paid only with local funds.

Attached for DDA's review are the Brownfield Plan (including reimbursement tables) and the proposed Interlocal Agreement with Washtenaw County. Unfortunately, the developer's consultant AKT Peerless would not share the excel spreadsheet that created the documents in the Plan due to its proprietary nature, so it was not possible to verify the formulas that were used. The Downtown Development Authority will need to determine whether they are prepared to recommend adoption of these documents to City Council.

A summary of the major cost categories included in the Brownfield Plan as shown in Table 1 of the plan is as follows:

$1,686,450	Environmental Eligible Activities
$321,670	Non-Environmental Eligible Activities
$291,115	15% Contingency on Eligible Activities
$30,000	Brownfield Plan & Work Plan Preparation Activities
$469,812	5% Interest
$235,345	Fee to the County Brownfield Authority - 5% of Total Incremental Capture
$323,074	3 mill reimbursement to the State Revolving Fund (required)
$465,847	Local Site Remediation Fund – 20% of Developer Reimbursement
$3,823,312	**Total Eligible Costs Requested for Reimbursement**

The total costs in a Brownfield Plan are designed to represent the worst case scenario based on the environmental knowledge that is currently available. The developer has reviewed these costs with the MDEQ, which resulted in cost increases from the original proposed plan that DDA saw at their September meeting. Reimbursement only occurs for actual costs that the developer incurs. The Washtenaw County Brownfield Authority is responsible for approving the eligible expenses.

The developer has proposed the taxable value estimates that are in the current draft of the plan. The taxable value is based on the units in the development selling for $200 per square foot. To make the estimate conservative, the developer used 45% of the market value to determine the taxable value, instead of 50%. The development is also proposed to be completed in phases, so the full value of the project is not realized until year 5. The full taxable value expected upon completion of the build out is $11,449,008.

The Downtown Development Authority has several options to consider regarding the plan. The DDA can do the following:

1) determine whether to recommend to Council that it enter into the plan and if so, how much capture to pledge;
2) determine whether to pay interest,
3) determine whether to provide "local only" funding for activities not eligible for state reimbursement;
4) set guidelines for a scenario where the estimated taxable value does not materialize;
5) determine what level of commitment to make to the LSRRF
6) determine the length of time that the plan is in effect

The Committee's recommendations on each of these items are as follows.

1) The Committee is recommending that the DDA approve entering into the plan. This development is an important improvement to the community and removes one of the last significant industrial facilities from the downtown area. Developing an old industrial site comes with environmental challenges. Entering into this plan with the developer allows the DDA to use an allowable form of TIF capture reimbursement, to assist the developer with the environmental remediation. In the two previous brownfield plans entered into by the City, 100% of the incremental capture was pledged to the brownfield reimbursement. For this plan, **the Committee is recommending pledging 75% of the local capture to the plan**. This will allow the DDA to receive much needed revenue once the taxable value begins to increase. The developer has agreed to the 75% reimbursement scenario. The documents the Committee reviewed for a 100% capture and a 50%/50% capture are included in the packet for DDA's information. Currently the draft plan shows the Brownfield Authority capturing its 5% fee on 100% of the local capture. This will be updated to show the payment on 75% of the local capture when the plan is finalized for Council approval.

2) The Brownfield Plan includes 5% simple interest on the eligible expenses that will be reimbursed to the developer. The previous plans entered into by the DDA did not include interest reimbursement, but were also not for as lengthy of a reimbursement period. **The Committee is recommending that the simple interest be reimbursed.** Since the purpose of the plan is to reimburse actual costs, the developer will be required to provide proof of the interest expense being incurred, but it is capped at 5%.

3) Of the total amount of reimbursement, $620,474 is considered local only funding. There are two components to this amount.

   Originally the developer was requesting local only funding in the amount of $195,029 to cover certain costs that are eligible environmental brownfield activities, but not eligible for reimbursement with state funds (as approved by the MDEQ). **The Committee is not recommending coverage of these charges for excavation, compaction and back fill related to the basements and the large pond.**

   The original draft of the Brownfield Plan (top of page 8), stated that "Estimated costs are subject to approval by MSF and MDEQ. If either the MSF or MDEQ decide not to approve any of the activities

described in the table, the eligible activity cost will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs".

Through the development of the plan, it was determined that the MSF/MEDC would **not** support covering their 25% of the cost of the $383,420 in "non-environmental" eligible costs with state millages (this number includes $303,800 for demolition, $17,870 for lead/asbestos abatement, $15,000 for completion of the brownfield plan along with $46,750 in contingency funds).

In the draft of the plan presented for DDA approval, the developer has modified the proposed language on the top of page 8 to state that "Eligible costs are subject to approve by MDEQ. If the MDEQ decides not to approve any of the activities described in the table, the eligible activity cost will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs". They have moved all of the $383,420 into the local only funding section.

Originally $289,099 of the $383,420 would have been covered by local millages, with $94,321 covered by the state millages. **The Committee is recommending that DDA follow the plan language as originally proposed, which means not covering the $94,321 in costs that the MSF will not pay.**

4) In the two plans the DDA previously entered into, no mechanism was in place to protect the DDA if the estimated taxable value used to create the plan did not materialize or to protect the DDA from property becoming tax exempt. Language has been proposed by City Attorney Scott Munzel that could be included in the Brownfield Plan and Interlocal Agreement.

   The Developer shall take no action while it owns any portion of the property which would reduce the Anticipated Taxable Value of the property (and any of its constituent parts). **This language is supported by the Committee.**

   The Developer shall include language in any deeds by which Developer conveys any part of the property to any third party, that prohibits any successor third parties from taking any action which would remove the property from the tax roll. The language to be included in any deeds shall also provide that this restrictive covenant may be enforced by the City or DDA, and that the prevailing party in any action to enforce the terms of this restrictive covenant shall be entitled to reimbursement of its costs in enforcing the restrictive covenant, including reasonable attorneys' fees. **This language is supported by the Committee.**

   If there is any unforeseen change in circumstances such that the actual revenue generated is less than ___ of the Anticipated Annual TIF revenue during the term of this agreement, the City and DDA reserve the right to terminate this Agreement, and all payments made to Developer or WCBRA, at the sole option of the City or the DDA, may be recovered, respectively, from the Developer or the WCBRA, and returned to the DDA, as if this Agreement had never been in effect. The prevailing party in any action to enforce the terms of this paragraph shall be entitled to reimbursement of its costs in enforcing the terms of this paragraph, including reasonable attorneys' fees. **This language has been discussed by the Committee without a decision on support; the Committee is looking for DDA feedback.**

5) The Washtenaw County Brownfield Authority requires that projects that use the Authority contribute to a local revolving fund (LSRRF). Currently the plan is structured to pay 20% of the developer's eligible cost to the fund, which equates to $465,847. This payment is currently more than the DDA revenue for an entire year. **The Committee is recommending that this be reduced to $100,000. Nathan Voght of the WCBRA is aware of this change and believes that the Authority will support it.**

6) In the two plans the DDA previously entered into, no mechanism was in place to end the agreement prior to the statutorily required 30 years. Setting a maximum number of years would protect the DDA

from a situation where the taxable value is lower than expected and the capture brings in less funds that anticipated by the plan. **Attorney Scott Munzel has suggested and the Committee agrees that the following language should added to the Brownfield Plan and the Interlocal Agreement:**

> The time period during which the WCBRA shall collect the Anticipated Annual TIF revenue, that otherwise would be collected and distributed to the DDA, has a maximum duration of 15 years. The final year payment shall include the $100,000 payment to the LSRRF.

The following language to acknowledge the intent of the DDA in participating in this plan was also proposed by the City Attorney and **is recommended by the Committee** to be included in the Interlocal Agreement and the Brownfield Plan:

> Whereas, the City of Dexter and the Dexter Downtown Development Authority (DDA) entered in to this Agreement based on the representation by Developer that the improvements to be made on the property will result in a taxable value for the property of at least $11,000,000 at completion, with expected tax increment financing revenues equal to at least $300,000 per year at completion (from all taxing jurisdictions included in the Brownfield Plan); and
>
> Whereas, the DDA is willing to delay the receipt of the Anticipated Annual TIF revenue that otherwise would benefit the DDA in order to facilitate the development of the property, but only for a limited time period and for a limited amount of tax increment financing revenue;

All proposed language changes to the agreement and plan were discussed with Nathan Voght of the WCBRA. He could not definitively say that the Brownfield Authority would support the additions (the Authority doesn't meet again until December 15) however his general sense is that the Authority will be supportive of any language that the DDA wants to include to protect itself, because participation in the agreement by the DDA is completely voluntary.

To summarize, the following reimbursement scenario is being recommended by the Committee.

$1,524,935	Environmental Eligible Activities
$242,539	Non-Environmental Eligible Activities
$265,121	15% Contingency on Eligible Activities
$26,310	Brownfield Plan & Work Plan Preparation Activities
$415,285	5% Interest (estimated)
$144,863	Fee to the County Brownfield Authority - 5% of Total Incremental Capture Submitted to Authority (estimated)
$323,074	3 mill reimbursement to the State Revolving Fund
$100,000	Local Site Remediation Fund
$3,042,127	**Total Eligible Costs Recommended for Reimbursement**

INTERLOCAL AGREEMENT TO USE LOCAL TAX INCREMENT REVENUES FOR THE GRAND VIEW COMMONS BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the City of Dexter Downtown Development Authority (DDA) was duly established pursuant to PA 197 of 1975, as amended; and

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) was duly established pursuant to PA 381 of 1996, as amended (Act 381); and

WHEREAS, the WCBRA and DDA are considered a "public agency" under Act 7; and

WHEREAS, the WCBRA has the authority to pay for "eligible activities" and capture tax increment revenues generated by the levy of certain taxes via approved brownfield plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Downtown Development Strategic Plan (the DDA Plan); and

WHEREAS, the DDA Plan supports the Redevelopment of brownfield properties within the Development Area District; and

WHEREAS, the DDA and the WCBRA enter into this Interlocal Agreement to transfer the DDA tax increment revenues to the WCBRA to reimburse the Act 381 "eligible activities" pursuant to the Grand View Commons Brownfield Redevelopment Plan, including 7931 Grand Street, 7905 Grand Street, Baker Road, and 7961 Grand Street (Plan); and

THEREFORE, the DDA and WCBRA agree as follows:

1. **Transfer and Use of Tax Increment Revenues**. Only upon affirmative vote by the City of Dexter (City), WCBRA and the Washtenaw County Board of Commissioners (BOC) approving the Plan, shall 75% of the tax increment revenues captured by the DDA on the subject property, as specified in the Grand View Commons Brownfield Plan, be transferred to the WCBRA to reimburse approved eligible activities for the project, WCBRA administration fees and the Local Site Remediation Revolving Fund, estimated to not exceed $2,638,421.

2. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the WCBRA the tax increment revenues generated by the eligible property to reimburse for approved costs identified in the approved Brownfield Plan and authorized by Act 381. Upon conclusion or dissolution of the brownfield plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

3. **DDA Obligation subordinate to Existing Bonds.** This DDA's obligation to transfer tax revenues to the WCBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its Downtown District other than the eligible property to pay its annual debt service obligations on bonds and other obligations issued by the DDA. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its Downtown District other than the eligible property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment financing revenues generated from the eligible property to pay its annual debt service obligations. In such instances where the DDA uses tax increment revenues from the eligible property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the eligible property will continue until eligible activities are reimbursed or the Brownfield Plan expires, whichever occurs first.

4. **WCBRA as Agent under This Agreement.** The parties designate the WCBRA as the agent to receive and disburse all tax increment revenues generated by the eligible properties until such time all obligations of the approved Plan have been satisfied.

5. **WCBRA as Agent under Reimbursement Agreements.** The parties agree to designate the WCBRA as agent to develop and enforce the terms of any Reimbursement Agreement executed with outside parties pursuant to the approved Plan.

6. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and WCBRA and duly executed by their authorized representatives and filed with the Washtenaw County Clerk and Secretary of State of the State of Michigan as required by Act 7.

7. **Severability.** To the extent that any provisions contained in this Agreement is deemed enforceable, to the extent possible, the remaining terms shall remain in effect.

The DDA and WCBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by the City of Dexter Downtown Development Authority. The Chairman and Secretary were authorized to sign this Agreement on the ____ day of November, 2016 and was executed by the Chairman and Secretary on the _____ day of _____, 2016.

Witnesses

CITY OF DEXTER DOWNTOWN DEVELOPMENT AUTHORITY

_____

_____
Chairman, Steve Brouwer

_____

_____
Secretary, Carol Jones

Subscribed and sworn before me on this _____ day of _____, 2016.

_____
Notary Public, Washtenaw County
My commission expires:_____

This agreement was approved by the Washtenaw County Brownfield Redevelopment Authority. The Chairman was authorized to sign this Agreement on the ____ day of _____, 2016 and was executed by the Chairperson on the _____ day of _____, 2016.

Witnesses

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

_____

_____
Chairman, Doug McClure

Subscribed and sworn before me on this _____ day of _____, 2016.

_____
Notary Public, Washtenaw County
My commission expires:_____

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From:	Jeremy McCallion
To:	Michelle Aniol; Shawn W. Keough (skeough@dextermi.gov); Nathan Voght (voghtn@ewashtenaw.org); Courtney Nicholls (cnicholls@DexterMI.gov)
Cc:	Steve Brouwer (stevebrouwer@arbrouwer.com); Kirstie Hardy
Subject:	FW: Grandview Commons Updated Tables and 75-25 Split Brownfield Plan
Date:	Friday, November 11, 2016 12:59:19 PM
Attachments:	Grandview Commons 75-25 share & NoMEDC Tables 1-3 11.10.16.pdf Grandview Commons 75-25 share Tables 1-3 11.3.16.pdf
Importance:	High

Hello all,

As a follow-up email, I would like to summarize all the requests before the Dexter DDA on Thursday:

1) Approval of the DDA sharing 75% of the Tax Increment Revenues (TIR) generated by the new development (attributable to the millages currently captured by the DDA) with the Washtenaw County Brownfield Authority (WCBRA) to pay for eligible costs identified in the Brownfield Plan dated 11.10.2016. The DDA would capture 25% of the new TIR. Existing taxes captured by the DDA would continue to be captured.
    a. Under this scenario the DDA would capture a total of $641,634 of new TIR during the 12 year life of the plan. This is identified in Table 3 of the updated tables 11.10.2016

2) Approval of the non-environmental costs not supported by MEDC. The following provides more detail than what was provided in the original email below. Please note, because this project is primarily homestead (75%) the school tax support on the project only represents 25% of the TIR. Overall, by supporting the MEDC costs with local-only taxes it ***actually decreases*** the burden on the local taxing jurisdictions. Please note Non-Environmental Activities and Contingency = **$383,420** (Demo = $303,800 + Lead/Asbestos = $17,870 + Contingency = $46,750 + Brownfield Plan $15,000). This number does not change, interest changes. See below.

    a. **The 75/25 scenario dated 11.3.2016 Table1/Table 3**- included a total of **$496,546** of non-environmental eligible activities and interest requested of the MEDC. The estimated share of school tax support is approximately **$122,288** (Table 3 "State Reimbursement Balance" Non-Environmental Activities/Contingency ($94,428) + Interest (27,860). The amount of local tax support = **$374,258** (Table 3 "Local Reimbursement Balance" Non-Environmental Activities/Contingency ($288,992) + interest (85,266)).

    b. **Under the 75/25 scenario dated 11.10.2016 Table 3** - the interest decreases for the "State Reimbursement Balance" (-$52,467) and "Local Reimbursement Balance" (-$161,461) and increases for "Local -Only Reimbursement Balance" **(+$42,024**) overall this decreases the interest by -$171,904. This is because the state taxes that were used for the non-environmental costs payback the environmental costs sooner, which in turn decreases the local burden to pay interest by -$119,437. Now, the local only total for non-environmental activities and contingency = $383,420 which is an increase of +$94,428 (school share), but the local interest share decreases by -$119,437 (local taxes paying interest), resulting in a savings of -$25,009. So by

covering all the MEDC costs with local only taxes, the overall local only share is reduced.

3) Approval of Local Only Environmental Costs = $195,029. This includes Excavation ($61,515) and Backfill ($100,000) of contaminated fill material, contingency ($24,227) and interest $9,287.

4) Approval of interest that is demonstrated to be a real cost assumed by MMB Equities, as they are acquiring financing to complete the environmental and non-environmental activities.

5) Approval of the Brownfield Plan as presented, unless changes are identified above

6) Approval of the Interlocal Agreement, unless changes are requested at the meeting

Please let me know if you have any questions.

Thank you

Jeremy

Jeremy McCallion, LEED AP
AKT Peerless
248-302-3038 cell
mccallionj@aktpeerless.com

From: Jeremy McCallion
Sent: Thursday, November 10, 2016 3:12 PM
To: Michelle Aniol <maniol@dextermi.gov>; Shawn W. Keough (skeough@dextermi.gov) <skeough@dextermi.gov>; Nathan Voght (voghtn@ewashtenaw.org) <voghtn@ewashtenaw.org>; Courtney Nicholls (cnicholls@DexterMI.gov) <cnicholls@DexterMI.gov>
Cc: Steve Brouwer (stevebrouwer@arbrouwer.com) <stevebrouwer@arbrouwer.com>; Kirstie Hardy <HardyK@aktpeerless.com>; Allison Bishop <allisonbishop@arbrouwer.com>
Subject: RE: Grandview Commons Updated Tables and 75-25 Split Brownfield Plan
Importance: High

Hello all,

We had a conference call with the MEDC on Monday to determine if they would support the reimbursement of non-environmental activities (demolition/lead and asbestos abatement) with school taxes. During that discussion, the MEDC identified several reasons why they would not support the project with school tax reimbursement. Since that meeting we have updated the 75-25 tables showing the non-environmental costs ($321,670 + 15% contingency) being reimbursed with local only taxes. I attached the updated tables and the previous tables for comparison. Please also

note, we have updated the brownfield plan as well.

The major impacts of this change are the following:

1. The term of the Plan has decreased from 13 years to 12
2. Total reimbursement to the Developer decreased from $2,970,950 to $2,799,046
3. Total local taxes repaid to the Developer decreased from $2,287,303 to $2,261,372
4. Interest reimbursement (based on the shorter payback) was reduced from $641,715 to $469,812.

The lack of MEDC support changes the TIF projection and provides an overall benefit. This is due to the fact that the project is largely primary residences and homestead exempt (i.e. state capture is already much, much less than local capture) and because the total interest repayment has decreased. Without the MEDC's support, payback is quicker and the local's total support of the project is smaller. Proportionately, the state and local contribution to the project is virtually unchanged: the state's proportion of tax support is 24.7% (24.6% previously) and the local proportion is 75.3% (vs 75.4% previously). The DDA, the City and all tax jurisdictions will forego capture for a shorter time period with this scenario.

The Brownfield Plan is updated and can be accessed with the link below. The changes to the brownfield plan include updating the new numbers, but also some language regarding the MDEQ support and lack of MEDC support. We have highlighted those sections in the plan (top and bottom of Page 8).

https://aktpeerless.sharefile.com/d/64966189f89145e3

Please let me know if you have any questions. I look forward to our meeting next week.

Thank you

Jeremy

Jeremy McCallion, LEED AP
AKT Peerless
248-302-3038 cell
mccallionj@aktpeerless.com

From: Jeremy McCallion
Sent: Thursday, November 03, 2016 12:56 PM
To: Michelle Aniol <maniol@dextermi.gov>; Shawn W. Keough (skeough@dextermi.gov) <skeough@dextermi.gov>; Nathan Voght (voghtn@ewashtenaw.org) <voghtn@ewashtenaw.org>; Courtney Nicholls (cnicholls@DexterMI.gov) <cnicholls@DexterMI.gov>
Cc: Steve Brouwer (stevebrouwer@arbrouwer.com) <stevebrouwer@arbrouwer.com>; Kirstie Hardy <HardyK@aktpeerless.com>; Allison Bishop <allisonbishop@arbrouwer.com>
Subject: Grandview Commons Updated Tables and 75-25 Split Brownfield Plan

Hello all,

We have updated all three scenarios with the comments received on Monday. I have attached all three scenarios – Full DDA Share, 50/50 share and 75/25, inclusive of all three tables for each scenario. We also updated the Brownfield Plan assuming the 75/25 scenario. I attached those tables separately, which are also included in the Brownfield Plan. The link for the Plan is below. I also attached the valuations spreadsheet that we have previously provided to Michelle and the assessor. We actually used 45% of the assessed value, not 40%. This should cover everything and provide the necessary information for the DDA packet for the November 17 meeting.

https://aktpeerless.sharefile.com/d/7da25ce3cd1f4fae

Please note the following for the scenarios:
Table 1 – Eligible Activities

1) We decreased the Demolition Eligible Activity to keep the total MSF – Non-Environmental Costs under $500,000
2) Added the text "5% of total increment" for the BRA administration fee line item

Table 2 – Millages and DDA Capture

3) We added two sections to show the taxes captured by the DDA and the BRA. Please note these sections combine to the "Total Local Tax Capture" section above them. The intent is to show the capture by each entity
4) Additionally the millage rates captured reflect the scenario. For example with the 75/25 split, the DDA millages are 25% of the full millage they capture, therefore representing the $ amount the DDA would be capturing under this scenario.

Table 3 – TIF Projection

5) Information from Table 2 carries to Table 3. The line item "Total Local Incremental Revenue (BRA)" represents the total increment available for capture, then the BRA fee is removed, then the DDA amount is removed leaving the "Local TIR Available for Reimbursement" line item. This amount added with the BRA administration fee = the "Local Taxes Captured by the BRA" section on Table 2.
6) Table 3 shows a summary of the DDA capture *during the life of the plan* at the top of the Table under the LSSRF line item.
7) We also show the DDA capture amount the year after the plan ends (when the Developer eligible activities and LSSRF capture are done) at the end of the "DDA Capture" line item.

Please call me with any questions you may have.

Thank you

Jeremy

Jeremy McCallion, LEED AP
Sustainability Services Director

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WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

7931 Grand Street, Dexter, Michigan 48130

DRAFT

PREPARED BY

Washtenaw County Brownfield Redevelopment Authority
415 W. Michigan Avenue
Ypsilanti, Michigan 48197
Contact Person: Nathan Voght
Email: voghtn@ewashtenaw.org
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Farmington, Michigan 48336
Contact Person: Jeremy McCallion
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PROJECT # 7510f

REVISION DATE November 14, 2016

CITY OF DEXTER DDA APPROVAL DDAApprovalDate
CITY OF DEXTER CONCURRENCE CityConcurrenceDate
WCBRA APPROVAL BRAApprovalDate
WASHTENAW COUNTY APPROVAL CountyApprovalDate

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- Figure 1 – Scaled Property Location Map
- Figure 2 – Eligible Property Boundary Map

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Attachment C ..... Tables

- Table 1 – Eligible Activities
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Attachment D ..... Layout Plan and Environmental Information

DRAFT

PROJECT SUMMARY

PROJECT NAME	Grandview Commons - Redevelopment and Reuse of Properties Located at 7931 Grand Street, Dexter, Michigan
DEVELOPER	MMB Equities, LLC 7444 Dexter Ann Arbor Road Dexter, Michigan 48130 Steve Brouwer (734) 426-9980
ELIGIBLE PROPERTY LOCATION	The Eligible Property is located at 7931 Grand Street, 7905 Grand Street, Baker Road and 7961 Grand Street, Dexter, Michigan. Parcel ID Numbers 08-06-155-001, 08-06-427-001, 08-06-427-002 & 08-06-285-004, respectively.
TYPE OF ELIGIBLE PROPERTY	Facility and Adjacent & Contiguous
SUBJECT PROJECT DESCRIPTION	The Grandview Commons Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 7931 Grand Street in the City of Dexter. The redevelopment includes the demolition of an industrial building and other existing development and construction of a mix of residential housing. In addition to the economic benefits of this development to Dexter, environmental activities are anticipated that would provide a safer and healthier environment. The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in spring 2017.
ELIGIBLE ACTIVITIES	Baseline Environmental Assessment (BEA) Activities {Phase I Environmental Site Assessment (ESA), Phase II ESAs, and BEA}, Due Care Activities, Additional Response Activities, Demolition, Lead and Asbestos Survey and Abatement and the preparation of a Brownfield Plan and Act 381 Work Plan(s).

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TOTAL ELIGIBLE COSTS FOR REIMBURSEMENT	$2,329,234 (Est. Eligible Activities & Contingency) $ 469,812 (Interest) $ 235,345 (WCBRA Administration Fee) $ 323,074 (State Redevelopment Fund) $ 465,847 (LSRRF) $3,823,312 (Total Eligible Costs)
PROPOSED DURATION OF CAPTURE FOR TOTAL ELIGIBLE COSTS IDENTIFIED ABOVE	12 years
MAXIMUM DURATION OF CAPTURE	30 years
ESTIMATED TOTAL CAPITAL INVESTMENT	$25 million
INITIAL TAXABLE VALUE	$668,543

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LIST OF ACRONYMS AND DEFINITIONS

BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
BFP OR PLAN	Brownfield Plan
DDA	Downtown Development Authority
DEVELOPER	MMB Equities, LLC
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as "the subject property".
ESA	Environmental Site Assessment
LSRRF	Local Site Remediation Revolving Fund
MDEQ	Michigan Department of Environmental Quality
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
RCC	Residential Cleanup Criteria
TIF	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
TIR	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)
WCBRA	Washtenaw County Brownfield Redevelopment Authority

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BROWNFIELD PLAN

7931 Grand Street, Dexter, Michigan 48130

1.0 Introduction

The County of Washtenaw, Michigan (the "City"), 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.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of subject property within Brownfield plans 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, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City 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 Brownfield Plan (the "subject property") shall not be integral to the effectiveness or validity of this Brownfield Plan. This Brownfield Plan is intended to apply to the subject property identified in this Brownfield Plan and, if tax increment revenues are proposed to be captured from that subject 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 subject property shall not necessitate an amendment to this Brownfield Plan, affect the application of this Brownfield Plan to the subject property, or impair the rights available to the Authority under this Brownfield Plan.

This Brownfield 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 Brownfield Plan for reference purposes.

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

The Grandview Commons Redevelopment Project (Project) will be a three-phase project which will include the demolition of all existing development on the subject property and the construction of approximately 76 housing units. The Project will remove an 82,000 square foot industrial facility and construct a mix of condominium townhomes, brownstones and 4- and 8-unit buildings on the subject property. A portion of the condominiums will be owner-occupied, as a principal residence (homestead) and a portion as a secondary residence (non-homestead) and/or rental housing in an ideal location in the City of Dexter. The timing of the phases will be dependent upon project financing, but it is anticipated that all phases will be completed within two to five years.

In addition to the economic benefits of this development to the City, environmental activities are anticipated that would provide a safer and healthier environment.

The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in spring 2017.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (l)(h)

The Eligible Property ("subject property") is located at 7931 Grand Street, in the center of Section 6 (Township 2 South /Range 5 East) in Dexter, Michigan. The subject property is situated southwest of the intersection of Grand Street and Baker Road. The subject property consists of four parcels that contain approximately 7.96 acres. The subject property is located in an area of Dexter ("City") that is characterized by commercial and residential properties. Mill Creek and associated wetlands are located to the west and southwest.

The following table describes each parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

Eligible Property Information

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
7931 Grand Street	08-06-155-001	Facility	5.42
7905 Grand Street	08-06-427-001	Adjacent & Contiguous	0.22
Baker Road	08-06-427-002	Adjacent & Contiguous	1.00
7961 Grand Street	08-06-285-004	Adjacent & Contiguous	1.32

The subject property is zoned Limited Industrial (I-1) and Village Residential (VR). It currently contains an approximately 800 square foot single-family home with a garage, an approximately 82,000 square foot industrial manufacturing building and two small out buildings, approximately 5,000 and 4,000 square feet. A large parking lot is located on the southern portion of the subject property. All existing development will be demolished to prepare the site for new construction.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real property located thereon will comprise the Eligible Property, which is referred to herein as the "subject property."

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

The subject property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as an industrial or residential property; (b) it is located within the City of Dexter, a "Non-Core Community" under Act 381; (c) the parcel with address 7931 Grand Street has been identified to be a "facility"; and (d) the other three parcels are adjacent and contiguous to the "facility" parcel.

Historical use of the property consists of the following:

- At least 1937 – 1940s: the subject property was developed for residential use
- 1940s – 2007: The southern portion of the subject property was redeveloped for industrial use
- 2007 – present: Vacant (industrial parcels only)

The following is a summary of relevant previous environmental reports, which are intended to provide an overview of environmental conditions at the subject property on the parcel with the address 7931 Grand Street. Additionally, Attachment D provides several figures identifying the location of previous investigations and results of laboratory analysis.

Subsurface Investigation, October 30, 2001, Clayton Group Services, Inc. (Clayton)
Based on a review of the laboratory analytical results of Clayton's soil sampling activities, metals including arsenic (SB-3, SB-6, and SB-7), chromium (SB-1 through SB-8), and silver (SB-7) were detected above MDEQ Generic Residential Cleanup Criteria (GRCC). Semivolatile organic compounds (SVOCs) including benzo(a)pyrene, benzo(b)fluoranthene, fluoranthene, and phenanthrene were detected above MDEQ GRCC at the SB-6 location. Various volatile organic compounds (VOCs) were detected above laboratory method detection limits and below MDEQ GRCC at the SB-1, SB-3, SB-5, SB-6, and SB-8 soil boring locations. Polychlorinated biphenyls (PCBs) were also detected above laboratory method detection limits at the SB-1, SB-2, SB-6, and SB-7 soil boring locations. Further, the above mentioned PCBs were detected above 1,000 parts per billion (ppb) at the SB-1, SB-2, and SB-7 soil boring locations, which exceeds the federal Toxic Substances Control Act (TSCA), subpart D Cleanup Standards. Additionally, PCBs were detected at the SB-1 soil boring location MDEQ GRCC (4,000 ppb).

The groundwater analytical results of Clayton's subsurface investigation identified the metal chromium (SB-3), the SVOCs bis(2-Ethylhexyl)phthalate (SB-2), and phenanthrene (SB-5), and the VOC methyl tertiary butyl ether (MTBE) at concentrations exceeding MDEQ GRCC at the SB-6 groundwater sample location.

Phase II Environmental Site Assessment (ESA), April 1, 2002, GiaTech Incorporated (GiaTech)
Based on a review of GaiaTech's soil sampling laboratory analytical results, VOCs, polynuclear aromatic hydrocarbons (PNAs), PCBs, and/or glycols were not detected above laboratory method detection limits. In addition, the metals arsenic (DB-11 and DB-12), chromium (DB-11 and DB-12), and mercury (DB-11) were detected at concentrations above MDEQ GRCC.

The laboratory analytical results of GaiaTech's groundwater sampling activities also identified chromium, lead, and mercury above MDEQ GRCC at the DB-4 temporary groundwater monitor well location. VOCs, PNAs, and/or glycols were not detected above laboratory method detection limits.

Soil Gas Assessment, May 26, 2015 and June 22, 2016, AKT Peerless
On May 26, 2015, AKT Peerless installed six temporary soil gas sampling points near the location of the former 12,000-gallon heating oil UST that was formerly located to the south of the existing building. Soil gas sampling was completed within a 100 foot radius of an area of known subsurface contamination where soil and/or groundwater contaminants exceed the MDEQ Soil and/or Groundwater Vapor Intrusion Screening Values, and in close proximity to one of the proposed building locations.

Based on a review of the laboratory analytical report, several VOCs were identified in soil gas samples at concentrations that exceed laboratory analytical method detection limits. None of the VOCs detected exceed the MDEQ Non-Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels or 10% of

the Non-Residential Screening Levels. However, benzene was detected at a concentration that exceeds the Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels. In addition, trichloroethylene was detected in soil gas at a concentration below the MDEQ Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Level but greater than 10% of the Residential screening level.

On June 22, 2016 AKT Peerless installed 21 temporary soil gas sampling points (VS-1 through VS-21) at locations where proposed buildings will be located. Based on a review of the laboratory analytical report, benzene was detected at concentrations that exceed the Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels. Additionally, several VOCs were detected at concentrations greater than 10% of the Residential screening level. Please refer to Figure 4 for more detailed information.

Previous environmental investigations identified metals, SVOCs and PCBs in soil and/or VOCs in groundwater at concentrations exceeding Michigan Department Environmental Quality (MDEQ) Residential Cleanup Criteria on the parcel with address 7931 Grand Street. Therefore, the parcel meets the definition of a "facility" as defined in the Natural Resource and Environmental Protection Act (NREPA) of 1994, as amended.

Parcels with addresses 7905 Grand Street, 7961 Grand Street and Baker Road are adjacent and contiguous to the "facility" parcel.

2.3 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 subject property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include BEA Activities (Phase I ESA, Phase II ESAs, and BEA), due care activities, additional response activities, lead and asbestos survey and abatement, demolition and the preparation of Brownfield and Act 381 Work Plan(s) (see Table 1).

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 subject property are shown in the table below.

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost*	
1.	BEA Activities	$	57,355
2.	Due Care Activities	$	1,173,080
3.	Additional Response Activities	$	456,015
4.	Demolition	$	303,800
5.	Lead and Asbestos Activities	$	17,870
Subtotal Environmental & Non-Environmental Eligible Activities		$	2,008,120
6.	15% Contingency on Eligible Activities**	$	291,115
7.	Brownfield Plan & Act 381 WP Preparation Activities	$	30,000
Total Eligible Activities Cost with 15% Contingency		$	2,329,234
8.	BRA Administration Fee (5% of total increment)	$	235,345
9.	State Redevelopment Fund	$	323,074
10.	Local Site Remediation Revolving Fund (LSRRF)***	$	465,847
11.	Interest (calculated at 5%, simple)****	$	469,812
Total Eligible Costs for Reimbursement		$	**3,823,312**

*Estimated costs are subject to approval by MDEQ. If MDEQ decides not to approve any of the environmental activities described in the table, the eligible activity costs will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs.
**The contingency is applied to the Subtotal, excepting the BEA Activities, which have already been performed.
***LSRRF deposits will be made in accordance with Act 381 at the above specified amount and Section 2.9 of the Brownfield Plan.
****Interest is calculated annually at 5% simple interest on unreimbursed eligible activities, in accordance with WCBRA and MSF policy.

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 subject property is shown in Attachment C, Table 1.

It is currently anticipated that construction will begin in spring of 2017 and that all phases of redevelopment would be completed within two to five years.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

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 subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject 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 and/or the Development Agreement.

In accordance with this Brownfield Plan, and the associated Reimbursement Agreement, the amount advanced by the Developer will be repaid by the Authority 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. Based on the projected cost of eligible activities, interest reimbursement in this Brownfield Plan is estimated at $469,812. However, if the actual cost of eligible activities turns out to be lower than the above estimates, interest reimbursement may be lower, subject to the 5% simple interest calculation

Tax increment revenues will first be used to pay or reimburse the Authority's administrative expenses described in the table above. The Authority will be reimbursed annually in an amount equal to 5% of the total incremental taxes captured, not to exceed 10% of the *actual* eligible activity amount completed by the Developer and approved by the WCBRA. The amount of school tax revenues captured, 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. If MDEQ decides not to approve any of the activities, the eligible activity costs will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs.

2.4 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 Brownfield Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2018.

The subject property is located within the City of Dexter's Downtown Development District, managed by the Downtown Development Authority (DDA). The DDA has the authority to capture all tax increment revenues other than the state education tax and local or intermediate school district taxes. However, it is anticipated that an interlocal agreement will be executed between the DDA and the WCBRA to allow 75% incremental revenue to be captured by the WCBRA and used for the purposes identified in this Brownfield Plan. Refer to Attachment C, Tables 2 and 3.

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, interest, state brownfield redevelopment fund deposits and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be $3,823,312. The estimated effective initial taxable value for this Brownfield Plan is $668,543, and is based on land and real property tax only. The initial taxable value is set in 2016, the year in which the eligible property was included in this plan. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2018 with the first significant increase in incremental taxable value of approximately $4,948,537 beginning in 2018.

It is estimated that the Authority will capture the 2018 through 2030 tax increment revenues to reimburse the cost of the eligible activities, reimburse interest, make deposits to the State Brownfield Redevelopment Fund and LSRRF and pay Authority administrative fees. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

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 subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on the 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.

2.5 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 subject property as available, and subject to the Reimbursement Agreement.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to: (1) authorize the Authority to fund such reimbursements; (2) provide the DDA with relevant information necessary to form and execute an interlocal agreement to fund such reimbursements; and (3) 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 Brownfield Plan, or which are permitted to be

reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

2.6 Duration of Brownfield Plan (Section 13(1)(f))

Current tax capture projections indicate the tax increment capture will continue for 12 years. In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield 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 Brownfield Plan.

2.7 Effective Date of Inclusion in Brownfield Plan

The subject property will become a part of this Brownfield Plan on the date this Brownfield 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—as increment revenue becomes available— but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

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

There are no persons 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 Brownfield Plan.

2.9 Local Site Remediation Revolving Fund ("LSRRF") (Section 8, Section 13(1)(m))

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The Authority will capture incremental local and state school taxes to fund the LSRRF, to the extent allowed by law. 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 WCBRA will capture and deposit $465,847 in the LSRRF after the Developer has been reimbursed for eligible costs. The LSRRF capture amount is equivalent to 20% of the Developer eligible activities included in this Brownfield Plan.

2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 53.9158 non-homestead mills available for capture, with school millage equaling 24.0000 mills (45%) and local millage equaling 29.9158 mills (55%). Approximately 75% of the project will include homestead residential property, which impacts the proportion of school and local tax capture. There are 35.9158 homestead mills available for capture, with school millage equaling 6.000 mills (17%) and local

millage equaling 29.9158 (83%). The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

Tax Capture

State to Local Tax Capture	Eligible Activities, Interest, Contingency
MDEQ School tax capture (24.6%)	$536,353
MDEQ Local tax capture (75.4%)	$1,642,220
Local-Only tax capture	$620,474
Total	**$2,799,046**

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Attachments

DRAFT

Attachment A

Site Maps

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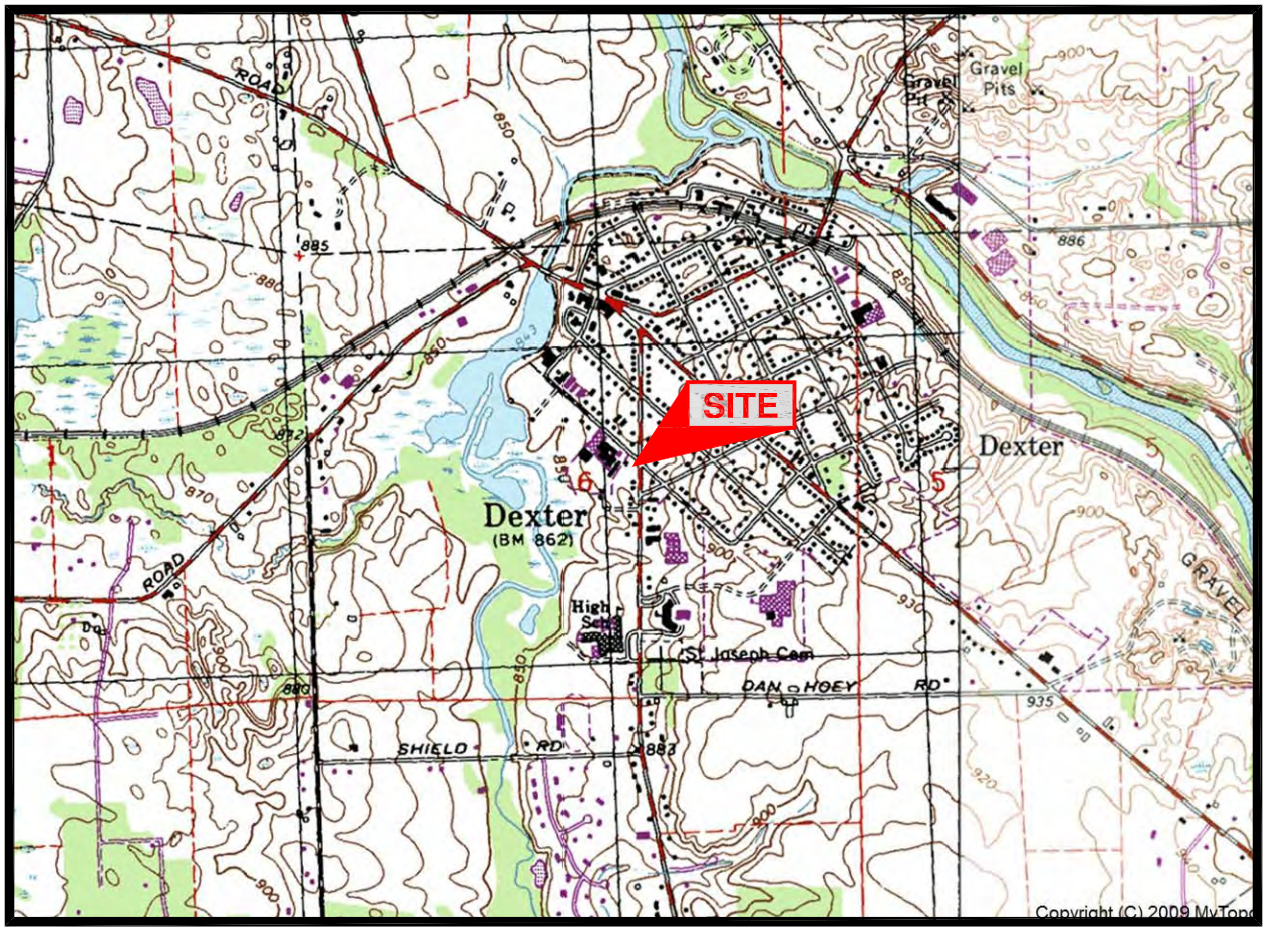
DEXTER QUADRANGLE

MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)



T.2 S.-R.5 E.

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

MICHIGAN
QUADRANGLE LOCATION

IMAGE TAKEN FROM 1996 U.S.G.S. TOPOGRAPHIC MAP

AKTPEERLESS

ILLINOIS MICHIGAN OHIO GEORGIA

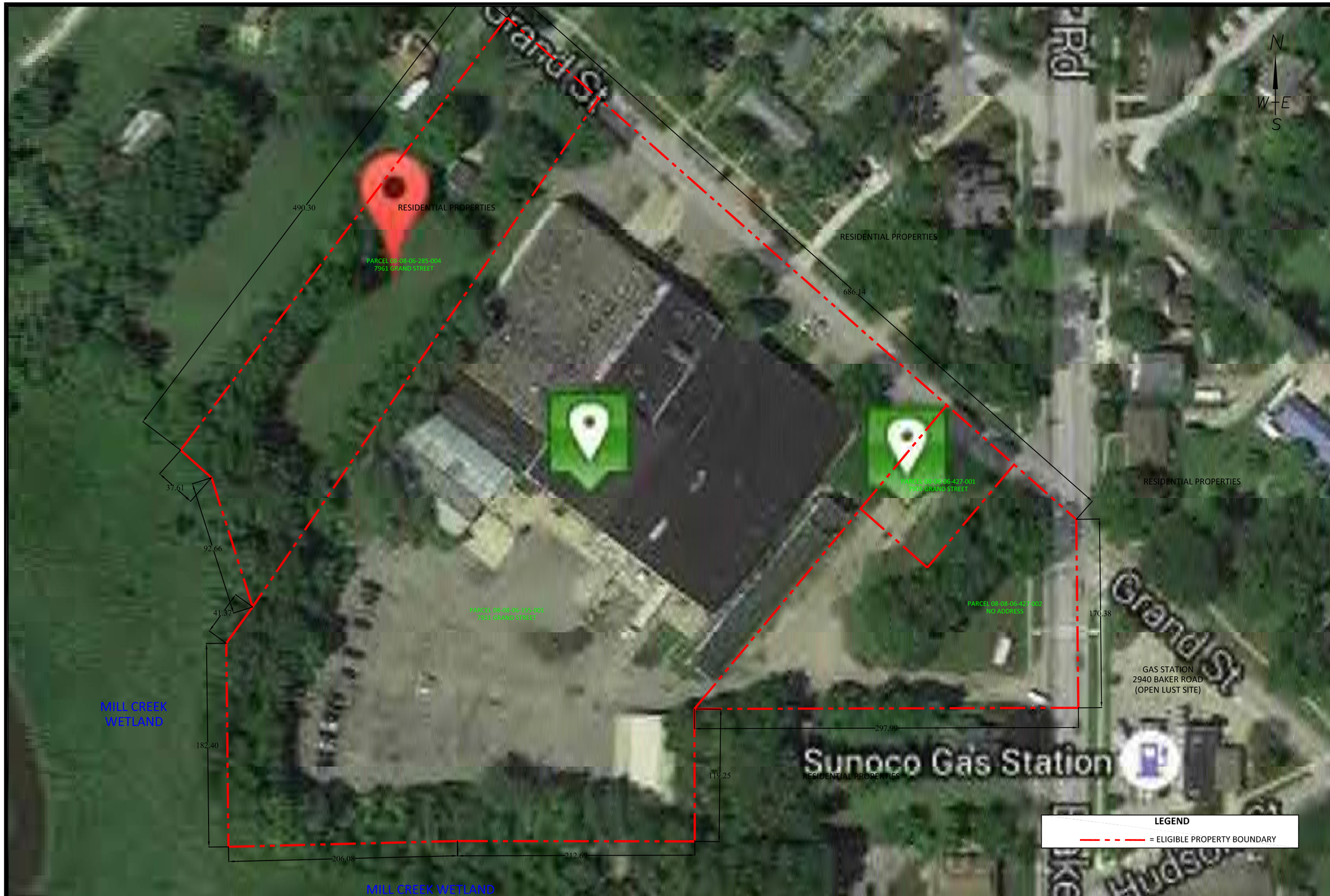
www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

7931 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-7-25

DRAWN BY: ARR
DATE: 05/10/2016

FIGURE 1



DRAWN BY: ARR
DATE: 05/10/2016
0 40 80
SCALE: 1" = 80'

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

7931 AND 7961 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-7-25

AKTPEERLESS
ILLINOIS MICHIGAN OHIO GEORGIA
www.aktpeerless.com

Attachment B

Legal Description(s)

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Detailed Tax Information

Village of Dexter

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: HD-08-06-155-001 **Data Current As Of:** 3/1/2012 2:44:43 PM

Property Address [collapse]

7931 GRAND ST
DEXTER, MI 48130

Owner Information [collapse]

D.W. PROPERTIES INC
PO BOX 98
DEXTER, MI 48130

Unit: 1

Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for HD-08-06-155-001 [collapse]

COM AT INTERSECTION OF C/L OF BAKER ST AND GRAND ST, TH N 47-59-00 W 161.02 FT FOR A POB, TH S 39-32-30 W 357.64 FT, TH S 00-19-30 W 119.25 FT, TH N 89-19-30 W 334.02 FT, TH N 15-41-00 W 223.47 FT, TH N 37-30-00 E 541.38 FT, TH S 47-59-00 E 414.36 FT TO POB. PT NE, NW, SW, & SE 1/4'S SEC 6, T2S-R5E, 5.42 AC.

Enter Future Interest Date: 3/23/2012 Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2011, Village	$9,581.51	$9,581.51	09/01/2011	$0.00
2010, Village	$10,759.54	$10,759.54	09/07/2010	$0.00
2009, Village	$10,844.96	$10,844.96	09/02/2009	$0.00
2008, Village	$12,539.47	$12,539.47	08/26/2008	$0.00
2007, Village	$13,215.86	$13,215.86	09/10/2007	$0.00
2006, Village	$12,744.32	$12,744.32	09/08/2006	$0.00
2005, Village	$12,473.80	$12,473.80	09/09/2005	$0.00
2004, Village	$12,473.85	$12,473.85	09/14/2004	$0.00
2003, Village	$12,387.68	$12,387.68	09/12/2003	$0.00
2002, Village	$12,380.08	$12,380.08	09/06/2002	$0.00

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Privacy Policy

Detailed Tax Information

Village of Dexter

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Parcel: HD-08-06-427-001 **Data Current As Of:** 3/1/2012 2:44:43 PM

Property Address [collapse]

7905 GRAND ST
DEXTER, MI 48130

Owner Information [collapse]

D.W. PROPERTIES INC
PO BOX 98
DEXTER, MI 48130

Unit: 1

Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for HD-08-06-427-001 [collapse]

COM AT S 1/4 POST OF SEC, TH E 285.1 FT IN S LINE OF SEC, TH N 0 DEG 13' 15" W 2437.08 FT IN W LINE OF BAKER ROAD, TH N 48 DEG 06' W 55.65 FT IN SLY LINE OF G STREET FOR PL OF BEG, TH N 48 DEG 06' W 80 FT, TH SOUTH 39 DEG 31' 50" W 120 FT TH S 48 DEG 06' E 80 FT, TH N 39 DEG 31' 50" E 120 FT TO PL OF BEG, BEING PART OF SE 1/4 SEC 6 T2S-R5E 0.22 AC.

Enter Future Interest Date: 3/23/2012 Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2011, Village	$230.44	$230.44	09/01/2011	$0.00
2010, Village	$288.73	$288.73	09/07/2010	$0.00
2009, Village	$338.89	$338.89	09/02/2009	$0.00
2008, Village	$338.89	$338.89	08/26/2008	$0.00
2007, Village	$674.90	$674.90	09/10/2007	$0.00
2006, Village	$650.82	$650.82	09/08/2006	$0.00
2005, Village	$637.01	$637.01	09/09/2005	$0.00
2004, Village	$637.02	$637.02	09/14/2004	$0.00
2003, Village	$632.64	$632.64	09/12/2003	$0.00
2002, Village	$632.25	$632.25	09/06/2002	$0.00

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BAKER RD DEXTER, MI 48130 (Property Address)

Parcel Number: 08-08-06-427-002

Item 1 of 3 2 Images / 1 Sketch

Property Owner: MMB EQUITIES LLC

Summary Information

> Assessed Value: $54,000 | Taxable Value: $54,000

> Property Tax Information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	MMB EQUITIES LLC 7444 DEXTER-ANN ARBOR RD STE F DEXTER, MI 48130	Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2015

Property Class	INDUSTRIAL	Unit	08 DEXTER CITY
School District	DEXTER	Assessed Value	$54,000
MAP #	BOOK 1, MAP 06-4	Taxable Value	$54,000
XSTATUS	0	State Equalized Value	$54,000
USER ALPHA 1	Not Available	Date of Last Name Change	04/12/2012
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USER ALPHA 2	Not Available		

Principal Residence Exemption Information

Homestead Date	Not Available

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	$54,000	$54,000	$54,000
2013	$54,000	$54,000	$54,000
2012	$60,000	$60,000	$16,436

Land Information

Zoning Code	VILLAGE	Total Acres	1.000
Land Value	$108,000	Land Improvements	$0
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	INDUSTRIAL PARCELS	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

COM AT S 1/4 POST OF SEC, TH E 285.1 FT, TH N 0 DEG 13' 15" WEST 2289.08 FT IN W LINE OF BAKER ROAD FOR PL OF BEG, TH N 89 DEG 41' 32" W 298.41 FT,

TH N 39 DEG 31' 50" E 188.13 FT, TH S 48 DEG 06' E 80 FT, TH N 39 DEG 31' 50" E 120 FT, TH S 48 DEG 06' E 55.65 FT IN SLY LINE OF G STREET, TH S 0 DEG 13' 15" E 148 FT TO PL OF BEG, BEING PART OF SE 1/4, SEC 6 T2S-R5E 1 AC.

Land Division Act Information

Date of Last Split/Combine	Not Available	Number of Splits Left	Not Available
Date Form Filed	Not Available	Unallocated Div.s of Parent	0
Date Created	Not Available	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	Not Available		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
04/05/2012	$88,000.00		PILOT INDUSTRIES INC	MMB EQUITIES LLC			
12/29/1987	$0.00	WD			SP:$0, $1, OR < $100	2130:0882	FIRST MORTGAGE $ 1,628,000 SEC
12/23/1986	$0.00	QD				2106:0243	

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7961 GRAND ST DEXTER, MI 48130 (Property Address)

Parcel Number: 08-08-06-285-004

Item **1** of **2** 1 Image / 1 Sketch

Property Owner: DUNHAM, CHERYL

Summary Information

> Residential Building Summary
- Year Built: N/A
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 774
- Acres: 1.324

> Assessed Value: $33,200 | Taxable Value: $33,200
> Property Tax Information found

Owner and Taxpayer Information

Owner	DUNHAM, CHERYL 3115 MOCCASIN DR DEWITT, MI 48820	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2016

Property Class	RESIDENTIAL	**Unit**	08 DEXTER CITY
School District	DEXTER	**Assessed Value**	$33,200
MAP #	BOOK 1, MAP 06-2	**Taxable Value**	$33,200
XSTATUS	0	**State Equalized Value**	$33,200
USER ALPHA 1	*Not Available*	**Date of Last Name Change**	10/12/2011
USER ALPHA 3	*Not Available*	**Notes**	*Not Available*
Historical District	No	**Census Block Group**	*Not Available*
USER ALPHA 2	*Not Available*		

Principal Residence Exemption Information

Homestead Date *Not Available*

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2015	$33,200	$33,200	$33,200
2014	$33,200	$33,200	$33,200
2013	$33,200	$33,200	$33,200

Land Information

Zoning Code	VILLAGE	**Total Acres**	1.324
Land Value	$66,300	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*Not Available*
ECF Neighborhood	DEXTER ORIGINAL 401	**Mortgage Code**	*Not Available*
Lot Dimensions/Comments	*Not Available*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	112.00 ft	515.00 ft
	Total Frontage: 112.00 ft	**Average Depth: 515.00 ft**

Legal Description

COM AT INTERSECTION OF CENTERS OF GRAND & BAKER STS, TH N 48-11-00 W 573.77 FT FOR A POB, TH N 48-11-00 W 111.85 FT, TH S 37-25-00 W 490.30 FT, TH S 49-06-00 E 37.09 FT, TH S 15-41-00 E 92.66 FT, TH N 37-30-00 E 541.38 FT TO THE POB, DEXTER VILLAGE. PT NW FRL 1/4 SEC 6, T2S-R5E 1.16 AC.

Land Division Act Information

Attachment C

Tables

DRAFT

Table 1. Eligible Activities

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 14, 2016

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
BEA Activities				$ 57,355
Due Care Activities				$ 1,173,080
Additional Response Activities				$ 456,015
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				$ 1,686,450
Demolition				$ 303,800
Lead and Asbestos Activities				$ 17,870
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				$ 321,670
Total Environmental and Non-Environmental Eligible Activities				$ 2,008,120
15% Contingency on Eligible Activities				$ 291,115
Brownfield Plan & Act 381 WP Preparation Activities				$ 30,000
Total Eligible Activities Cost with 15% Contingency				$ 2,329,234
Interest (calculated at 5%, simple)				$ 469,812
Total Eligible Activities Cost, with Contingency & Interest				$ 2,799,046
BRA Administration Fee (5% of total increment)				$ 235,345
State Redevelopment Fund				$ 323,074
Local Site Remediation Revolving Fund (LSRRF)				$ 465,847
Total Eligible Costs for Reimbursement				$ 3,823,312

ELIGIBLE ACTIVITIES COST DETAIL	# of Units	Unit Type	Cost/ Unit	Est. Total Cost
Baseline Environmental Assessment Activities				
Phase I ESA	1	LS	$ 2,350	$ 2,350
Phase II ESA	1	LS	$ 31,005	$ 31,005
BEA	1	LS	$ 4,000	$ 4,000
Soil Gas Investigation	1	LS	$ 20,000	$ 20,000
			Subtotal	**$ 57,355**
Due Care Activities				
Site-Specific Health and Safety Plan	1	EA	$ 5,000	$ 5,000
Additional Subsurface Investigation - (PCB and Other Areas)	1	LS	$ 40,000	$ 40,000
Incremental Sampling of greenspace areas (Phase I, II, III)	1	LS	$ 50,000	$ 50,000
Documentation of Due Care Compliance (DDCC)	1	LS	$ 20,000	$ 20,000
Due Care Planning	1	LS	$ 9,000	$ 9,000
PCB Removal EPA Work Plan	1	LS	$ 10,000	$ 10,000
Quarterly Soil Gas Testing (Buildings B, G, L, M, N & O)	1	LS	$ 30,000	$ 30,000
Characterization for Landfill (if necessary)	1	LS	$ 15,000	$ 15,000
Soil Management (Building Footings for N,O,P &Q) - Transportation & Disposal	10,700	T	$ 30	$ 321,000
PCB-Impacted Soil Management (E, T, D & B) (Areas A, B & C)	2,075	T	$ 40	$ 83,000
Greenspace Soil Management (E, T, D, & B) (8" removal and fill)	7,500	T	$ 40	$ 300,000
Demarcation Barrier	113,700	SF	$ 0.50	$ 56,850
Soil Management (T & D) (Large Pond)	2,970	T	$ 30	$ 89,100
Vapor Mitigation Systems (Bldg H)				
VMS: vapor barriers and sub slab depressurization	7,700	SF	$ 5	$ 38,500
VMS: vent riser installations	1	EA	$ 3,000	$ 3,000
VMS: mobilization	1	LS	$ 2,500	$ 2,500
One Year of VMS Testing (post-installation)	1	LS	$ 20,000	$ 20,000
On-Site Due Care Oversight	45	DAYS	$ 900	$ 40,500
On-Site Planning, Evaluation & Supervision During Due Care Activities	1	LS	$ 20,000	$ 20,000
Documentation and Reporting	1	LS	$ 15,000	$ 15,000
Due Care - Administrative Project Management	1	LS	$ 4,630	$ 4,630
			Subtotal	**$ 1,173,080**
Additional Response Activities				
Vapor Mitigation Systems (Bld G, B, L, M, N and O)				
VMS: vapor barriers and sub slab depressurization	29,200	SF	$ 5	$ 146,000
VMS: vent riser installations	6	EA	$ 3,000	$ 18,000
VMS: mobilization	6	LS	$ 2,500	$ 15,000
One Year of VMS Testing (3 systems)	3	EA	$ 20,000	$ 60,000
Excavation (Basements & Large Pond) {local-only}	13,670	T	$ 4.5	$ 61,515
Backfill & Compaction {local-only}	5,000	T	$ 20	$ 100,000
Field Oversight during Additional Response Activities	45	DAYS	$ 900	$ 40,500
Docmentation and Reporting	1	LS	$ 15,000	$ 15,000
			Subtotal	**$ 456,015**
Demolition				
Building and Site Demolition	1	LS	$ 280,000	$ 280,000
On-Site Demolition Oversight	1	LS	$ 14,000	$ 14,000
Planning, Evaluation & Supervision During Demolition	1	LS	$ 7,000	$ 7,000
Demolition - Administrative Project Management	1	LS	$ 2,800	$ 2,800
			Subtotal	**$ 303,800**
Lead & Asbestos Abatement				
Asbestos & Haz Mat Survey	1	LS	$ 10,000	$ 10,000
Lead & Asbestos Abatement	1,260	SF	$ 4.46	$ 5,620
On-Site Lead & Asbestos Abatement Oversight	1	LS	$ 1,000	$ 1,000
Planning, Evaluation & Supervision During Lead & Asbestos Abatement	1	LS	$ 900	$ 900
Lead & Asbestos Abatement - Administrative Project Management	1	LS	$ 350	$ 350
			Subtotal	**$ 17,870**
Brownfield Plan & Act 381 Work Plan Preparation				
BRA Application Fee and Administration Fee				$ -
Brownfield Plan	1	LS	$ 15,000	$ 15,000
Act 381 Work Plan	1	LS	$ 15,000	$ 15,000
Consulting & Support				$ -
			Subtotal	**$ 30,000**

Table 2. Tax Increment Revenue Estimates

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 14, 2016

Estimated TV Increase rate:	1.01													
Capture Year			1	2	3	4	5	6	7	8	9	10	11	12
Calendar Year			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Initial Taxable Value			$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543
Estimated New TV			$ 5,617,080	$ 7,385,405	$ 9,153,731	$ 10,301,369	$ 11,449,008	$ 11,563,498	$ 11,679,133	$ 11,795,925	$ 11,913,884	$ 12,033,023	$ 12,153,353	$ 12,274,886
New TV (Homestead)			$ 4,515,210	$ 6,869,509	$ 8,081,775	$ 8,162,593	$ 8,244,219	$ 8,326,661	$ 8,409,927	$ 8,494,027	$ 8,578,967	$ 8,664,757	$ 8,751,404	$ 8,838,918
Incremental Difference (New TV - Initial TV)			**$ 4,948,537**	**$ 6,716,862**	**$ 8,485,188**	**$ 9,632,826**	**$ 10,780,465**	**$ 10,894,955**	**$ 11,010,590**	**$ 11,127,382**	**$ 11,245,341**	**$ 11,364,480**	**$ 11,484,810**	**$ 11,606,343**
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	Incremental	$ 29,691	$ 40,301	$ 50,911	$ 57,797	$ 64,683	$ 65,370	$ 66,064	$ 66,764	$ 67,472	$ 68,187	$ 68,909	$ 69,638
School Operating Tax	18.0000	Incremental	$ 7,800	$ (2,748)	$ 7,261	$ 26,464	$ 45,652	$ 46,229	$ 46,812	$ 47,400	$ 47,995	$ 48,595	$ 49,201	$ 49,814
School Total	**24.0000**		**$ 37,491**	**$ 37,554**	**$ 58,173**	**$ 84,261**	**$ 110,335**	**$ 111,599**	**$ 112,875**	**$ 114,165**	**$ 115,467**	**$ 116,782**	**$ 118,110**	**$ 119,452**
Total Local Tax Capture	Millage Rate													
Wash Comm College	3.4860	Incremental	$ 17,251	$ 23,415	$ 29,579	$ 33,580	$ 37,581	$ 37,980	$ 38,383	$ 38,790	$ 39,201	$ 39,617	$ 40,036	$ 40,460
Wash ISD	5.4745	Incremental	$ 27,091	$ 36,771	$ 46,452	$ 52,735	$ 59,018	$ 59,644	$ 60,277	$ 60,917	$ 61,563	$ 62,215	$ 62,874	$ 63,539
Library Oper	1.5786	Incremental	$ 7,812	$ 10,603	$ 13,395	$ 15,206	$ 17,018	$ 17,199	$ 17,381	$ 17,566	$ 17,752	$ 17,940	$ 18,130	$ 18,322
County Parks	0.4690	Incremental	$ 2,321	$ 3,150	$ 3,980	$ 4,518	$ 5,056	$ 5,110	$ 5,164	$ 5,219	$ 5,274	$ 5,330	$ 5,386	$ 5,443
Cnty Nat Areas	0.2394	Incremental	$ 1,185	$ 1,608	$ 2,031	$ 2,306	$ 2,581	$ 2,608	$ 2,636	$ 2,664	$ 2,692	$ 2,721	$ 2,749	$ 2,779
County EECS	0.1987	Incremental	$ 983	$ 1,335	$ 1,686	$ 1,914	$ 2,142	$ 2,165	$ 2,188	$ 2,211	$ 2,234	$ 2,258	$ 2,282	$ 2,306
Cnty Vet Relief	0.1000	Incremental	$ 495	$ 672	$ 849	$ 963	$ 1,078	$ 1,089	$ 1,101	$ 1,113	$ 1,125	$ 1,136	$ 1,148	$ 1,161
HCMA	0.2146	Incremental	$ 1,062	$ 1,441	$ 1,821	$ 2,067	$ 2,313	$ 2,338	$ 2,363	$ 2,388	$ 2,413	$ 2,439	$ 2,465	$ 2,491
City Operating	10.2406	Incremental	$ 50,676	$ 68,785	$ 86,893	$ 98,646	$ 110,398	$ 111,571	$ 112,755	$ 113,951	$ 115,159	$ 116,379	$ 117,611	$ 118,856
City Streets	3.4075	Incremental	$ 16,862	$ 22,888	$ 28,913	$ 32,824	$ 36,734	$ 37,125	$ 37,519	$ 37,917	$ 38,318	$ 38,724	$ 39,134	$ 39,549
Washtenaw County	4.5215	Incremental	$ 22,375	$ 30,370	$ 38,366	$ 43,555	$ 48,744	$ 49,262	$ 49,784	$ 50,312	$ 50,846	$ 51,384	$ 51,929	$ 52,478
Local Total	**29.9304**		**$ 148,112**	**$ 201,038**	**$ 253,965**	**$ 288,314**	**$ 322,664**	**$ 326,090**	**$ 329,551**	**$ 333,047**	**$ 336,578**	**$ 340,143**	**$ 343,745**	**$ 347,382**
Local Taxes Captured by DDA	Millage Rate	**(from Total Local Tax Capture above)**												
Wash Comm College	0.8715	Incremental	$ 4,313	$ 5,854	$ 7,395	$ 8,395	$ 9,395	$ 9,495	$ 9,596	$ 9,698	$ 9,800	$ 9,904	$ 10,009	$ 10,115
Library Oper	0.3947	Incremental	$ 1,953	$ 2,651	$ 3,349	$ 3,802	$ 4,255	$ 4,300	$ 4,345	$ 4,391	$ 4,438	$ 4,485	$ 4,532	$ 4,580
County Parks	0.0293	Incremental	$ 290	$ 394	$ 497	$ 565	$ 632	$ 639	$ 645	$ 652	$ 659	$ 666	$ 673	$ 680
Cnty Nat Areas	0.0150	Incremental	$ 148	$ 201	$ 254	$ 288	$ 323	$ 326	$ 329	$ 333	$ 337	$ 340	$ 344	$ 347
County EECS	0.0124	Incremental	$ 123	$ 167	$ 211	$ 239	$ 268	$ 271	$ 273	$ 276	$ 279	$ 282	$ 285	$ 288
Cnty Vet Relief	0.0063	Incremental	$ 62	$ 84	$ 106	$ 120	$ 135	$ 136	$ 138	$ 139	$ 141	$ 142	$ 144	$ 145
HCMA	0.0134	Incremental	$ 133	$ 180	$ 228	$ 258	$ 289	$ 292	$ 295	$ 298	$ 302	$ 305	$ 308	$ 311
City Operating	2.5602	Incremental	$ 12,669	$ 17,196	$ 21,723	$ 24,661	$ 27,600	$ 27,893	$ 28,189	$ 28,488	$ 28,790	$ 29,095	$ 29,403	$ 29,714
City Streets	0.8519	Incremental	$ 4,216	$ 5,722	$ 7,228	$ 8,206	$ 9,184	$ 9,281	$ 9,380	$ 9,479	$ 9,580	$ 9,681	$ 9,784	$ 9,887
Washtenaw County	0.2826	Incremental	$ 2,797	$ 3,796	$ 4,796	$ 5,444	$ 6,093	$ 6,158	$ 6,223	$ 6,289	$ 6,356	$ 6,423	$ 6,491	$ 6,560
Local Total	**5.0371**		**$ 26,703**	**$ 36,245**	**$ 45,787**	**$ 51,979**	**$ 58,172**	**$ 58,790**	**$ 59,414**	**$ 60,044**	**$ 60,681**	**$ 61,324**	**$ 61,973**	**$ 62,629**
Local Taxes Captured by BRA	Millage Rate	**(from Total Local Tax Capture above)**												
Wash Comm College	2.6145	Incremental	$ 12,938	$ 17,561	$ 22,185	$ 25,185	$ 28,186	$ 28,485	$ 28,787	$ 29,093	$ 29,401	$ 29,712	$ 30,027	$ 30,345
Wash ISD	5.4745	Incremental	$ 27,091	$ 36,771	$ 46,452	$ 52,735	$ 59,018	$ 59,644	$ 60,277	$ 60,917	$ 61,563	$ 62,215	$ 62,874	$ 63,539
Library Oper	1.1840	Incremental	$ 5,859	$ 7,952	$ 10,046	$ 11,405	$ 12,764	$ 12,899	$ 13,036	$ 13,174	$ 13,314	$ 13,455	$ 13,597	$ 13,741
County Parks	0.4397	Incremental	$ 2,031	$ 2,756	$ 3,482	$ 3,953	$ 4,424	$ 4,471	$ 4,518	$ 4,566	$ 4,615	$ 4,664	$ 4,713	$ 4,763
Cnty Nat Areas	0.2244	Incremental	$ 1,037	$ 1,407	$ 1,777	$ 2,018	$ 2,258	$ 2,282	$ 2,306	$ 2,331	$ 2,356	$ 2,381	$ 2,406	$ 2,431
County EECS	0.1863	Incremental	$ 860	$ 1,168	$ 1,475	$ 1,675	$ 1,874	$ 1,894	$ 1,914	$ 1,935	$ 1,955	$ 1,976	$ 1,997	$ 2,018
Cnty Vet Relief	0.0938	Incremental	$ 433	$ 588	$ 742	$ 843	$ 943	$ 953	$ 963	$ 974	$ 984	$ 994	$ 1,005	$ 1,016
HCMA	0.2012	Incremental	$ 929	$ 1,261	$ 1,593	$ 1,809	$ 2,024	$ 2,046	$ 2,068	$ 2,089	$ 2,112	$ 2,134	$ 2,157	$ 2,179
City Operating	7.6805	Incremental	$ 38,007	$ 51,589	$ 65,170	$ 73,984	$ 82,799	$ 83,678	$ 84,566	$ 85,463	$ 86,369	$ 87,284	$ 88,209	$ 89,142
City Streets	2.5556	Incremental	$ 12,647	$ 17,166	$ 21,685	$ 24,618	$ 27,551	$ 27,843	$ 28,139	$ 28,437	$ 28,739	$ 29,043	$ 29,351	$ 29,661
Washtenaw County	4.2389	Incremental	$ 19,578	$ 26,574	$ 33,570	$ 38,110	$ 42,651	$ 43,104	$ 43,561	$ 44,023	$ 44,490	$ 44,961	$ 45,437	$ 45,918
Local Total	**24.8933**		**$ 121,409**	**$ 164,794**	**$ 208,178**	**$ 236,335**	**$ 264,491**	**$ 267,300**	**$ 270,137**	**$ 273,003**	**$ 275,897**	**$ 278,820**	**$ 281,772**	**$ 284,754**
Non-Capturable Millages	Millage Rate													
Library Debt	0.4500	New TV	$ 2,528	$ 4,119	$ 5,152	$ 4,636	$ 5,152	$ 5,204	$ 5,256	$ 5,308	$ 5,361	$ 5,415	$ 5,469	$ 5,524
City Go Bond	0.6581	New TV	$ 3,697	$ 6,024	$ 7,535	$ 6,779	$ 7,535	$ 7,610	$ 7,686	$ 7,763	$ 7,841	$ 7,919	$ 7,998	$ 8,078
School Debt	8.5000	New TV	$ 47,745	$ 77,807	$ 97,317	$ 87,562	$ 97,317	$ 98,290	$ 99,273	$ 100,265	$ 101,268	$ 102,281	$ 103,303	$ 104,337
County Roads	0.5000	New TV	$ 2,809	$ 4,577	$ 5,725	$ 5,151	$ 5,725	$ 5,782	$ 5,840	$ 5,898	$ 5,957	$ 6,017	$ 6,077	$ 6,137
Total Non-Capturable Taxes	**10.1081**													

AKTPEERLESS

Table 3. Reimbursement Allocation Schedule

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 14, 2016

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**24.6%**	**$ 536,353**		$ 536,353
Local	**75.4%**	**$ 1,642,220**	**$ 620,474**	$ 2,262,693
TOTAL		**$ 2,178,572**	**$ 620,474**	**$ 2,799,046**
MDEQ	100.0%	$ 2,178,572		
MSF	0.0%	$ -		

Estimated Total Years of Plan: 12

Estimated Capture	
Administrative Fees	$ 235,345
State Redevelopment Fund	$ 323,074
LSRRF	$ 465,847
DDA Capture*	$ 643,740

*during the life of the Plan

Capture Year	1	2	3	4	5	6	7	8	9	10	11	12 (End Plan)	13
Total State Incremental Revenue (TIR)	$ 37,491	$ 37,554	$ 58,173	$ 84,261	$ 110,335	$ 111,599	$ 112,875	$ 114,165	$ 115,467	$ 116,782	$ 118,110	$ 119,452	$ -
State Brownfield Redevelopment Fund (3 mills of SET)	$ 14,846	$ 20,151	$ 25,456	$ 28,898	$ 32,341	$ 32,685	$ 33,032	$ 33,382	$ 33,736	$ 34,093	$ 34,454	$ -	$ -
State TIR Available for Reimbursement	**$ 22,645**	**$ 17,403**	**$ 32,717**	**$ 55,363**	**$ 77,994**	**$ 78,914**	**$ 79,844**	**$ 80,783**	**$ 81,731**	**$ 82,688**	**$ 83,656**	**$ 119,452**	**$ -**
Total Local Incremental Revenue (TIR)	$ 148,112	$ 201,038	$ 253,965	$ 288,314	$ 322,664	$ 326,090	$ 329,551	$ 333,047	$ 336,578	$ 340,143	$ 343,745	$ 347,382	$ 351,056
BRA Administrative Fee (5% of total increment)	$ 9,280	$ 11,930	$ 15,607	$ 18,629	$ 21,650	$ 21,884	$ 22,121	$ 22,361	$ 22,602	$ 22,846	$ 23,093	$ 23,342	$ -
DDA's Capture (25%)	$ 26,703	$ 36,245	$ 45,787	$ 51,979	$ 58,172	$ 58,790	$ 59,414	$ 60,044	$ 60,681	$ 61,324	$ 61,973	$ 62,629	$ 253,164
Local TIR Available for Reimbursement	**$ 112,129**	**$ 152,864**	**$ 192,571**	**$ 217,706**	**$ 242,841**	**$ 245,416**	**$ 248,016**	**$ 250,642**	**$ 253,295**	**$ 255,974**	**$ 258,679**	**$ 261,412**	**$ -**
Total State & Local TIR Available	**$ 134,774**	**$ 170,267**	**$ 225,288**	**$ 273,069**	**$ 320,835**	**$ 324,330**	**$ 327,860**	**$ 331,425**	**$ 335,025**	**$ 338,662**	**$ 342,335**	**$ 380,864**	**$ -**

DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	*$ 2,799,046*	*$ 2,664,271*	*$ 2,494,004*	*$ 2,268,716*	*$ 1,995,647*	*$ 1,674,812*	*$ 1,350,482*	*$ 1,022,622*	*$ 691,197*	*$ 356,172*	*$ 91,239*	*$ -*	*$ -*	*$ -*
STATE Reimbursement Balance	*$ 536,353*	*$ 513,707*	*$ 496,304*	*$ 463,587*	*$ 408,224*	*$ 330,231*	*$ 251,316*	*$ 171,473*	*$ 90,690*	*$ 8,959*	*$ (0)*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 433,320	$ 22,645	$ 17,403	$ 32,717	$ 55,363	$ 77,994	$ 78,914	$ 79,844	$ 68,440	$ -	$ -	$ -	$ -	$ -
Environmental Eligible Activities	$ 433,320	$ 22,645	$ 17,403	$ 32,717	$ 55,363	$ 77,994	$ 78,914	$ 79,844	$ 68,440	$ -	$ -	$ -	$ -	$ -
Non-Environmental Eligible Activities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 103,032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,342	$ 81,731	$ 8,959	$ -	$ -	$ -
Environmental Portion	$ 103,032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,342	$ 81,731	$ 8,959	$ -	$ -	$ -
Non-Environmental Portion	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total STATE TIR Reimbursement		**$ 22,645**	**$ 17,403**	**$ 32,717**	**$ 55,363**	**$ 77,994**	**$ 78,914**	**$ 79,844**	**$ 80,783**	**$ 81,731**	**$ 8,959**	**$ -**	**$ -**	**$ -**
LOCAL Reimbursement Balance	*$ 1,642,220*	*$ 1,530,091*	*$ 1,377,227*	*$ 1,184,655*	*$ 966,949*	*$ 724,108*	*$ 478,692*	*$ 230,676*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 1,326,752	$ 112,129	$ 152,864	$ 192,571	$ 217,706	$ 242,841	$ 245,416	$ 163,224	$ -	$ -	$ -	$ -	$ -	$ -
Environmental Eligible Activities	$ 1,326,752	$ 112,129	$ 152,864	$ 192,571	$ 217,706	$ 242,841	$ 245,416	$ 163,224	$ -	$ -	$ -	$ -	$ -	$ -
Non-Environmental Eligible Activities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 315,468	$ -	$ -	$ -	$ -	$ -	$ -	$ 84,792	$ 230,676	$ -	$ -	$ -	$ -	$ -
Environmental Portion	$ 315,468	$ -	$ -	$ -	$ -	$ -	$ -	$ 84,792	$ 230,676	$ -	$ -	$ -	$ -	$ -
Non-Environmental Portion	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LOCAL TIR Reimbursement		**$ 112,129**	**$ 152,864**	**$ 192,571**	**$ 217,706**	**$ 242,841**	**$ 245,416**	**$ 248,016**	**$ 230,676**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LOCAL-ONLY Reimbursement Balance	*$ 620,474*	*$ 620,474*	*$ 620,474*	*$ 620,474*	*$ 620,474*	*$ 620,474*	*$ 620,474*	*$ 620,474*	*$ 600,507*	*$ 347,212*	*$ 91,239*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 569,162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,967	$ 253,295	$ 255,974	$ 39,928	$ -	$ -
Interest Reimbursement	$ 51,311	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,311	$ -	$ -
Total Local-Only TIR Reimbursement		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 19,967**	**$ 253,295**	**$ 255,974**	**$ 91,239**	**$ -**	**$ -**
Total Annual Developer Reimbursement		**$ 134,774**	**$ 170,267**	**$ 225,288**	**$ 273,069**	**$ 320,835**	**$ 324,330**	**$ 327,860**	**$ 331,425**	**$ 335,025**	**$ 264,933**	**$ 91,239**	**$ -**	**$ -**

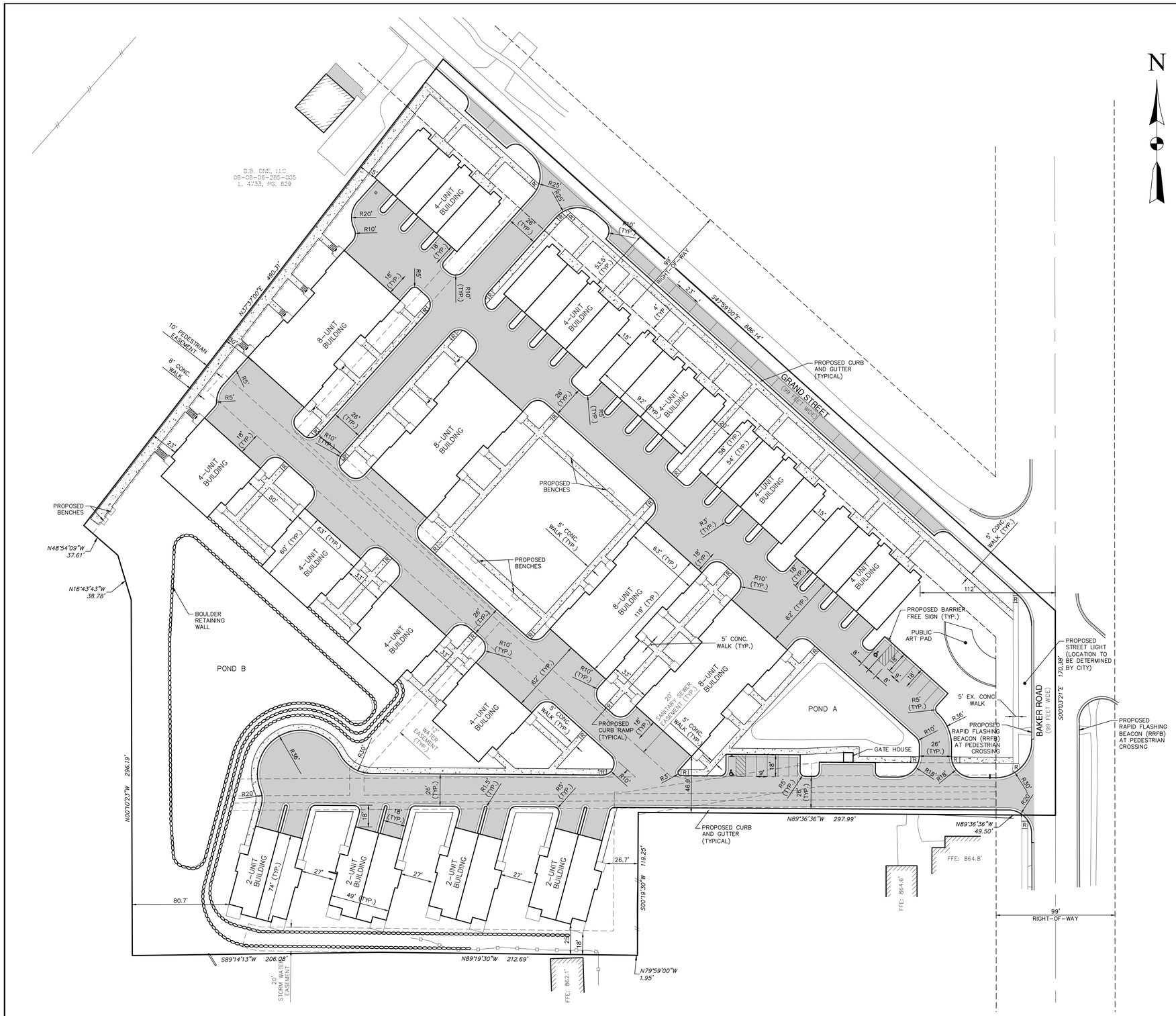
LOCAL SITE REMEDIATION FUND	LSRRF Year	0	0	0	0	0	0	0	0	1	2	3	4	5
LSRRF Deposits		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 73,729**	**$ 208,400**	**$ 183,717**	**$ -**
STATE	*$ 114,689*		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 73,729	$ 40,960	$ -	$ -
LOCAL	*$ 351,158*		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 167,440	$ 183,717	$ -

AKTPEERLESS

Attachment D

Environmental Information

DRAFT



LEGEND

- EX. R.O.W.
- EX. EASEMENT LINE
- EX. CURB/PAVEMENT
- PR. EASEMENT LINE
- PR. SETBACK LINE
- PR. CURB/PAVEMENT
- PR. SIDEWALK RAMP
- PR. ASPHALT PAVEMENT
- PR. CONCRETE

LAYOUT NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB/EDGE OF METAL UNLESS OTHERWISE NOTED.
2. WORK TO BE PERFORMED SHALL COMPLY WITH ALL MUNICIPAL CODES AND ORDINANCES.
3. ALL PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
4. ALL ACCESSIBLE PARKING, SIGNAGE, AND STRIPING SHALL BE IN ACCORDANCE WITH THE STATE OF MICHIGAN BARRIER FREE STANDARDS.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE REMAINS IN POST CONSTRUCTION CONDITIONS.
6. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT.
7. REFER TO THE ARCHITECTURAL PLANS FOR COORDINATING THE SCOPE OF WORK RELATING TO THE BUILDING ELEVATIONS, INTERIOR, AND APPURTENANCES.
8. EASEMENT DOCUMENTATION TO BE CREATED AND RECORDED PRIOR TO FINAL CERTIFICATES OF OCCUPANCY.

SITE DATA

GROSS LOT AREA	8.58 AC
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

SITE DEVELOPMENT DATA		REQUIRED	REQUIRED	PROPOSED
ZONING		R-3	V-R	PUD
BUILDING SETBACKS	FRONT	50' (MIN)	15' (MIN)	4' *
	SIDE	25' (MIN)	10' (MIN)	15' - 28'
	REAR	80' (MIN)	25' (MIN)	25' - 26'
BUILDING / UNIT INFORMATION	HEIGHT	35' (MAX)	35' (MAX)	35' (MAX)
	STORIES	2.5 (MAX)	2.5 (MAX)	2.5 (MAX)
	UNITS	N/A	N/A	76
	BUILDINGS	N/A	N/A	17
	BEDROOMS / UNIT	N/A	N/A	2 - 3
LOT COVERAGE	BUILDING	30% (MAX)	60% (MAX)	22.9%
	IMPERVIOUS	N/A	N/A	5.04 AC
	OPEN SPACE	N/A	N/A	3.54 AC
PARKING	TOTAL SPACES	165 (MIN) **	165 (MIN) **	239
	ON-STREET SPACES			18
	LENGTH	23' (MIN)	23' (MIN)	23'
	WIDTH	8' (MIN)	8' (MIN)	8'
	ON-SITE SPACES (INCLUDING GARAGE & DRIVEWAY SPACES)			221
	LENGTH	18' (MIN)	18' (MIN)	18'
	WIDTH	9' (MIN)	9' (MIN)	9'
	AISLE / DRIVE	26' (MIN)	26' (MIN)	26'

* A FRONT SETBACK DEVIATION OF 11' IS REQUESTED FROM THE REQUIRED MINIMUM FRONT SETBACK OF 15' TO ALLOW A MINIMUM FRONT SETBACK OF 4'.

** REQUIRED PARKING CALCULATIONS ARE BASED ON THE REQUIREMENTS FOR MULTIPLE-FAMILY DWELLINGS (2.0 SPACES PER DWELLING UNIT + 0.5 GUEST SPACE PER EVERY 3 DWELLING UNITS).

BEDROOM MATRIX

Building Type	Building Count	Bedroom Count
Townhouse	5	40
8-Unit Bldg	4	48
4-Unit Bldg	4	40
Duplex Bldg	4	16
Totals	**17**	**144**

GARAGE PARKING MATRIX

Building Type	Garage Spaces	Driveway Spaces
Townhouse	2	2
8-Unit Bldg	1	1
4-Unit Bldg	1	1
Duplex Bldg	2	2

BUILDING/UNIT MATRIX

Building Type	Building Height	Number of Floors	Floor Area Per Unit
Townhouse	30' 5¼"	2	2,331 - 2,413 SF
8-Unit Bldg	29' 5¼"	2	1,480 - 1,824 SF
4-Unit Bldg	29' 5¼"	2	1,480 - 1,824 SF
Duplex Bldg	17' 6½"	2	1,685 SF

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

K:\2016\1051 JOB FOLDERS\1051-16-7340\Drawings\Plan Sets\Site Plan\7340-SP-LA.dwg, 7/12/2016 1:45 PM, cbriere

REV:	DATE:	ISSUED FOR:

METRO CONSULTING ASSOCIATES
Relationships | Reputation | Results
800.525.6016 www.metroca.net

CLIENT NAME: MMB EQUITIES, LLC

GRANDVIEW COMMONS
AREA PLAN
LAYOUT PLAN

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet
(24"x36" DRAWINGS ONLY)

MCA JOB #:	1051-16-7340
DATE:	07/11/2016
DRAWN BY:	RML2/CMB/CAR
CHECK BY:	CMB/AW
PM:	D. GARRETT
BOOK/CREW:	BC
SECTION:	6
TOWNSHIP:	T2S
RANGE:	R5E
COMMUNITY:	CITY OF DEXTER
COUNTY:	WASHTENAW
SHEET:	04

CLAYTON	
SB-1 10-12'	
10/30/2001	
Chromium	7,300 ug/kg
PCBs	6,100 ug/kg

CLAYTON	
SB-2 0-2'	
10/30/2001	
Chromium	17,000 ug/kg
PCBs	1,800 ug/kg

CLAYTON	
SB-3 0-2'	
10/30/2001	
Arsenic	5,600 ug/kg
Chromium	13,000 ug/kg

CLAYTON	
SB-4 2-4'	
10/30/2001	
Chromium	11,000 ug/kg

CLAYTON	
SB-5 6-8'	
10/30/2001	
Chromium	6,900 ug/kg

CLAYTON	
SB-6 0-2'	
10/30/2001	
Arsenic	6,700 ug/kg
Chromium	68,000 ug/kg
Benzo(a)pyrene	20,000 ug/kg
Benzo(b)fluoranthene	29,000 ug/kg
Fluoranthene	25,000 ug/kg
Phenanthrene	4,400 ug/kg

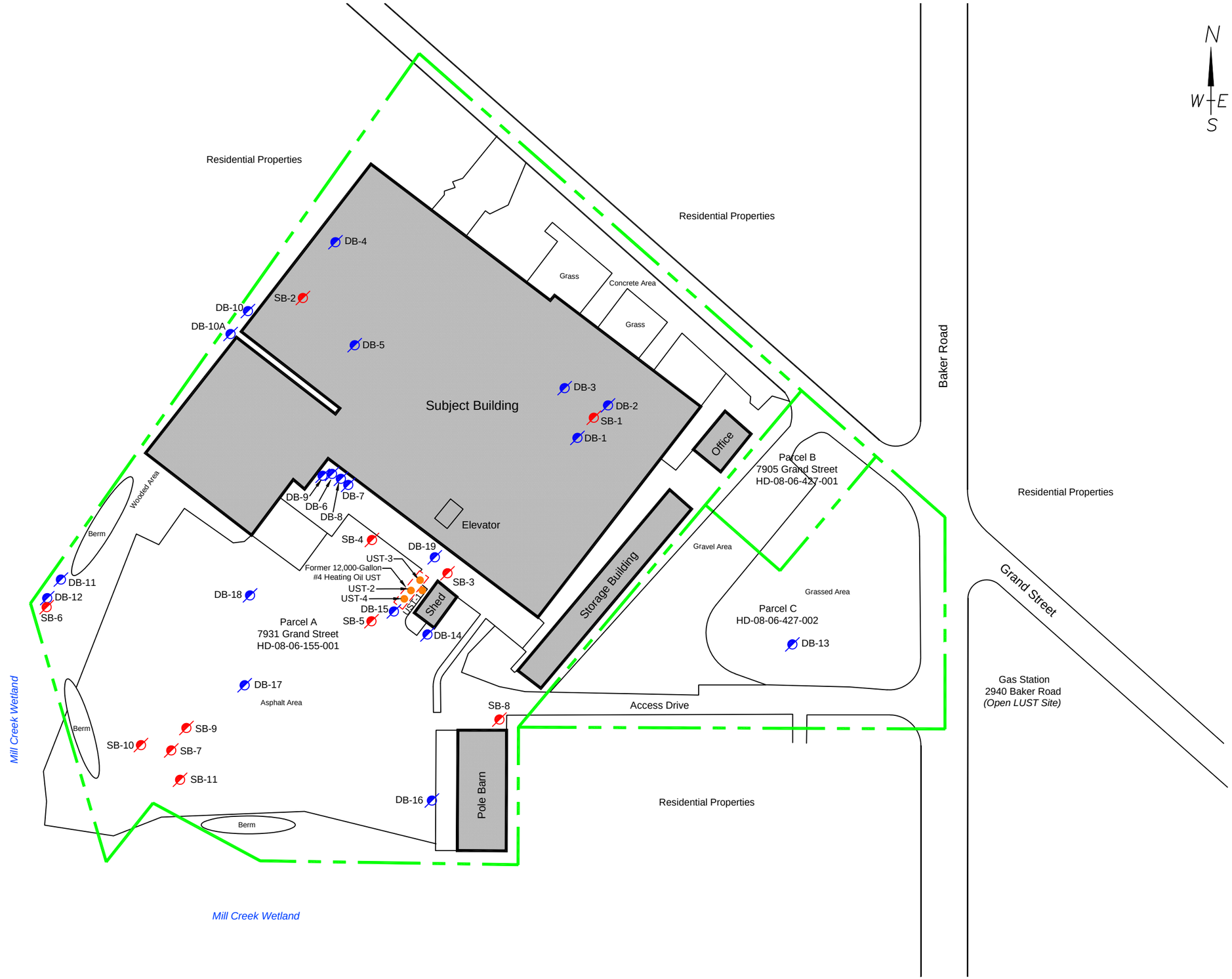
CLAYTON	
SB-7 2-4'	
10/30/2001	
Arsenic	14,000 ug/kg
Chromium	25,000 ug/kg
Silver	2,000 ug/kg
PCBs	1,030 ug/kg

GAIATECH	
DB-11 2-4'	
3/7/2002	
Arsenic	6,300 ug/kg
Chromium	9,400 ug/kg
Mercury	204 ug/kg

GAIATECH	
DB-12 4-6'	
3/7/2002	
Arsenic	5,900 ug/kg
Chromium	9,000 ug/kg

AKT	
UST-1 6'	
3/9/2012	
Fluoranthene	6,600 ug/kg
Phenanthrene	25,000 ug/kg
2-Methylnaphthalene	53,000 ug/kg
Naphthalene	1,000 ug/kg

AKT	
UST-2 Backfill	
3/9/2012	
Phenanthrene	7,900 ug/kg
2-Methylnaphthalene	25,000 ug/kg
Naphthalene	2,000 ug/kg



DRAWN BY: JWB
DATE: 3/23/2012
SCALE: 1" = 80'
0 40 80

FIGURE 3

LEGEND
= PROPERTY LINE
SB-1 = CLAYTON ENV. SOIL BORING
DB-1 = GAIA TECH SOIL BORING
UST-1 = AKT PEERLESS SOIL SAMPLE LOCATION

SITE MAP WITH SOIL ANALYTICAL RESULTS
ABOVE MDEQ GRCC

7905-7931 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-2-26

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

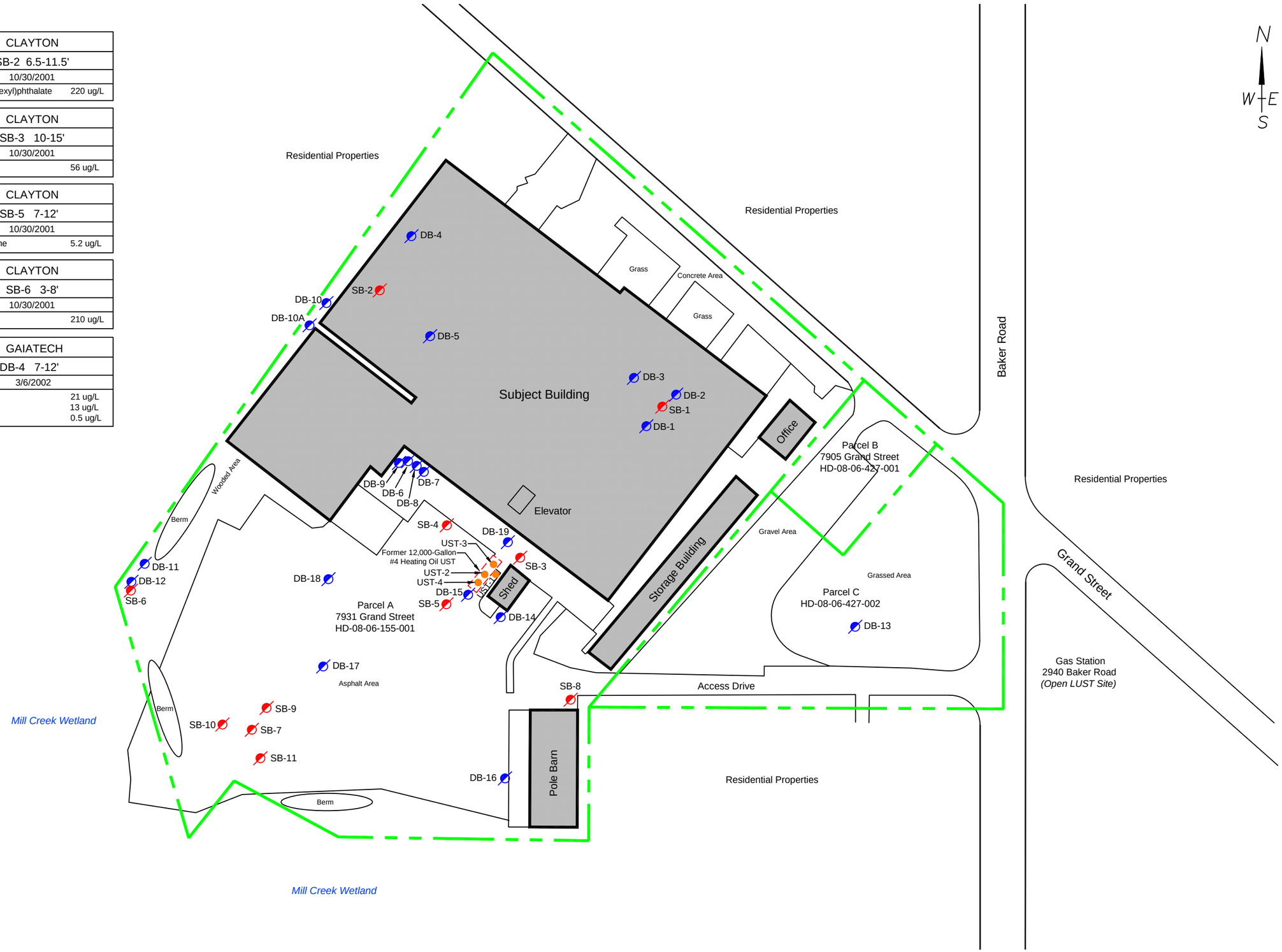
CLAYTON	
SB-2 6.5-11.5'	
10/30/2001	
bis(2-Ethylhexyl)phthalate	220 ug/L

CLAYTON	
SB-3 10-15'	
10/30/2001	
Chromium	56 ug/L

CLAYTON	
SB-5 7-12'	
10/30/2001	
Phenanthrene	5.2 ug/L

CLAYTON	
SB-6 3-8'	
10/30/2001	
MTBE	210 ug/L

GAIATECH	
DB-4 7-12'	
3/6/2002	
Chromium	21 ug/L
Lead	13 ug/L
Mercury	0.5 ug/L



DRAWN BY: JWB
DATE: 3/21/2012

SCALE: 1" = 80'
0 40 80

FIGURE 4

LEGEND
= PROPERTY LINE
SB-1 = CLAYTON ENV. SOIL BORING
DB-1 = GAIA TECH SOIL BORING
UST-1 = AKT PEERLESS SOIL SAMPLE LOCATION

SITE MAP WITH GROUNDWATER ANALYTICAL RESULTS ABOVE MDEQ GRCC

7905-7931 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-2-26

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

DRAWN BY: ARR
DATE: 08/17/2016
0 40 80
SCALE: 1" = 80'

FIGURE 5

SITE MAP WITH HISTORIC SOIL SAMPLE AND SOIL BORING LOCATIONS

7931 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-5-20

AKTPEERLESS
ILLINOIS MICHIGAN OHIO GEORGIA
www.aktpeerless.com

Table 1. Eligible Activities
Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 3, 2016

ELIGIBLE ACTIVITIES COST SUMMARY				Estimated Cost of Eligible Activity
BEA Activities				$ 57,355
Due Care Activities				$ 1,173,080
Additional Response Activities				$ 456,015
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				$ 1,686,450
Demolition				$ 303,800
Lead and Asbestos Activities				$ 17,870
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				$ 321,670
Total Environmental and Non-Environmental Eligible Activities				$ 2,008,120
15% Contingency on Eligible Activities				$ 291,115
Brownfield Plan & Act 381 WP Preparation Activities				$ 30,000
Total Eligible Activities Cost with 15% Contingency				$ 2,329,234
Interest (calculated at 5%, simple)				$ 579,908
Total Eligible Activities Cost, with Contingency & Interest				$ 2,909,142
BRA Administration Fee				$ 258,842
State Redevelopment Fund				$ 393,081
Local Site Remediation Revolving Fund (LSRRF)				$ 465,847
Total Eligible Costs for Reimbursement				$ 4,026,912

ELIGIBLE ACTIVITIES COST DETAIL	# of Units	Unit Type	Cost/ Unit	Est. Total Cost
Baseline Environmental Assessment Activities				
Phase I ESA	1	LS	$ 2,350	$ 2,350
Phase II ESA	1	LS	$ 31,005	$ 31,005
BEA	1	LS	$ 4,000	$ 4,000
Soil Gas Investigation	1	LS	$ 20,000	$ 20,000
			Subtotal	**$ 57,355**
Due Care Activities				
Site-Specific Health and Safety Plan	1	EA	$ 5,000	$ 5,000
Additional Subsurface Investigation - (PCB and Other Areas)	1	LS	$ 40,000	$ 40,000
Incremental Sampling of greenspace areas (Phase I, II, III)	1	LS	$ 50,000	$ 50,000
Documentation of Due Care Compliance (DDCC)	1	LS	$ 20,000	$ 20,000
Due Care Planning	1	LS	$ 9,000	$ 9,000
PCB Removal EPA Work Plan	1	LS	$ 10,000	$ 10,000
Quarterly Soil Gas Testing (Buildings B, G, L, M, N & O)	1	LS	$ 30,000	$ 30,000
Characterization for Landfill (if necessary)	1	LS	$ 15,000	$ 15,000
Soil Management (Building Footings for N,O,P &Q) - Transportation & Disposal	10,700	T	$ 30	$ 321,000
PCB-Impacted Soil Management (E, T, D & B) (Areas A, B & C)	2,075	T	$ 40	$ 83,000
Greenspace Soil Management (E, T, D, & B) (8" removal and fill)	7,500	T	$ 40	$ 300,000
Demarcation Barrier	113,700	SF	$ 0.50	$ 56,850
Soil Management (T & D) (Large Pond)	2,970	T	$ 30	$ 89,100
Vapor Mitigation Systems (Bldg H)				
VMS: vapor barriers and sub slab depressurization	7,700	SF	$ 5	$ 38,500
VMS: vent riser installations	1	EA	$ 3,000	$ 3,000
VMS: mobilization	1	LS	$ 2,500	$ 2,500
One Year of VMS System Testing (post-installation)	1	LS	$ 20,000	$ 20,000
On-Site Due Care Oversight	45	DAYS	$ 900	$ 40,500
On-Site Planning, Evaluation & Supervision During Due Care Activities	1	LS	$ 20,000	$ 20,000
Documentation and Reporting	1	LS	$ 15,000	$ 15,000
Due Care - Administrative Project Management	1	LS	$ 4,630	$ 4,630
			Subtotal	**$ 1,173,080**
Additional Response Activities				
Vapor Mitigation Systems (Bld G, B, L, M, N and O)				
VMS: vapor barriers and sub slab depressurization	29,200	SF	$ 5	$ 146,000
VMS: vent riser installations	6	EA	$ 3,000	$ 18,000
VMS: mobilization	6	LS	$ 2,500	$ 15,000
One Year of VMS System Testing (3 VMS systems)	1	LS	$ 60,000	$ 60,000
Excavation (Basements & Large Pond) {local-only}	13,670	T	$ 4.5	$ 61,515
Backfill & Compaction {local-only}	5,000	T	$ 20	$ 100,000
Field Oversight during Additional Response Activities	45	DAYS	$ 900	$ 40,500
Docmentation and Reporting	1	LS	$ 15,000	$ 15,000
			Subtotal	**$ 456,015**
Demolition				
Building and Site Demolition	1	LS	$ 280,000	$ 280,000
On-Site Demolition Oversight	1	LS	$ 14,000	$ 14,000
Planning, Evaluation & Supervision During Demolition	1	LS	$ 7,000	$ 7,000
Demolition - Administrative Project Management	1	LS	$ 2,800	$ 2,800
			Subtotal	**$ 303,800**
Lead & Asbestos Abatement				
Asbestos & Haz Mat Survey	1	LS	$ 10,000	$ 10,000
Lead & Asbestos Abatement	1,260	SF	$ 4.46	$ 5,620
On-Site Lead & Asbestos Abatement Oversight	1	LS	$ 1,000	$ 1,000
Planning, Evaluation & Supervision During Lead & Asbestos Abatement	1	LS	$ 900	$ 900
Lead & Asbestos Abatement - Administrative Project Management	1	LS	$ 350	$ 350
			Subtotal	**$ 17,870**
Brownfield Plan & Act 381 Work Plan Preparation				
BRA Application Fee and Administration Fee				$ -
Brownfield Plan	1	LS	$ 15,000	$ 15,000
Act 381 Work Plan	1	LS	$ 15,000	$ 15,000
Consulting & Support				$ -
			Subtotal	**$ 30,000**

Table 2. Tax Increment Revenue Estimates

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 3, 2016

Estimated TV Increase rate:	1.01														
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Initial Taxable Value		$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543
Estimated New TV		$ 5,617,080	$ 7,385,405	$ 9,153,731	$ 10,301,369	$ 11,449,008	$ 11,563,498	$ 11,679,133	$ 11,795,925	$ 11,913,884	$ 12,033,023	$ 12,153,353	$ 12,274,886	$ 12,397,635
New TV (Homestead)		$ 4,515,210	$ 6,869,509	$ 8,081,775	$ 8,162,593	$ 8,244,219	$ 8,326,661	$ 8,409,927	$ 8,494,027	$ 8,578,967	$ 8,664,757	$ 8,751,404	$ 8,838,918	$ 8,927,307
Incremental Difference (New TV - Initial TV)		**$ 4,948,537**	**$ 6,716,862**	**$ 8,485,188**	**$ 9,632,826**	**$ 10,780,465**	**$ 10,894,955**	**$ 11,010,590**	**$ 11,127,382**	**$ 11,245,341**	**$ 11,364,480**	**$ 11,484,810**	**$ 11,606,343**	**$ 11,729,092**
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	Incremental	$ 29,691	$ 40,301	$ 50,911	$ 57,797	$ 64,683	$ 65,370	$ 66,064	$ 66,764	$ 67,472	$ 68,187	$ 68,909	$ 69,638	$ 70,375
School Operating Tax	18.0000	Incremental	$ 7,800	$ (2,748)	$ 7,261	$ 26,464	$ 45,652	$ 46,229	$ 46,812	$ 47,400	$ 47,995	$ 48,595	$ 49,201	$ 49,814	$ 50,432
School Total	**24.0000**														
Local Capture	Millage Rate													
Wash Comm College	3.4860	Incremental	$ 17,251	$ 23,415	$ 29,579	$ 33,580	$ 37,581	$ 37,980	$ 38,383	$ 38,790	$ 39,201	$ 39,617	$ 40,036	$ 40,460	$ 40,888
Wash ISD	5.4745	Incremental	$ 27,091	$ 36,771	$ 46,452	$ 52,735	$ 59,018	$ 59,644	$ 60,277	$ 60,917	$ 61,563	$ 62,215	$ 62,874	$ 63,539	$ 64,211
Library Oper	1.5786	Incremental	$ 7,812	$ 10,603	$ 13,395	$ 15,206	$ 17,018	$ 17,199	$ 17,381	$ 17,566	$ 17,752	$ 17,940	$ 18,130	$ 18,322	$ 18,516
County Parks	0.4690	Incremental	$ 2,321	$ 3,150	$ 3,980	$ 4,518	$ 5,056	$ 5,110	$ 5,164	$ 5,219	$ 5,274	$ 5,330	$ 5,386	$ 5,443	$ 5,501
Cnty Nat Areas	0.2394	Incremental	$ 1,185	$ 1,608	$ 2,031	$ 2,306	$ 2,581	$ 2,608	$ 2,636	$ 2,664	$ 2,692	$ 2,721	$ 2,749	$ 2,779	$ 2,808
County EECS	0.1987	Incremental	$ 983	$ 1,335	$ 1,686	$ 1,914	$ 2,142	$ 2,165	$ 2,188	$ 2,211	$ 2,234	$ 2,258	$ 2,282	$ 2,306	$ 2,331
Cnty Vet Relief	0.0370	Incremental	$ 183	$ 249	$ 314	$ 356	$ 399	$ 403	$ 407	$ 412	$ 416	$ 420	$ 425	$ 429	$ 434
County Econ Dev	0.0920	Incremental	$ 455	$ 618	$ 781	$ 886	$ 992	$ 1,002	$ 1,013	$ 1,024	$ 1,035	$ 1,046	$ 1,057	$ 1,068	$ 1,079
HCMA	0.2146	Incremental	$ 1,062	$ 1,441	$ 1,821	$ 2,067	$ 2,313	$ 2,338	$ 2,363	$ 2,388	$ 2,413	$ 2,439	$ 2,465	$ 2,491	$ 2,517
City Operating	10.2060	Incremental	$ 50,505	$ 68,552	$ 86,600	$ 98,313	$ 110,025	$ 111,194	$ 112,374	$ 113,566	$ 114,770	$ 115,986	$ 117,214	$ 118,454	$ 119,707
City Streets	3.4075	Incremental	$ 16,862	$ 22,888	$ 28,913	$ 32,824	$ 36,734	$ 37,125	$ 37,519	$ 37,917	$ 38,318	$ 38,724	$ 39,134	$ 39,549	$ 39,967
Washtenaw County	4.5125	Incremental	$ 22,330	$ 30,310	$ 38,289	$ 43,468	$ 48,647	$ 49,163	$ 49,685	$ 50,212	$ 50,745	$ 51,282	$ 51,825	$ 52,374	$ 52,928
Local Total	**29.9158**														
Non-Capturable Millages	Millage Rate														
Library Debt	0.4500	New TV	$ 2,528	$ 4,119	$ 5,152	$ 4,636	$ 5,152	$ 5,204	$ 5,256	$ 5,308	$ 5,361	$ 5,415	$ 5,469	$ 5,524	$ 5,579
City Go Bond	0.6581	New TV	$ 3,697	$ 6,024	$ 7,535	$ 6,779	$ 7,535	$ 7,610	$ 7,686	$ 7,763	$ 7,841	$ 7,919	$ 7,998	$ 8,078	$ 8,159
School Debt	8.5000	New TV	$ 47,745	$ 77,807	$ 97,317	$ 87,562	$ 97,317	$ 98,290	$ 99,273	$ 100,265	$ 101,268	$ 102,281	$ 103,303	$ 104,337	$ 105,380
County Roads	0.5000	New TV	$ 2,809	$ 4,577	$ 5,725	$ 5,151	$ 5,725	$ 5,782	$ 5,840	$ 5,898	$ 5,957	$ 6,017	$ 6,077	$ 6,137	$ 6,199
Total Non-Capturable Taxes	**10.1081**														

Table 3. Reimbursement Allocation Schedule

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 3, 2016

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**24.6%**	**$ 668,425**		$ 668,425
Local	**75.4%**	**$ 2,045,688**	**$ 195,029**	$ 2,240,717
TOTAL		**$ 2,714,113**	**$ 195,029**	**$ 2,909,142**
MDEQ	82.1%	$ 2,228,622		
MSF	17.9%	$ 485,491		

Estimated Total Years of Plan: 13

Estimated Capture	
Administrative Fees	$ 258,842
State Redevelopment Fund	$ 393,081
LSRRF	$ 465,847
DDA Capture*	$ -

*during the life of the Plan

Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13 (End Plan)	14
Total State Incremental Revenue (BRA)	$ 37,491	$ 37,554	$ 58,173	$ 84,261	$ 110,335	$ 111,599	$ 112,875	$ 114,165	$ 115,467	$ 116,782	$ 118,110	$ 119,452	$ 120,807	$ -
State Brownfield Redevelopment Fund (3 mills of SET)	$ 14,846	$ 20,151	$ 25,456	$ 28,898	$ 32,341	$ 32,685	$ 33,032	$ 33,382	$ 33,736	$ 34,093	$ 34,454	$ 34,819	$ 35,187	$ -
State TIR Available for Reimbursement	**$ 22,645**	**$ 17,403**	**$ 32,717**	**$ 55,363**	**$ 77,994**	**$ 78,914**	**$ 79,844**	**$ 80,783**	**$ 81,731**	**$ 82,688**	**$ 83,656**	**$ 84,633**	**$ 85,619**	**$ -**
Total Local Incremental Revenue (BRA)	$ 148,039	$ 200,940	$ 253,841	$ 288,174	$ 322,506	$ 325,931	$ 329,391	$ 332,885	$ 336,413	$ 339,977	$ 343,577	$ 347,213	$ 350,885	$ 354,594
BRA Administrative Fee (5% of total increment)	$ 9,277	$ 11,925	$ 15,601	$ 18,622	$ 21,642	$ 21,877	$ 22,113	$ 22,352	$ 22,594	$ 22,838	$ 23,084	$ 23,333	$ 23,585	$ -
DDA's Capture (0%)														$ 255,549
Local TIR Available for Reimbursement	**$ 138,763**	**$ 189,016**	**$ 238,240**	**$ 269,552**	**$ 300,864**	**$ 304,055**	**$ 307,277**	**$ 310,532**	**$ 313,819**	**$ 317,140**	**$ 320,493**	**$ 323,880**	**$ 327,301**	**$ -**
Total State & Local TIR Available	**$ 161,408**	**$ 206,419**	**$ 270,957**	**$ 324,915**	**$ 378,858**	**$ 382,969**	**$ 387,121**	**$ 391,315**	**$ 395,550**	**$ 399,828**	**$ 404,149**	**$ 408,512**	**$ 412,920**	**$ -**
DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	***$ 2,909,142***	***$ 2,747,734***	***$ 2,541,315***	***$ 2,270,357***	***$ 1,945,443***	***$ 1,566,585***	***$ 1,183,616***	***$ 796,495***	***$ 405,180***	***$ 141,032***	***$ 58,343***	***$ -***	***$ -***	***$ -***	***$ -***
STATE Reimbursement Balance	*$ 668,425*	*$ 645,779*	*$ 628,376*	*$ 595,659*	*$ 540,296*	*$ 462,303*	*$ 383,388*	*$ 303,545*	*$ 222,762*	*$ 141,032*	*$ 58,343*	*$ -*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 527,894	$ 22,645	$ 17,403	$ 32,717	$ 55,363	$ 77,994	$ 78,914	$ 79,844	$ 80,783	$ 81,731	$ 501	$ -	$ -	$ -	$ -
Environmental Eligible Activities	$ 433,466	$ 18,595	$ 14,290	$ 26,865	$ 45,460	$ 64,043	$ 64,798	$ 65,562	$ 66,332	$ 67,111	$ 411	$ -	$ -	$ -	$ -
Non-Environmental Eligible Activities	$ 94,428	$ 4,051	$ 3,113	$ 5,852	$ 9,903	$ 13,951	$ 14,116	$ 14,282	$ 14,450	$ 14,620	$ 90	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 140,531	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,188	$ 58,343	$ -	$ -	$ -
Environmental Portion	$ 115,393	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 67,486	$ 47,907	$ -	$ -	$ -
Non-Environmental Portion	$ 25,138	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,701	$ 10,436	$ -	$ -	$ -
Total STATE TIR Reimbursement		**$ 22,645**	**$ 17,403**	**$ 32,717**	**$ 55,363**	**$ 77,994**	**$ 78,914**	**$ 79,844**	**$ 80,783**	**$ 81,731**	**$ 82,688**	**$ 58,343**	**$ -**	**$ -**	**$ -**
LOCAL Reimbursement Balance	*$ 2,045,688*	*$ 1,906,925*	*$ 1,717,909*	*$ 1,479,669*	*$ 1,210,117*	*$ 909,253*	*$ 605,198*	*$ 297,921*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 1,615,598	$ 138,763	$ 189,016	$ 238,240	$ 269,552	$ 300,864	$ 304,055	$ 175,108	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Environmental Eligible Activities	$ 1,326,606	$ 113,942	$ 155,205	$ 195,625	$ 221,335	$ 247,047	$ 249,667	$ 143,786	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Environmental Eligible Activities	$ 288,992	$ 24,821	$ 33,810	$ 42,616	$ 48,216	$ 53,817	$ 54,388	$ 31,323	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 430,090	$ -	$ -	$ -	$ -	$ -	$ -	$ 132,169	$ 297,921	$ -	$ -	$ -	$ -	$ -	$ -
Environmental Portion	$ 353,157	$ -	$ -	$ -	$ -	$ -	$ -	$ 108,527	$ 244,630	$ -	$ -	$ -	$ -	$ -	$ -
Non-Environmental Portion	$ 76,933	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,642	$ 53,291	$ -	$ -	$ -	$ -	$ -	$ -
Total LOCAL TIR Reimbursement		**$ 138,763**	**$ 189,016**	**$ 238,240**	**$ 269,552**	**$ 300,864**	**$ 304,055**	**$ 307,277**	**$ 297,921**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LOCAL-ONLY Reimbursement Balance	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 182,418*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 185,742	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,611	$ 173,131	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 9,287	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,287	$ -	$ -	$ -	$ -	$ -
Total Local-Only TIR Reimbursement		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 12,611**	**$ 182,418**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Annual Developer Reimbursement		**$ 161,408**	**$ 206,419**	**$ 270,957**	**$ 324,915**	**$ 378,858**	**$ 382,969**	**$ 387,121**	**$ 391,315**	**$ 264,149**	**$ 82,688**	**$ 58,343**	**$ -**	**$ -**	**$ -**
LOCAL SITE REMEDIATION FUND	LSRRF Year	0	0	0	0	0	0	0	0	1	2	3	4	5	0
LSRRF Deposits		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 131,401**	**$ 219,718**	**$ 25,313**	**$ 84,633**	**$ 4,782**	**$ -**
STATE	*$ 114,728*		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,313	$ 84,633	$ 4,782	$ -
LOCAL	*$ 351,119*		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 131,401	$ 219,718	$ -	$ -	$ -	$ -

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Table 1. Eligible Activities

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 3, 2016

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
BEA Activities				**$ 57,355**
Due Care Activities				**$ 1,173,080**
Additional Response Activities				**$ 456,015**
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				**$ 1,686,450**
Demolition				**$ 303,800**
Lead and Asbestos Activities				**$ 17,870**
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				**$ 321,670**
Total Environmental and Non-Environmental Eligible Activities				**$ 2,008,120**
15% Contingency on Eligible Activities				$ 291,115
Brownfield Plan & Act 381 WP Preparation Activities				**$ 30,000**
Total Eligible Activities Cost with 15% Contingency				**$ 2,329,234**
Interest (calculated at 5%, simple)				**$ 641,715**
Total Eligible Activities Cost, with Contingency & Interest				**$ 2,970,950**
BRA Administration Fee (5% of total increment)				**$ 306,776**
State Redevelopment Fund				**$ 393,081**
Local Site Remediation Revolving Fund (LSRRF)				**$ 465,847**
Total Eligible Costs for Reimbursement				**$ 4,136,653**

ELIGIBLE ACTIVITIES COST DETAIL	# of Units	Unit Type	Cost/ Unit	Est. Total Cost
Baseline Environmental Assessment Activities				
Phase I ESA	1	LS	$ 2,350	$ 2,350
Phase II ESA	1	LS	$ 31,005	$ 31,005
BEA	1	LS	$ 4,000	$ 4,000
Soil Gas Investigation	1	LS	$ 20,000	$ 20,000
			Subtotal	**$ 57,355**
Due Care Activities				
Site-Specific Health and Safety Plan	1	EA	$ 5,000	$ 5,000
Additional Subsurface Investigation - (PCB and Other Areas)	1	LS	$ 40,000	$ 40,000
Incremental Sampling of greenspace areas (Phase I, II, III)	1	LS	$ 50,000	$ 50,000
Documentation of Due Care Compliance (DDCC)	1	LS	$ 20,000	$ 20,000
Due Care Planning	1	LS	$ 9,000	$ 9,000
PCB Removal EPA Work Plan	1	LS	$ 10,000	$ 10,000
Quarterly Soil Gas Testing (Buildings B, G, L, M, N & O)	1	LS	$ 30,000	$ 30,000
Characterization for Landfill (if necessary)	1	LS	$ 15,000	$ 15,000
Soil Management (Building Footings for N,O,P &Q) - Transportation & Disposal	10,700	T	$ 30	$ 321,000
PCB-Impacted Soil Management (E, T, D & B) (Areas A, B & C)	2,075	T	$ 40	$ 83,000
Greenspace Soil Management (E, T, D, & B) (8" removal and fill)	7,500	T	$ 40	$ 300,000
Demarcation Barrier	113,700	SF	$ 0.50	$ 56,850
Soil Management (T & D) (Large Pond)	2,970	T	$ 30	$ 89,100
Vapor Mitigation Systems (Bldg H)				
VMS: vapor barriers and sub slab depressurization	7,700	SF	$ 5	$ 38,500
VMS: vent riser installations	1	EA	$ 3,000	$ 3,000
VMS: mobilization	1	LS	$ 2,500	$ 2,500
One Year of VMS System Testing (post-installation)	1	LS	$ 20,000	$ 20,000
On-Site Due Care Oversight	45	DAYS	$ 900	$ 40,500
On-Site Planning, Evaluation & Supervision During Due Care Activities	1	LS	$ 20,000	$ 20,000
Documentation and Reporting	1	LS	$ 15,000	$ 15,000
Due Care - Administrative Project Management	1	LS	$ 4,630	$ 4,630
			Subtotal	**$ 1,173,080**
Additional Response Activities				
Vapor Mitigation Systems (Bld G, B, L, M, N and O)				
VMS: vapor barriers and sub slab depressurization	29,200	SF	$ 5	$ 146,000
VMS: vent riser installations	6	EA	$ 3,000	$ 18,000
VMS: mobilization	6	LS	$ 2,500	$ 15,000
One Year of VMS System Testing (3 systems)	3	EA	$ 20,000	$ 60,000
Excavation (Basements & Large Pond) {local-only}	13,670	T	$ 4.5	$ 61,515
Backfill & Compaction {local-only}	5,000	T	$ 20	$ 100,000
Field Oversight during Additional Response Activities	45	DAYS	$ 900	$ 40,500
Docmentation and Reporting	1	LS	$ 15,000	$ 15,000
			Subtotal	**$ 456,015**
Demolition				
Building and Site Demolition	1	LS	$ 280,000	$ 280,000
On-Site Demolition Oversight	1	LS	$ 14,000	$ 14,000
Planning, Evaluation & Supervision During Demolition	1	LS	$ 7,000	$ 7,000
Demolition - Administrative Project Management	1	LS	$ 2,800	$ 2,800
			Subtotal	**$ 303,800**
Lead & Asbestos Abatement				
Asbestos & Haz Mat Survey	1	LS	$ 10,000	$ 10,000
Lead & Asbestos Abatement	1,260	SF	$ 4.46	$ 5,620
On-Site Lead & Asbestos Abatement Oversight	1	LS	$ 1,000	$ 1,000
Planning, Evaluation & Supervision During Lead & Asbestos Abatement	1	LS	$ 900	$ 900
Lead & Asbestos Abatement - Administrative Project Management	1	LS	$ 350	$ 350
			Subtotal	**$ 17,870**
Brownfield Plan & Act 381 Work Plan Preparation				
BRA Application Fee and Administration Fee				$ -
Brownfield Plan	1	LS	$ 15,000	$ 15,000
Act 381 Work Plan	1	LS	$ 15,000	$ 15,000
Consulting & Support				$ -
			Subtotal	**$ 30,000**

Table 2. Tax Increment Revenue Estimates

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 3, 2016

Estimated TV Increase rate:		1.01															
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Year		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Initial Taxable Value		$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	$ 668,543	
Estimated New TV		$ 5,617,080	$ 7,385,405	$ 9,153,731	$ 10,301,369	$ 11,449,008	$ 11,563,498	$ 11,679,133	$ 11,795,925	$ 11,913,884	$ 12,033,023	$ 12,153,353	$ 12,274,886	$ 12,397,635	$ 12,521,612	$ 12,646,828	
New TV (Homestead)		$ 4,515,210	$ 6,869,509	$ 8,081,775	$ 8,162,593	$ 8,244,219	$ 8,326,661	$ 8,409,927	$ 8,494,027	$ 8,578,967	$ 8,664,757	$ 8,751,404	$ 8,838,918	$ 8,927,307	$ 9,016,581	$ 9,106,746	
Incremental Difference (New TV - Initial TV)		**$ 4,948,537**	**$ 6,716,862**	**$ 8,485,188**	**$ 9,632,826**	**$ 10,780,465**	**$ 10,894,955**	**$ 11,010,590**	**$ 11,127,382**	**$ 11,245,341**	**$ 11,364,480**	**$ 11,484,810**	**$ 11,606,343**	**$ 11,729,092**	**$ 11,853,069**	**$ 11,978,285**	
School Capture	Millage Rate																
State Education Tax (SET)	6.0000	Incremental	$ 29,691	$ 40,301	$ 50,911	$ 57,797	$ 64,683	$ 65,370	$ 66,064	$ 66,764	$ 67,472	$ 68,187	$ 68,909	$ 69,638	$ 70,375	$ 71,118	$ 71,870
School Operating Tax	18.0000	Incremental	$ 7,800	$ (2,748)	$ 7,261	$ 26,464	$ 45,652	$ 46,229	$ 46,812	$ 47,400	$ 47,995	$ 48,595	$ 49,201	$ 49,814	$ 50,432	$ 51,057	$ 51,688
School Total	**24.0000**		**$ 37,491**	**$ 37,554**	**$ 58,173**	**$ 84,261**	**$ 110,335**	**$ 111,599**	**$ 112,875**	**$ 114,165**	**$ 115,467**	**$ 116,782**	**$ 118,110**	**$ 119,452**	**$ 120,807**	**$ 122,175**	**$ 123,557**
Total Local Tax Capture	Millage Rate																
Wash Comm College	3.4860	Incremental	$ 17,251	$ 23,415	$ 29,579	$ 33,580	$ 37,581	$ 37,980	$ 38,383	$ 38,790	$ 39,201	$ 39,617	$ 40,036	$ 40,460	$ 40,888	$ 41,320	$ 41,756
Wash ISD	5.4745	Incremental	$ 27,091	$ 36,771	$ 46,452	$ 52,735	$ 59,018	$ 59,644	$ 60,277	$ 60,917	$ 61,563	$ 62,215	$ 62,874	$ 63,539	$ 64,211	$ 64,890	$ 65,575
Library Oper	1.5786	Incremental	$ 7,812	$ 10,603	$ 13,395	$ 15,206	$ 17,018	$ 17,199	$ 17,381	$ 17,566	$ 17,752	$ 17,940	$ 18,130	$ 18,322	$ 18,516	$ 18,711	$ 18,909
County Parks	0.4690	Incremental	$ 2,321	$ 3,150	$ 3,980	$ 4,518	$ 5,056	$ 5,110	$ 5,164	$ 5,219	$ 5,274	$ 5,330	$ 5,386	$ 5,443	$ 5,501	$ 5,559	$ 5,618
Cnty Nat Areas	0.2394	Incremental	$ 1,185	$ 1,608	$ 2,031	$ 2,306	$ 2,581	$ 2,608	$ 2,636	$ 2,664	$ 2,692	$ 2,721	$ 2,749	$ 2,779	$ 2,808	$ 2,838	$ 2,868
County EECS	0.1987	Incremental	$ 983	$ 1,335	$ 1,686	$ 1,914	$ 2,142	$ 2,165	$ 2,188	$ 2,211	$ 2,234	$ 2,258	$ 2,282	$ 2,306	$ 2,331	$ 2,355	$ 2,380
Cnty Vet Relief	0.0370	Incremental	$ 183	$ 249	$ 314	$ 356	$ 399	$ 403	$ 407	$ 412	$ 416	$ 420	$ 425	$ 429	$ 434	$ 439	$ 443
County Econ Dev	0.0920	Incremental	$ 455	$ 618	$ 781	$ 886	$ 992	$ 1,002	$ 1,013	$ 1,024	$ 1,035	$ 1,046	$ 1,057	$ 1,068	$ 1,079	$ 1,090	$ 1,102
HCMA	0.2146	Incremental	$ 1,062	$ 1,441	$ 1,821	$ 2,067	$ 2,313	$ 2,338	$ 2,363	$ 2,388	$ 2,413	$ 2,439	$ 2,465	$ 2,491	$ 2,517	$ 2,544	$ 2,571
City Operating	10.2060	Incremental	$ 50,505	$ 68,552	$ 86,600	$ 98,313	$ 110,025	$ 111,194	$ 112,374	$ 113,566	$ 114,770	$ 115,986	$ 117,214	$ 118,454	$ 119,707	$ 120,972	$ 122,250
City Streets	3.4075	Incremental	$ 16,862	$ 22,888	$ 28,913	$ 32,824	$ 36,734	$ 37,125	$ 37,519	$ 37,917	$ 38,318	$ 38,724	$ 39,134	$ 39,549	$ 39,967	$ 40,389	$ 40,816
Washtenaw County	4.5125	Incremental	$ 22,330	$ 30,310	$ 38,289	$ 43,468	$ 48,647	$ 49,163	$ 49,685	$ 50,212	$ 50,745	$ 51,282	$ 51,825	$ 52,374	$ 52,928	$ 53,487	$ 54,052
Local Total	**29.9158**		**$ 148,039**	**$ 200,940**	**$ 253,841**	**$ 288,174**	**$ 322,506**	**$ 325,931**	**$ 329,391**	**$ 332,885**	**$ 336,413**	**$ 339,977**	**$ 343,577**	**$ 347,213**	**$ 350,885**	**$ 354,594**	**$ 358,340**
Local Taxes Captured by DDA	Millage Rate	**(from Total Local Tax Capture above)**															
Wash Comm College	1.7430	Incremental	$ 8,625	$ 11,707	$ 14,790	$ 16,790	$ 18,790	$ 18,990	$ 19,191	$ 19,395	$ 19,601	$ 19,808	$ 20,018	$ 20,230	$ 20,444	$ 20,660	$ 20,878
Library Oper	0.7893	Incremental	$ 3,906	$ 5,302	$ 6,697	$ 7,603	$ 8,509	$ 8,599	$ 8,691	$ 8,783	$ 8,876	$ 8,970	$ 9,065	$ 9,161	$ 9,258	$ 9,356	$ 9,454
County Parks	0.0586	Incremental	$ 580	$ 788	$ 995	$ 1,129	$ 1,264	$ 1,277	$ 1,291	$ 1,305	$ 1,319	$ 1,332	$ 1,347	$ 1,361	$ 1,375	$ 1,390	$ 1,404
Cnty Nat Areas	0.0299	Incremental	$ 296.17	$ 402.00	$ 507.84	$ 576.52	$ 645.21	$ 652.06	$ 658.98	$ 665.97	$ 673.03	$ 680.16	$ 687.37	$ 694.64	$ 701.99	$ 709.41	$ 716.90
County EECS	0.0248	Incremental	$ 245.82	$ 333.66	$ 421.50	$ 478.51	$ 535.52	$ 541.21	$ 546.95	$ 552.75	$ 558.61	$ 564.53	$ 570.51	$ 576.55	$ 582.64	$ 588.80	$ 595.02
Cnty Vet Relief	0.0046	Incremental	$ 45.77	$ 62.13	$ 78.49	$ 89.10	$ 99.72	$ 100.78	$ 101.85	$ 102.93	$ 104.02	$ 105.12	$ 106.23	$ 107.36	$ 108.49	$ 109.64	$ 110.80
County Econ Dev	0.0115	Incremental	$ 113.82	$ 154.49	$ 195.16	$ 221.56	$ 247.95	$ 250.58	$ 253.24	$ 255.93	$ 258.64	$ 261.38	$ 264.15	$ 266.95	$ 269.77	$ 272.62	$ 275.50
HCMA	0.0268	Incremental	$ 265.49	$ 360.36	$ 455.23	$ 516.80	$ 578.37	$ 584.51	$ 590.72	$ 596.98	$ 603.31	$ 609.70	$ 616.16	$ 622.68	$ 629.27	$ 635.92	$ 642.63
City Operating	5.1030	Incremental	$ 25,252.38	$ 34,276.15	$ 43,299.91	$ 49,156.31	$ 55,012.71	$ 55,596.96	$ 56,187.04	$ 56,783.03	$ 57,384.97	$ 57,992.94	$ 58,606.98	$ 59,227.17	$ 59,853.56	$ 60,486.21	$ 61,125.19
City Streets	1.7038	Incremental	$ 8,431.07	$ 11,443.85	$ 14,456.64	$ 16,411.93	$ 18,367.22	$ 18,562.28	$ 18,759.29	$ 18,958.28	$ 19,159.25	$ 19,362.23	$ 19,567.24	$ 19,774.31	$ 19,983.44	$ 20,194.67	$ 20,408.00
Washtenaw County	0.5641	Incremental	$ 5,582.57	$ 7,577.46	$ 9,572.35	$ 10,867.03	$ 12,161.71	$ 12,290.87	$ 12,421.32	$ 12,553.08	$ 12,686.15	$ 12,820.55	$ 12,956.30	$ 13,093.41	$ 13,231.88	$ 13,371.74	$ 13,513.00
Local Total	**10.0595**		**$ 53,344**	**$ 72,407**	**$ 91,469**	**$ 103,840**	**$ 116,212**	**$ 117,446**	**$ 118,693**	**$ 119,952**	**$ 121,223**	**$ 122,507**	**$ 123,805**	**$ 125,115**	**$ 126,438**	**$ 127,774**	**$ 129,124**
Local Taxes Captured by BRA	Millage Rate	**(from Total Local Tax Capture above)**															
Wash Comm College	1.7430	Incremental	$ 8,625	$ 11,707	$ 14,790	$ 16,790	$ 18,790	$ 18,990	$ 19,191	$ 19,395	$ 19,601	$ 19,808	$ 20,018	$ 20,230	$ 20,444	$ 20,660	$ 20,878
Wash ISD	5.4745	Incremental	$ 27,091	$ 36,771	$ 46,452	$ 52,735	$ 59,018	$ 59,644	$ 60,277	$ 60,917	$ 61,563	$ 62,215	$ 62,874	$ 63,539	$ 64,211	$ 64,890	$ 65,575
Library Oper	0.7893	Incremental	$ 3,906	$ 5,302	$ 6,697	$ 7,603	$ 8,509	$ 8,599	$ 8,691	$ 8,783	$ 8,876	$ 8,970	$ 9,065	$ 9,161	$ 9,258	$ 9,356	$ 9,454
County Parks	0.4104	Incremental	$ 1,741	$ 2,363	$ 2,985	$ 3,388	$ 3,792	$ 3,832	$ 3,873	$ 3,914	$ 3,956	$ 3,997	$ 4,040	$ 4,083	$ 4,126	$ 4,169	$ 4,213
Cnty Nat Areas	0.2095	Incremental	$ 889	$ 1,206	$ 1,524	$ 1,730	$ 1,936	$ 1,956	$ 1,977	$ 1,998	$ 2,019	$ 2,040	$ 2,062	$ 2,084	$ 2,106	$ 2,128	$ 2,151
County EECS	0.1739	Incremental	$ 737	$ 1,001	$ 1,265	$ 1,436	$ 1,607	$ 1,624	$ 1,641	$ 1,658	$ 1,676	$ 1,694	$ 1,712	$ 1,730	$ 1,748	$ 1,766	$ 1,785
Cnty Vet Relief	0.0324	Incremental	$ 137	$ 186	$ 235	$ 267	$ 299	$ 302	$ 306	$ 309	$ 312	$ 315	$ 319	$ 322	$ 325	$ 329	$ 332
County Econ Dev	0.0805	Incremental	$ 341	$ 463	$ 585	$ 665	$ 744	$ 752	$ 760	$ 768	$ 776	$ 784	$ 792	$ 801	$ 809	$ 818	$ 827
HCMA	0.1878	Incremental	$ 796	$ 1,081	$ 1,366	$ 1,550	$ 1,735	$ 1,754	$ 1,772	$ 1,791	$ 1,810	$ 1,829	$ 1,848	$ 1,868	$ 1,888	$ 1,908	$ 1,928
City Operating	5.1030	Incremental	$ 25,252	$ 34,276	$ 43,300	$ 49,156	$ 55,013	$ 55,597	$ 56,187	$ 56,783	$ 57,385	$ 57,993	$ 58,607	$ 59,227	$ 59,854	$ 60,486	$ 61,125
City Streets	1.7038	Incremental	$ 8,431	$ 11,444	$ 14,457	$ 16,412	$ 18,367	$ 18,562	$ 18,759	$ 18,958	$ 19,159	$ 19,362	$ 19,567	$ 19,774	$ 19,983	$ 20,195	$ 20,408
Washtenaw County	3.9484	Incremental	$ 16,748	$ 22,732	$ 28,717	$ 32,601	$ 36,485	$ 36,873	$ 37,264	$ 37,659	$ 38,058	$ 38,462	$ 38,869	$ 39,280	$ 39,696	$ 40,115	$ 40,539
Local Total	**19.8564**		**$ 94,695**	**$ 128,534**	**$ 162,372**	**$ 184,333**	**$ 206,294**	**$ 208,485**	**$ 210,698**	**$ 212,933**	**$ 215,190**	**$ 217,470**	**$ 219,773**	**$ 222,098**	**$ 224,447**	**$ 226,820**	**$ 229,216**
Non-Capturable Millages	Millage Rate																
Library Debt	0.4500	New TV	$ 2,528	$ 4,119	$ 5,152	$ 4,636	$ 5,152	$ 5,204	$ 5,256	$ 5,308	$ 5,361	$ 5,415	$ 5,469	$ 5,524	$ 5,579	$ 5,635	$ 5,691
City Go Bond	0.6581	New TV	$ 3,697	$ 6,024	$ 7,535	$ 6,779	$ 7,535	$ 7,610	$ 7,686	$ 7,763	$ 7,841	$ 7,919	$ 7,998	$ 8,078	$ 8,159	$ 8,240	$ 8,323
School Debt	8.5000	New TV	$ 47,745	$ 77,807	$ 97,317	$ 87,562	$ 97,317	$ 98,290	$ 99,273	$ 100,265	$ 101,268	$ 102,281	$ 103,303	$ 104,337	$ 105,380	$ 106,434	$ 107,498
County Roads	0.5000	New TV	$ 2,809	$ 4,577	$ 5,725	$ 5,151	$ 5,725	$ 5,782	$ 5,840	$ 5,898	$ 5,957	$ 6,017	$ 6,077	$ 6,137	$ 6,199	$ 6,261	$ 6,323
Total Non-Capturable Taxes	**10.1081**																

Table 3. Reimbursement Allocation Schedule

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of November 3, 2016

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**24.6%**	**$ 683,646**		$ 683,646
Local	**75.4%**	**$ 2,092,274**	**$ 195,029**	$ 2,287,303
TOTAL		**$ 2,775,920**	**$ 195,029**	**$ 2,970,950**
MDEQ	82.1%	$ 2,279,374		
MSF	17.9%	$ 496,546		

Estimated Total Years of Plan: 15

Estimated Capture	
Administrative Fees	$ 306,776
State Redevelopment Fund	$ 393,081
LSRRF	$ 465,847
DDA Capture*	$ 1,669,348

*during the life of the Plan

Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	End Plan 15	16
Total State Incremental Revenue (BRA)		$ 37,491	$ 37,554	$ 58,173	$ 84,261	$ 110,335	$ 111,599	$ 112,875	$ 114,165	$ 115,467	$ 116,782	$ 118,110	$ 119,452	$ 120,807	$ 122,175	$ 123,557	$ -
State Brownfield Redevelopment Fund (3 mills of SET)		$ 14,846	$ 20,151	$ 25,456	$ 28,898	$ 32,341	$ 32,685	$ 33,032	$ 33,382	$ 33,736	$ 34,093	$ 34,454	$ 34,819	$ 35,187	$ 35,559	$ 35,935	$ -
State TIR Available for Reimbursement		**$ 22,645**	**$ 17,403**	**$ 32,717**	**$ 55,363**	**$ 77,994**	**$ 78,914**	**$ 79,844**	**$ 80,783**	**$ 81,731**	**$ 82,688**	**$ 83,656**	**$ 84,633**	**$ 85,619**	**$ 86,616**	**$ 87,623**	**$ -**
Total Local Incremental Revenue (BRA)		$ 148,039	$ 200,940	$ 253,841	$ 288,174	$ 322,506	$ 325,931	$ 329,391	$ 332,885	$ 336,413	$ 339,977	$ 343,577	$ 347,213	$ 350,885	$ 354,594	$ 358,340	$ 362,123
BRA Administrative Fee (5% of total increment)		$ 9,277	$ 11,925	$ 15,601	$ 18,622	$ 21,642	$ 21,877	$ 22,113	$ 22,352	$ 22,594	$ 22,838	$ 23,084	$ 23,333	$ 23,585	$ 23,838	$ 24,095	$ -
DDA's Capture (50%)		$ 53,344	$ 72,407	$ 91,469	$ 103,840	$ 116,212	$ 117,446	$ 118,693	$ 119,952	$ 121,223	$ 122,507	$ 123,805	$ 125,115	$ 126,438	$ 127,774	$ 129,124	$ 260,975
Local TIR Available for Reimbursement		**$ 85,418**	**$ 116,609**	**$ 146,771**	**$ 165,712**	**$ 184,652**	**$ 186,609**	**$ 188,585**	**$ 190,581**	**$ 192,596**	**$ 194,632**	**$ 196,688**	**$ 198,765**	**$ 200,863**	**$ 202,981**	**$ 205,121**	**$ -**
Total State & Local TIR Available		**$ 108,064**	**$ 134,012**	**$ 179,488**	**$ 221,074**	**$ 262,646**	**$ 265,523**	**$ 268,428**	**$ 271,363**	**$ 274,327**	**$ 277,321**	**$ 280,344**	**$ 283,398**	**$ 286,482**	**$ 289,597**	**$ 292,744**	**$ -**
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	***$ 2,970,950***	***$ 2,862,886***	***$ 2,728,874***	***$ 2,549,385***	***$ 2,328,311***	***$ 2,065,665***	***$ 1,800,142***	***$ 1,531,714***	***$ 1,260,350***	***$ 986,023***	***$ 708,703***	***$ 438,450***	***$ 239,684***	***$ 38,822***	***$ -***	***$ -***	***$ -***
STATE Reimbursement Balance	*$ 683,646*	*$ 661,001*	*$ 643,598*	*$ 610,881*	*$ 555,518*	*$ 477,524*	*$ 398,610*	*$ 318,767*	*$ 237,984*	*$ 156,253*	*$ 73,565*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 527,894	$ 22,645	$ 17,403	$ 32,717	$ 55,363	$ 77,994	$ 78,914	$ 79,844	$ 80,783	$ 81,731	$ 501	$ -	$ -	$ -	$ -	$ -	$ -
Environmental Eligible Activities	$ 433,466	$ 18,595	$ 14,290	$ 26,865	$ 45,460	$ 64,043	$ 64,798	$ 65,562	$ 66,332	$ 67,111	$ 411	$ -	$ -	$ -	$ -	$ -	$ -
Non-Environmental Eligible Activities	$ 94,428	$ 4,051	$ 3,113	$ 5,852	$ 9,903	$ 13,951	$ 14,116	$ 14,282	$ 14,450	$ 14,620	$ 90	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 155,753	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,188	$ 73,565	$ -	$ -	$ -	$ -	$ -
Environmental Portion	$ 127,892	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 67,486	$ 60,406	$ -	$ -	$ -	$ -	$ -
Non-Environmental Portion	$ 27,860	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,701	$ 13,159	$ -	$ -	$ -	$ -	$ -
Total STATE TIR Reimbursement		**$ 22,645**	**$ 17,403**	**$ 32,717**	**$ 55,363**	**$ 77,994**	**$ 78,914**	**$ 79,844**	**$ 80,783**	**$ 81,731**	**$ 82,688**	**$ 73,565**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LOCAL Reimbursement Balance	*$ 2,092,274*	*$ 2,006,855*	*$ 1,890,247*	*$ 1,743,475*	*$ 1,577,764*	*$ 1,393,111*	*$ 1,206,502*	*$ 1,017,918*	*$ 827,337*	*$ 634,741*	*$ 440,109*	*$ 243,420*	*$ 44,655*	*$ -*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 1,615,598	$ 85,418	$ 116,609	$ 146,771	$ 165,712	$ 184,652	$ 186,609	$ 188,585	$ 190,581	$ 192,596	$ 158,065	$ -	$ -	$ -	$ -	$ -	$ -
Environmental Eligible Activities	$ 1,326,606	$ 70,139	$ 95,750	$ 120,518	$ 136,070	$ 151,622	$ 153,229	$ 154,851	$ 156,490	$ 158,145	$ 129,791	$ -	$ -	$ -	$ -	$ -	$ -
Non-Environmental Eligible Activities	$ 288,992	$ 15,279	$ 20,859	$ 26,254	$ 29,642	$ 33,030	$ 33,380	$ 33,733	$ 34,090	$ 34,451	$ 28,274	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement	$ 476,675	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,567	$ 196,688	$ 198,765	$ 44,655	$ -	$ -	$ -
Environmental Portion	$ 391,409	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,026	$ 161,505	$ 163,211	$ 36,667	$ -	$ -	$ -
Non-Environmental Portion	$ 85,266	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,541	$ 35,183	$ 35,554	$ 7,988	$ -	$ -	$ -
Total LOCAL TIR Reimbursement		**$ 85,418**	**$ 116,609**	**$ 146,771**	**$ 165,712**	**$ 184,652**	**$ 186,609**	**$ 188,585**	**$ 190,581**	**$ 192,596**	**$ 194,632**	**$ 196,688**	**$ 198,765**	**$ 44,655**	**$ -**	**$ -**	**$ -**
LOCAL-ONLY Reimbursement Balance	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 195,029*	*$ 38,822*	*$ -*	*$ -*	*$ -*
Eligible Activities Reimbursement	$ 185,742	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 156,208	$ 29,535	$ -	$ -
Interest Reimbursement	$ 9,287	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,287	$ -	$ -
Total Local-Only TIR Reimbursement		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 156,208**	**$ 38,822**	**$ -**	**$ -**
Total Annual Developer Reimbursement		**$ 108,064**	**$ 134,012**	**$ 179,488**	**$ 221,074**	**$ 262,646**	**$ 265,523**	**$ 268,428**	**$ 271,363**	**$ 274,327**	**$ 277,321**	**$ 270,253**	**$ 198,765**	**$ 200,863**	**$ 38,822**	**$ -**	**$ -**
LOCAL SITE REMEDIATION FUND	LSRRF Year	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5
LSRRF Deposits		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,091**	**$ 84,633**	**$ 20,004**	**$ 164,160**	**$ 186,960**	**$ -**
STATE	*$ 114,728*		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,091	$ 84,633	$ 20,004	$ -	$ -	$ -
LOCAL	*$ 351,119*		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 164,160	$ 186,960	$ -

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Grandview Commons Brownfield Project

Dexter, Michigan

Initial Parcel Information

Address	Original Tax Identification Number	Area (acr.)	Taxable Value (2016)
7931 Grand Street	HD-08-06-155-001	5.42	$569,443
7905 Grand Street	HD-08-06-427-001	0.22	$11,900
Baker Road	HD-08-06-427-002	1	$54,000
7961 Grand Street	HD-08-06-285-004	1.32	$33,200
			$668,543

Post-Project Estimate

Assumption: Assessed Value = $200/SF; and TV = 45% of Assessed Value

	Square Feet Construction	Estimated Taxable Value (Total)	Estimated % Owner-Occupied (PRE)	Estimated TV (PRE)	Estimated TV (NPRE)
Phase I					
DUPLEXES (4)	13,440	$ 1,209,600	100%	$ 1,209,600	
8-UNIT BLDG (2)	20,640	$ 1,857,600	75%	$ 1,393,200	
2-STORY 4-UNIT BLDG (2)	10,300	$ 927,000	75%	$ 695,250	
BROWNSTONE (2)	18,032	$ 1,622,880	75%	$ 1,217,160	
	62,412	**$ 5,617,080**	**80%**	**$ 4,515,210**	**$ 1,101,870**
Phase II					
8-UNIT BLDG (2)	20,640	$ 1,857,600	75%	$ 1,393,200	
BROWNSTONE (2)	18,032	$ 1,622,880	75%	$ 1,217,160	
	38,672	**$ 3,480,480**	**75%**	**$ 2,610,360**	**$ 870,120**
Phase III					
8-UNIT BLDG (1)	10,320	$ 928,800	75%	$ 696,600	
2-STORY 4-UNIT BLDG (1)	5,150	$ 463,500	75%	$ 347,625	
BROWNSTONE (1)	9,016	$ 811,440	75%	$ 608,580	
	24,486	**$ 2,203,740**	**43%**	**$ 956,205**	**$ 1,247,535**
				(PRE)	(NPRE)
GRAND TOTAL	**125,570**	**$ 11,301,300**	**71.5%**	**$ 8,081,775**	**$ 3,219,525**

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The City of DEXTER Michigan

OFFICE OF THE CITY MANAGER
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council

From: Courtney Nicholls, City Manager

Re: 3045 Broad Next Steps

Date: November 10, 2016

The 3045 Broad Redevelopment Team met with Foremost Development on Wednesday, November 9, 2016. The Committee discussed preparing an update for City Council and the Downtown Development Authority to outline the current issues and begin a discussion of next steps.

The most significant outstanding issue for the project is the projected valuation of taxes for apartments. The developer is interested in setting a per unit rate for taxes, which is significantly lower than the taxable value estimates prepared by our assessor, based on Foremost's pro forma. Staff is reaching out to other communities with new luxury apartment complexes, to determine how the taxable value was calculated.

A second financial issue that has been discussed is tap fees. Tap fees are calculated at $8,000 per REU, so for each apartment unit, $8,000 would be paid. A credit for the prior use of the building would be applied to that number. The Redevelopment Team has offered to Foremost that a portion of the tap fees could be put back into the project to alleviate the cost of some of the public water/sewer work that Foremost would be required to do as part of the project.

The final financial issue is the cost of the land. The Redevelopment Team has expressed an interest in recovering the costs associated with the decommissioning of the DTE Sub-station, the property swap with DTE and the cost of the demolition of the buildings on 3045 Broad (totaling approximately $500,000). The ability/will of the developer to pay for the land is dependent on the return on investment indicated by the pro forma. In most of the scenarios the cost of the land ranges from $0 to $150,000.

Foremost did offer to attend a Redevelopment Team meeting and allow various scenarios to be inserted into the pro-forma and reviewed, however they have also indicated that until the issue of taxable value is resolved, they are not interested in moving forward with presenting an updated design concept.

While the Redevelopment Team is still supportive of the concept provided by Foremost, it could be that the tax issue makes the project not feasible. The pre-development agreement with Foremost expired at the end of August 2016 and Foremost has not requested to enter into an extension. This means that the City/DDA could permit other developers to submit proposals, while continuing to resolve the current issues with Foremost.

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The City of DEXTER Michigan

OFFICE OF COMMUNITY DEVELOPMENT
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REPORT

To: Chairman Steve Brouwer and DDA Board of Directors
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: November 17, 2016

Planning Commission Updates

- 8180 Main Street, Mill Creek Outdoor Adventure Center: On November 7, 2016, the Planning Commission determined that commercial outdoor recreation uses, such as a canoe/kayak livery, should be a special land use in the VC Village Commercial Zoning District.

  On November 14, 2016, City Council considered the request the annexation request for 8180 Main Street, submitted by Mill Creek Outdoor Adventure Center, LLC. Action on the resolution to annex the Scio Township portion of the property was postponed to Council's November 28, 2016 meeting. A copy of the City Manager's memo to Council accompanies this report.

  The Planning Commission will consider a text amendment to Article 15, Section 15.03, Special Land Uses, to add commercial outdoor recreation uses, such as such as, but not limited to, canoe/kayak/liveries, concession stands, swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties, as a special land use.

  Staff has updated the timeline for this project, as follows:

November 28, 2016 Action by City Council RE: Request to annex Scio Twp. portion of 8180 Main St
December 5, 2016 Planning Commission conducts public hearing to consider text amendment to Article 15 Action by Planning Commission: Recommendation to City Council
December 12, 2016 Action by City Council regarding recommended text amendment to Article 15
December 21, 2016 Notice of Adoption of Text Amendment published
December 29, 2016 Text Amendment becomes effective
January 3, 2017 Planning Commission considers special land use for tavern and outdoor eating area and preliminary site plan for proposed outdoor recreation center, tavern and outdoor eating area Action by Planning Commission: Recommendation to City Council
January 9, 2016 Action by City Council RE: Recommendation on special land use for tavern and outdoor eating area and preliminary site plan for proposed outdoor recreation center, tavern and outdoor eating area

March 6, 2017 Planning Commission considers Final Site Plan for proposed outdoor recreation center, tavern and outdoor eating area Action by Planning Commission: Recommendation to City Council
March 27, 2016 Action by City Council RE: Recommendation on Final Site Plan for proposed outdoor recreation center, tavern and outdoor eating area

- The Planning Commission conducted a public hearing to consider the following text amendments to the zoning ordinance:
  - Article II, Definitions, Section 2.02, Definition, Lot Coverage

    Section 2.02, Definitions, Lot Coverage: The part or percent of the lot occupied by ~~a building~~ buildings and/or structures, including accessory buildings and structures, such as, but not limited to decks, stairways, porches, breezeways and swimming pools.

    Following the public hearing, the Planning Commission voted 8-1 to recommend that City Council adopt the text amendment.
  - Article XVII, RD Research and Development District, Essential Services

    Section 17.02, Permitted Principal Uses

    17. Essential Services

    1. Essential Services, as defined in Article 2, shall be permitted as authorized and regulated by franchise agreements and federal, state and local laws and ordinance, it being the intention of this Ordinance to permit modification to regulations governing lot area, building or structure height, building or structure placement, and use of land in the city when strict compliance with such regulations would not be practical or feasible.
    2. Although essential services may be exempt from certain regulations, proposals for construction of essential services shall still be subject to site plan review, as set forth in this Ordinance, as the intention of the city is to achieve efficient use of the land and alleviate adverse impact on nearby uses or lands. Essential service shall comply with all applicable regulations that do not affect the basic design or essential operation of said services.

    Following the public hearing, the Planning Commission voted unanimously to recommend that City Council adopt the text amendment.
- The Planning Commission will consider a text amendment to Section 3.17, Fences, during a public hearing on December 5, 2016. The purpose of the text amendment is to require a certified boundary survey with fence applications, and eliminate the requirement for written consent from all adjacent property owners, when a fence is proposed to be located on a property line.
- The Planning Commission will consider the revised Final Site Plan for Grandview Commons PUD during a special meeting at 5:30 pm, on Monday, November 21st, before the regularly scheduled ZBA meeting at 7:00 pm.

2830 Baker Road Pre-Application Meeting

- Allison Bishop, on behalf of SPB Equities II, LLC, presented a preliminary site plan for a potential redevelopment project, at 2830 Baker Road (a/k/a The Alley). The plan calls for general office uses and accessory storage, demolition of portions of the existing building, removal of concrete, asphalt and gravel areas and removal of the southern driveway. Proposed improvements include, construction of a 2,567 sq. f.t addition to the rear of the building, new concrete curb and

gutter, drive aisle and on-site parking adjacent to the north of the building, landscaping, lighting, dumpster, stormwater management system, concrete sidewalk, new brick and stone exterior elevations, and public utility upgrades. The site is zoned C-1, General Business District. General office uses, along with their accessory storage areas is a permitted use in the C-1 District. A copy of the proposed elevation plan accompanies this report.

The applicant has also submitted an application for a variance from Article VI, Landscaping, due to practical difficulties associates with the property. The ZBA will conduct a public hearing on Monday, November 21, 2016 to consider the following:

- A variance from the buffer strip required per Section 6.06, pursuant to Section 6.05, Buffer, for approximately 195 feet, along the north property line, and
- A variance from the 10 foot minimum buffer zone and minimum plant material requirement of 1 ornamental and 1 evergreen tree every forty (40) lineal feet, along 195 feet of the north property line, and 5 upright shrubs per each thirty (30) lineal feet, along 195 feet of the north property line, rounded upward, pursuant to Section 6.06, Landscaping Between Land Uses, Buffer Zone A, for a C-1 General Business Use Adjacent to a Commercial District Use.

  The variance is requested to allow a 6-inch landscape buffer, along the north property line adjacent to the property located at 2844 Baker Road. The applicant cites practical difficulties associated with the property.

Miscellaneous Updates

- Peters Building Company submitted an application for a Major Amendment to the Dexter Crossing PUD Area Plan on Monday, November 7th. The applicant is requesting an increase in maximum lot coverage for units 66, 112, 126, and 195, in Phase 3. The Planning Commission will consider the request during a public hearing at its December 5, 2016 meeting.
- The RFQ Committee met with Foremost Development on Wed, November 9th. Mayor Keough will provide details in his report to Council.
- Staff would like to share a couple of articles. The first was in the Your Money section of the New York Times titled, The Future of Retirement Communities: Walkable and Urban. The second came from a publication in Traverse City called, The Ticker. The article is titled Short on Options, Restaurant Owners Build Rental Housing. Housing trends and affordable housing are issues that are relevant to the City of Dexter. Staff found them interesting and thought you might too.
- MML Medical Marihuana Fact Sheet: The Michigan Municipal League has prepared a fact sheet following the recent adoption of laws regarding Medical Marihuana. You will notice the requirement number 4 is bolded. The Act allows municipalities to choose whether to allow any of these marijuana facilities within their jurisdictions. If the municipality takes no action, none of the facilities are allowed. A municipality that wishes to allow these facilities must enact an ordinance explicitly authorizing them.

Enforcement Updates

- On October 31, 2016, the City's Code Enforcement Attorney filed the following petitions with the14A-3 District Court for Washtenaw County:

  1. Notice of Hearing and Petition to Enforce Judgment and Abate Nuisance. This is a public nuisance case regarding the property at 7555 Ann Arbor Street. A judgment for the City would allow the city to enter the property to remove two (2) unlicensed and inoperable vehicles, and the cost associated with this action would be placed on the tax roll, as a special assessment.
  2. Petition for Enforcement of City Ordinance. This is a public nuisance case regarding property at 3536 Dover Street. A judgment for the City would allow the city to enter the property to abate the nuisance presently existing, and the costs associated with this action would be placed on the tax roll, as a special assessment. The property owner has been

working with the local church and there is some mitigation that has been taken to abate the nuisance presently existing. However, the nuisance has not been completely abated, and the unlicensed/inoperable car in the back yard has not been moved.

Court dates for both these cases has been set for December 5, 2016.

RESOLUTION # xx-2016
DEXTER CITY COUNCIL

_____

Whereas, the City of Dexter received a request from Mill Creek Outdoor Adventures, LLC located at 8180 Main, Dexter, MI 48130 to annex into the City of Dexter, and

Whereas, the property is currently located in Scio Township and Webster Township, and

Whereas, at this time the application is requesting annexation of the Scio Township portion of the property, with the Webster Township portion to be annexed at a later date, and

Whereas, the reason for the annexation request is the failure of the septic system at the business and the close proximity of city sewer to this location, and

Whereas, the failure of the septic system in close proximity to Mill Creek creates a public health concern, and

Whereas, the subject property will not be connecting to the water system and will instead be using a private well in accordance with Section 58-78 of City Ordinance, and

Whereas, if the existing well fails, another well location cannot be found on the property, and the property owner requests to connect to the City water system, the property owner will be responsible for all charges related to connecting the property to the water system including but not limited to the installation of new water main to the property, and

Whereas, Scio Township and the City of Dexter agree that it is in the best interest of public health that the Township and City agree to this annexation, and

Whereas, the zoning of the property will be VC – Village Commercial,

NOW, THEREFORE, BE IT RESOLVED:

1. That the City of Dexter, Washtenaw County, Michigan, accepts the request from the Petitioner to annex the land described as follows:

COM AT THE INTERSECTION OF THE RIGHT BANK OF MILL CREEK WITH THE N'LY LINE OF ANN ARBOR ROAD, TH NW'LY ALONG ANN ARBOR

ROAD TOTHE S LINE OF MICHIGAN CENTRAL RAILROAD RIGHT OF WAY, TH E'LY ALONG RIGHT OF WAY LINE TO THE N'LY LINE OF SEC, TH E'LY ALONG SAID LINE TO THE RIGHT BANK OF MILL CREEK, TH UPSTREAM TO THE POINT OF COMMENCEMENT, BEING A PART OF NW FRL 1/4 SEC. 6 T2S R5E.

Moved by:

Seconded by:

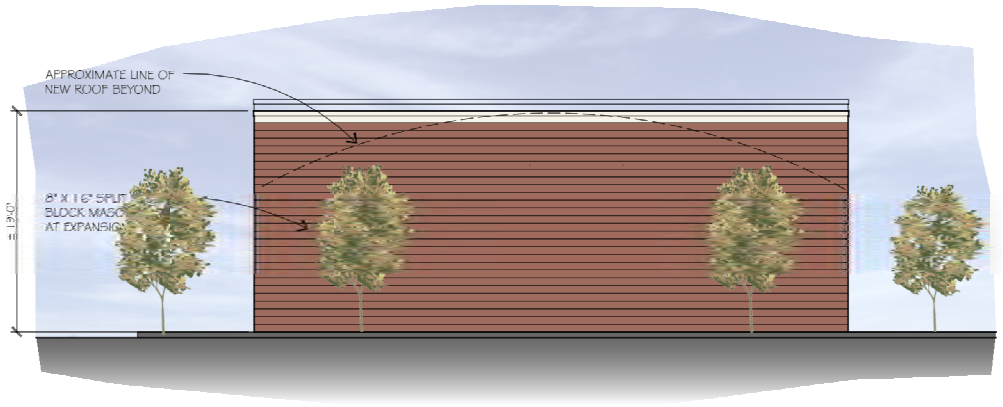
Yeas:

Nays:

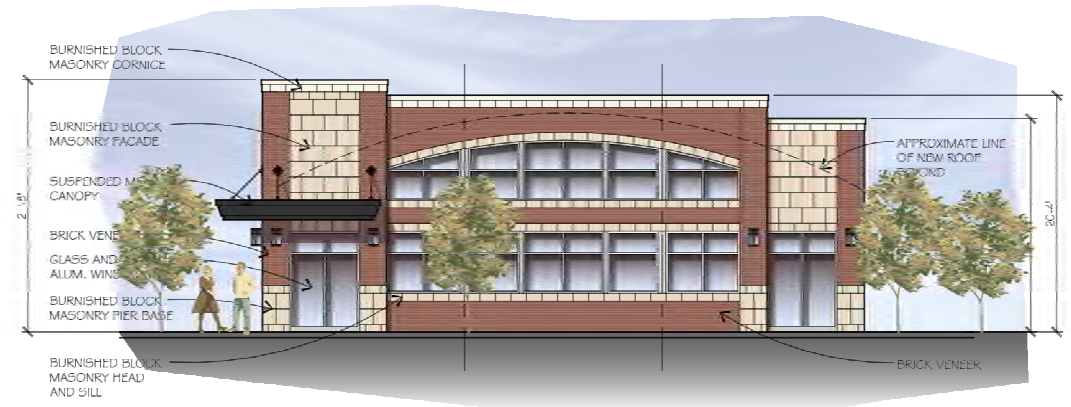
Absent:

I hereby certify that the above is a true copy of the resolution passed at a meeting of the Dexter City Council held in the City of Dexter, Washtenaw County, Michigan on ____

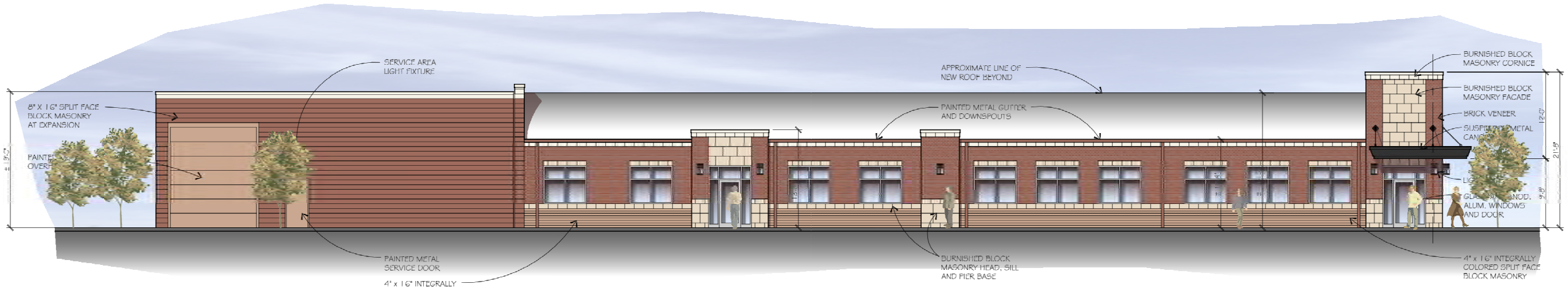
_____
Carol J. Jones, City Clerk



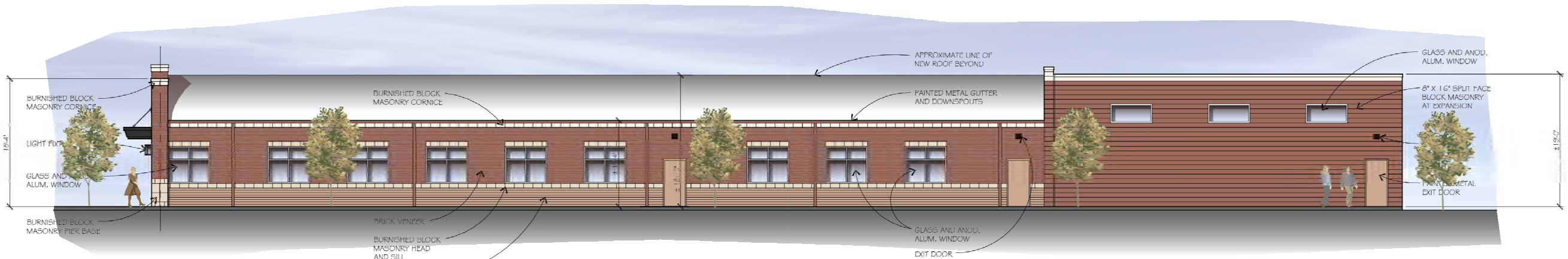
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BAKER ROAD OFFICE

DEXTER, MICHIGAN

OWNER/DEVELOPER:

A.R. BROUWER CO. LLC
7444 DEXTER - ANN ARBOR RD.
DEXTER, MICHIGAN 48130

SOUTH FACADE MATERIALS		
MATERIAL	QUANTITY	PERCENTAGE
BRICK	730 S.F.	28.4 %
BURNISHED BLOCK MASONRY	196 S.F.	7.6 %
GLASS & ANOD. ALUM.	336 S.F.	13.1 %
METAL CANOPY & TRIM	71 S.F.	2.8 %
PAINTED METAL DOOR	69 S.F.	2.7 %
4" INT. COLORED SPLIT FACE BLOCK	312 S.F.	12.1 %
8" SPLIT FACE BLOCK	856 S.F.	33.3 %
TOTAL	2,570 S.F.	100.0 %

NORTH FACADE MATERIALS		
MATERIAL	QUANTITY	PERCENTAGE
BRICK	654 S.F.	24.4 %
BURNISHED BLOCK MASONRY	310 S.F.	11.6 %
GLASS & ANOD. ALUM.	424 S.F.	15.8 %
METAL CANOPY & TRIM	100 S.F.	3.8 %
PAINTED METAL DOOR	209 S.F.	7.8 %
4" INT. COLORED SPLIT FACE BLOCK	265 S.F.	9.9 %
8" SPLIT FACE BLOCK	715 S.F.	26.7 %
TOTAL	2,677 S.F.	100.0 %

EAST FACADE MATERIALS		
MATERIAL	QUANTITY	PERCENTAGE
BRICK	0 S.F.	0.0 %
BURNISHED BLOCK MASONRY	0 S.F.	0.0 %
GLASS & ANOD. ALUM.	0 S.F.	0.0 %
METAL CANOPY & TRIM	21 S.F.	2.2 %
PAINTED METAL DOOR	0 S.F.	0.0 %
4" INT. COLORED SPLIT FACE BLOCK	0 S.F.	0.0 %
8" SPLIT FACE BLOCK	944 S.F.	97.8 %
TOTAL	965 S.F.	100.0 %

WEST FACADE MATERIALS		
MATERIAL	QUANTITY	PERCENTAGE
BRICK	340 S.F.	32.8 %
BURNISHED BLOCK MASONRY	257 S.F.	24.8 %
GLASS & ANOD. ALUM.	395 S.F.	38.0 %
METAL CANOPY & TRIM	46 S.F.	4.4 %
PAINTED METAL DOOR	0 S.F.	0.0 %
4" INT. COLORED SPLIT FACE BLOCK	0 S.F.	0.0 %
8" SPLIT FACE BLOCK	0 S.F.	0.0 %
TOTAL	1,038 S.F.	100.0 %

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 4913

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REVIEW OCT. 21, 2016
REVIEW OCT. 25, 2016
REVIEW OCT. 31, 2016

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The Future of Retirement Communities: Walkable and Urban

Ben and Christine Brown in West Asheville, N.C., which they says is a more walkable community than their previous home in Franklin, N.C.
MIKE BELLEME FOR THE NEW YORK TIMES

OCTOBER 14, 2016

Retiring

By JOHN F. WASIK

FEW people in America walk to work. Most of us drive to the supermarket. But more older people these days are looking for a community where they can enjoy a full life without a car.

Ben Brown and his wife, Christine, say they weren't thinking about retirement when they moved to Franklin, N.C., a small, lovely town nestled in the Smoky

Mountains near Asheville, a haven for many East Coast and Midwest retirees.

“We loved the idea of living in a small town in a rural mountain area,” Mr. Brown recalled. “And we converted a summer house to a year-round home to suit our tastes.”

Yet Mr. Brown, a 70-year-old writer, and his 66-year-old wife said they had second thoughts as they made the transition toward retirement.

“We realized ‘aging in place’ means a lot more than just a comfortable house,” Mr. Brown said. “So we began thinking more about ‘aging in community.’ That means an urban neighborhood where you can walk or take transit to just about everything you need.”

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Then they discovered West Asheville, a vibrant, urban neighborhood that is brimming with trendy new restaurants, inviting shops and a number of bus routes into the larger city next door. Nearly every place they wanted to go was within walking distance, a major benefit for those who don’t want to drive everywhere as they get older.

“We always thought we’d end up in an urban environment,” Mr. Brown added. “We’re in one of the few places where you can comfortably live without a car in a growing, mixed-use neighborhood.”

In the age of the Fitbit and a growing cohort of active, engaged retirees eager to take their daily 10,000 steps, retirement communities have been slow to change. Eighty percent of retirees still live in car-dependent suburbs and rural areas, according to a Brookings Institution study.

Developments for independent retirees typically come in two flavors: isolated, gated subdivisions or large homes on golf courses, often in the same bland package

of multiple cul-de-sacs. Both require driving everywhere, which is a problem for those who either don't want to drive or can't.

Enter a new paradigm: the walkable, urban space. It may range from existing neighborhoods in places like Brooklyn or San Francisco to newly built housing within city and suburban cores from coast to coast. Though not primarily for retirees, places like Reston, Va., and Seaside, Fla., were early examples of the new urbanism built from the ground up. Among senior housing projects, examples include Waterstone at Wellesley along the Charles River in the Boston area and The Lofts at McKinley in downtown Phoenix. The theme is simple: Get out and walk to basic services.

Walkability, though, is much more than a hip marketing pitch. It's linked to better health, social engagement and higher property values.

The researchers Philippa Clarke and Linda George found that walkable, mixed-use environments could possibly reduce disabilities many face as they age. Pedestrian-friendly communities promote walking to a grocery store, cafe or other services like a dry cleaner or library.

Although there is clearly a growing demand for walkable, urban retirement communities, they are difficult to build within cities, said Christopher Leinberger, a developer based in Washington and a professor at the George Washington University School of Business.

Mr. Leinberger noted that most mainstream retirement developers had traditionally favored suburban or exurban sites that involve sprawling "greenfield" building on relatively cheap farmland. The new approach, by contrast, is for dense, urban or town-centered sites that are accessible for services and socially vibrant.

"The model used to be to isolate old people on cul-de-sacs backing up to a golf course," Mr. Leinberger said. "The new model just beginning to rise is for walkable urban places."

But there are many obstacles. Age-friendly communities within cities may require extensive infrastructure improvements, including wider sidewalks, bike lanes, more public transportation options and longer pedestrian signal walk times. Local officials may not want to rezone or invest in the improvements or even permit them.

Michael Glynn, a vice president with National Development in Boston, who has built walkable communities primarily for homeowners 75 and older, said he had faced many roadblocks in pursuing his projects.

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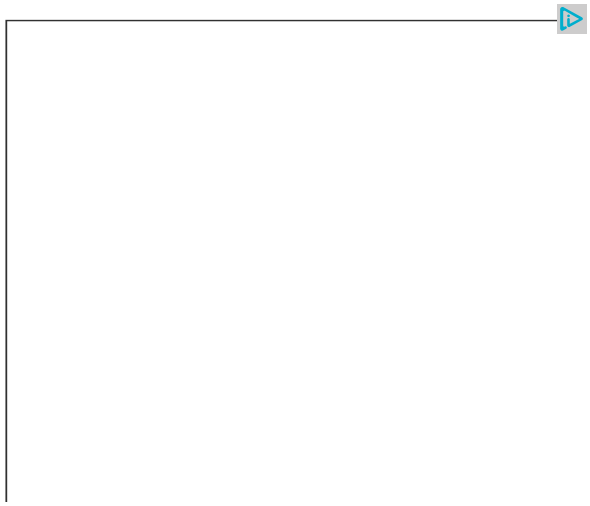

“Towns are frightened by density,” Mr. Glynn said, referring to clustering housing units in downtown areas. “But if you build in the right, walkable location, it could do a lot of good for an 85-year-old.”

Walkable areas in mature cities, though, may be unaffordable for retirees who are interested in paring their overall housing costs. Some of the most walkable cities are among the most expensive: New York, San Francisco and Boston top the list compiled by Walkscore.com, which also rates individual neighborhoods.

New York’s Little Italy and Flatiron Districts; Chinatowns in Boston, San Francisco, New York and Washington; Philadelphia’s Rittenhouse Square; and Chicago’s Near North and West Loop all scored well.

Although the price tags for these neighborhoods can be lofty, there is a financial upside. They promise higher home equity down the road, if you can afford to buy there.

Mr. Leinberger, in a G.W.U. study, found that the walkability factor added more than 72 percent in increased housing value compared with car-dominated developments, where he says prices will fall over time as America ages.

The affordability issue may be a roadblock to many retirees looking to cut housing expenses, but it shouldn’t be a high barrier to those already living in a city. They may be able to stay put if the neighborhood where they live can accommodate their changing needs.

How do you rate a neighborhood’s walkability? You can start with the WalkScore rankings and sort cities based on affordability, location and amenities.

Also keep in mind that the most walkable communities may need other services to fit your needs.

Do they have quality health care institutions nearby? Is public transportation

adequate? Will you need barrier-free sidewalks and retail establishments? How easy is it to leave and visit other parts of a city or its metropolitan region? Will you need to rent or share a car? What about local colleges for cultural amenities and lifelong learning programs?

Picking the right community also should involve your family. If you want to be close to children and grandchildren, you should consider a place accessible to them as well.

More in Your Money on NYTimes.com

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Short On Options, Restaurant Owners Build Rental Housing

By Beth Milligan

October 17, 2016

Amidst a housing rental shortage straining Traverse City employers' efforts to attract and retain staff, two local restaurateurs are taking matters into their own hands and building a downtown housing development.

Jeff and Trish Wiltse – owners of Firefly, Bubba's, The Kitchen and Maddy's Tavern – recently broke ground on a 14-unit apartment complex called Boardman Flats at 619 East Eighth Street between Railroad Avenue and Franklin Street. Scheduled to be ready for occupancy in spring 2017, the 8,200 square-foot building will house 12 single-bedroom studio apartments and two larger two-bedroom apartments.

Two homes were demolished on the site to make way for the development. "We owned one house since 1998," says Trish, "and when the other went on the market last year, we had this idea to (combine the properties) and build small flats so people could work and live downtown."

The Wiltses echo the frustrations of other local restaurateurs and retailers who've found it increasingly difficult to hire and keep staff in the wake of Traverse City's housing shortage. "We've had employees move because they could find lower-cost housing downstate," says Trish. "We've tried to be competitive with our wages. But unless you live outside the city and drive in (to the restaurants), or else pile people up in a small apartment in town, it's difficult to make it work. That's how this (project) started: our employees talking about housing."

President Chris Richter of RCI/Richter Construction – which is overseeing construction of Boardman Flats – says the development will feature "trendy touches" like arched walkways, bike racks and attractive finishes that will make it a "highly desired" addition to the corridor. "It's cool to be a part of this revitalization of Eighth Street," Richter says. "We're taking out these old buildings, helping clean up that section of Eighth Street and putting in a place people are going to want to live."

While construction has only been underway a few weeks, Richter says the job site has generated "a ton" of interest from passersby. "People constantly stop and ask us what's going in, how tall the building will be, when it will be ready," he says. But the million-dollar question – as is often the case with new Traverse City rental developments – has been: How much will the rent be?

"It's not low-income housing," says Richter. "It's a valiant attempt at providing affordable housing in Traverse City, but it's not low-income."

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Grand Traverse County Sheriff's Office

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Authorities Searching For Armed Robbery Suspect

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Two Leelanau Accidents Lead To Arrests For Downstate Drivers

As business owners and now first-time developers, the Wiltses are experiencing both sides of the affordable housing crisis coin: the economic impact of not having housing available to workers, and the difficulty in making the numbers work to construct affordable housing – even for builders personally motivated to bring it to the marketplace.

"We really want to meet this need, but (the process) is frustrating," says Trish. Renting out apartments significantly below market-rate – for example, to low-income tenants – typically requires public-private partnerships with entities like the Michigan State Housing Development Authority to make the development sustainable. It can take multiple application cycles to be approved for MSHDA funding, if funding is approved at all – a process Trish says can be "very difficult to work through."

The Wiltses instead are trying to make the apartments available as quickly as possible and still keep rent within reach for middle-income workers. The couple originally set a target goal of $800/month for the studio units, which can accommodate 1-2 individuals. But the couple was informed by the city assessor's office that property taxes alone could equal $200/month per unit.

After factoring in building, development and maintenance costs, those expenses could ultimately drive rental prices closer to $980, according to Trish. "We have to at least get a return on our investment," she says. "We're not trying to make a lot of money. We're hoping to work with the city on some type of concessions."

City Assessor Polly Cairns says tax abatement requests for housing developments typically come to city commissioners before construction begins, not after, so she's uncertain how such a request would be handled. "We do appreciate the benefit of them trying to provide housing at a reasonable cost, because Traverse City doesn't have enough of that housing," Cairns says. "If an abatement is what they want, we would do our best to work with them and assist them with that request."

Richter believes no matter the final rental rates, Boardman Flats will help meet a crucial need for downtown rental housing and offer a "studio concept that does not exist in the area." He says his firm also has a "bigger vision" of developing multiple such properties in the city – smaller-scale developments integrated into the surrounding neighborhoods, rather than large-scale complexes. "We're already looking at another piece of property right now," he says. "There is a crying need for housing for our downtown workers."

Permalink

Comments

Street Closures Planned For Eighth, Ninth, Randolph

FACT SHEET michigan municipal league

Medical Marihuana Facilities Licensing Act

Introduction

On September 21, Governor Snyder signed a package of bills (2016 PA 281-283) that significantly expand the types of medical marihuana facilities permitted under state law, and establishes a licensing scheme similar to the scheme for liquor licenses. Notably, these bills do not require a state license to operate as a primary caregiver under the Michigan Medical Marihuana Act, nor do they allow municipalities to prohibit operation as a primary caregiver. The existing regulatory scheme regarding primary caregivers remains in effect.

Requirements under the new Act

Among other things, the legislation:

1. Legalizes the medical use of marihuana-infused products, commonly known as "edibles," for purposes of state law.

2. Creates the Medical Marihuana Licensing Board within the Michigan Department of Licensing and Regulatory Affairs (LARA) to issue licenses for various medical marihuana facilities.

3. Requires an annual license for any of the following entities to operate a marihuana facility:
   - Growers—licensees that cultivate, dry, trim, or cure and package marihuana for sale to a processor or provisioning center. Registered patients and primary caregivers who lawfully cultivate marihuana in the quantities and for the purposes permitted under the Medical Marihuana Act are not considered "growers" under the new legislation.
   - Processors—licensees that purchase marijuana from a grower and extract resin from the marijuana or create a marijuana-infused product for sale and transfer in packaged form to a provisioning center.
   - Provisioning centers—licensees that purchase marihuana from a grower or processor and sell, supply, or provide marihuana to patients, directly or through the patient's caregiver.
   - Secure transporters—licensees that store marihuana and transport it between marihuana facilities for a fee.
   - Safety compliance facilities—licensees that receive marihuana from a marihuana facility or primary caregiver and test it for contaminants and other substances.

4. **Allows municipalities to choose whether to allow any of these marijuana facilities within their jurisdictions**. If the municipality takes no action, none of the facilities are allowed. A municipality that wishes to allow these facilities must enact an ordinance explicitly authorizing them.

5. Authorizes municipalities to charge an annual fee of up to $5,000 on licensed marihuana facilities to defray administrative and enforcement costs.

6. Authorizes municipalities to adopt ordinances relating to marihuana facilities within their jurisdiction, including zoning ordinances.

7. Prohibits municipalities from imposing regulations regarding the purity or pricing of marihuana or interfering or conflicting with statutory regulations for licensing marihuana facilities.

8. Requires municipalities to provide to the Medical Marihuana Licensing Board within 90 days after notice that a license application was filed: (a) a copy of any ordinance authorizing the marihuana facility, (b) a copy of any zoning regulation applicable to the facility, and (c) a description of any previous medical-marihuana related ordinance violation.

9. Exempts from FOIA disclosure any information a municipality obtains in connection with a license application.

10. Requires the state to establish a "seed to sale" computer tracking system to compile data regarding marihuana plants throughout the chain of custody from grower to patient. The system will be able to provide this data in real-time to local law enforcement agencies.

This publication was written by the law firm of Dickinson Wright.