

**CITY OF WYANDOTTE
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**PROPOSED 166 OAK REDEVELOPMENT
WYANDOTTE, MICHIGAN**

**July 18, 2019
Revised September 16, 2019**

Approved by BRA: August 20, 2019
Approved by City Council:

Prepared on Behalf of:

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PROJECT SUMMARY

Project Name:	Proposed 166 Oak Redevelopment
Project Location:	The property is located at 166 Oak Street and 135 Chestnut Street in Township three south (T.3S), Range eleven east (R.11E), Section 29, Wyandotte, Wayne County Michigan 48192 (the "Property").
Type of Eligible Property:	The property is determined to be "Functionally Obsolete"
Eligible Activities:	Pre-Approved Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, and Preparation and Implementation of a Brownfield Plan
Developer Reimbursable Costs:	\$4,458,557 (includes eligible activities and 15% contingency)
Years to Complete Reimbursement :	30 Years from start of capture
Estimated Capital Investment:	Approximately \$14 million (Including Acquisition, Hard and Soft Costs)
Project Overview:	This project includes partial demolition of the current Post Office Building to accommodate a ground floor addition that spans from lot line to lot line. Six retail units, enclosed podium parking, and a residential lobby will be located on the ground level. Four additional stories will be added onto the building, which will require additional foundation support. The second story will feature approximately 16 apartments, offered in studio, one-bedroom, and two-bedroom layouts. Floors three through five will offer 33 condo units available for purchase. The redevelopment will create a multipurpose space and provide long-term jobs for the community. It is estimated that 30 construction jobs, 10 new full-time equivalent jobs associated with property management and maintenance, and 50-75 permanent full-time equivalent jobs will be created by retail tenants.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Wyandotte (“the City”), the City has established the Wyandotte Brownfield Redevelopment Authority (WBRA) the “Authority” pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield” Property within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties, and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, this Plan is 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 Brownfield Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

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

This Brownfield Plan contains information required by Section 13(1) of Act 381, as amended

II. GENERAL PROVISIONS

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

The Eligible Property consists of two (2) legal parcels totaling approximately 0.95 acres with a street address of 166 Oak Street and 135 Chestnut Street in Wyandotte, Wayne County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located in downtown Wyandotte at the northeast corner of Oak Street and 2nd Street, and on the south side of Chestnut Street, between 2nd Street and 1st Street. Individual parcel information is outlined below.

Property Address	Parcel ID	Approximate Acreage	Eligibility
166 Oak Street	57-011-06-0011-000	0.689 acres	Functionally Obsolete
135 Chestnut Street	57-011-06-0004-000	0.258 acres	Adjacent and Contiguous

A&J Realty Ventures, LLC or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Jason D'Herin is the President and C.E.O. of A&J Realty Ventures, LLC. As a local to Wyandotte, D'Herin has a plethora of development experience in his local community. He has served as the President of D&R Investments and D&R Maintenance Management, Inc for 27 and 18 years, respectively. D'Herin is also the owner and developer of the Waterfront Wyandotte, an upscale restaurant and lounge. The proposed project outlined within this plan is part of A&J Realty Ventures continued efforts to invest and further expand within the city and southeast Michigan.

The parcels are currently zoned CBD: Central Business District and P-1: Vehicular Parking District, the Property is commercially developed with a 15,078 square foot vacant post office building in an area characterized by commercial and residential uses. Zoning will remain the same and permits the proposed future use.

Standard and other historical sources were able to document that the subject property was developed prior to 1890 with residential dwellings and outbuildings on both the northern and southern parcels. In the early 1960's, all previous structures were demolished, and by 1964, the subject building was constructed on the southern parcel. The subject building was occupied by a post office from at least 1966 until 2014 and has been vacant since that time.

The Property's legal description is included in Appendix A. Property location maps are included in Appendix B.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. An approximately 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

Four additional stories will be added onto the building, totaling 63,661 square feet. This construction will require supplementary foundation support. The second story will feature 16 apartments, totaling approximately 15,796 square feet. A total of 2 studios (averaging 500 square feet each), 12 one-bedroom (averaging 728 square feet each), and 2 two-bedroom (averaging 944 square feet each) apartments will be offered. Floors three through five each total 15,955 square feet and will offer 33 condo units available for purchase. Condo units are divided into 12 one-bedroom units each with its own multi-purpose room and 21 two-bedroom units. These three upper floors total 47,865 square feet and units range from 916 to 1,441 square feet. Living space totals approximately 64,000 square feet.

The brick and pre-cast concrete associated with the post office building will be retained, while new storefront systems will be installed along Oak Street, including the new addition to the east. Upper level finishes include horizontal fiber cement siding and paneling and vertical metal paneling to create a cohesive and contemporary looking building. The sidewalks, curbs and gutters will require replacement along Oak and 2nd Streets to improve upon the current conditions. Additionally, the property located at 135 Chestnut Street will continue to function as a parking lot, serving the residents of 166 Oak Street.

Demolition activities are anticipated to begin fall of 2019 with new construction and renovations to take place in the fall of 2019. Renovations are anticipated to continue over a two-year period, concluding in fall 2021. A&J Realty Venture, LLC will invest an estimated \$14 million in the

development and create approximately 30 construction jobs. The development will create 10 new full-time equivalent jobs associated with property management and maintenance and approximately 50-70 permanent retail jobs created by the tenants.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (1)(h) and Section 2(o))

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) it was previously utilized or is currently utilized for a commercial purpose; and, (c) the parcel comprising the Property has been determined to be a “functionally obsolete” by a Michigan Master Assessing Officer (MMAO) (formerly Level IV) as described below or is adjacent and contiguous to a “functionally obsolete” property.

An inspection by the City of Wyandotte Assessor’s Office identified the property as Functionally Obsolete due to a lack of modern electrical, plumbing, and mechanical systems, as well as poor conditions of the walls, floors, ceiling, and inefficient windows and door systems.

The functional obsolescence determination is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (1)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of “eligible activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, preparation of a Brownfield Plan, 15% contingency. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Pre-Approved Activities include a Phase I Environmental Site Assessment (ESA), Phase II ESA, and Hazardous Materials Survey required as part of the pre-purchase due diligence conducted on the property at a total cost of \$9,300.
2. Demolition Activities include building demolition activities, select demolition of building elements for reuse or recycling, fees related to demolition engineering and design, pre-demolition audit or survey, disposal of non-reusable/non-recyclable building elements, foundation removal, removal of curbs and gutters, sidewalks and abandoned utilities, alley removal, fill, compaction & rough grading to balance site where improvements were located, and professional fees related to geotechnical, engineering & design work at an estimated cost of \$714,380.
3. Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting at an estimated cost of \$10,000.
4. Infrastructure Improvements include the cost differential for low-impact design urban storm water management systems, the cost differential associated with podium parking, curbs and gutters, sidewalk improvements, public lighting, landscaping in right of way,

public seating, paving of the public alley, public bike racks, installation of publicly owned electrical service lines, storm sewers and professional fees directly related to infrastructure improvements at an estimated cost of \$2,017,500.

5. Site Preparation includes temporary erosion control, temporary facility, grading, relocation of active utilities (electric), the cost differential for special foundations to address unsuitable soil concerns, excavation of unstable material, foundation work to address unsuitable soil concerns, compaction & sub-base preparation related to other eligible activities, temporary bracing/sheeting/shoring, and disposal of solid waste an estimated cost of \$1,105,300.
6. Preparation and implementation of the Brownfield Plan and 381 Work Plan at an estimated cost of approximately \$25,000.
7. A 15% contingency of \$577,077 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Pre-approved Activities and preparation of the Brownfield Plan and 381 Work Plan.

All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$3,881,480 with a potential \$577,077 contingency, resulting in a total cost of \$4,458,557. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$4,458,557 (including contingency), unless the Plan is amended and approved by the BRA and City Council.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (1)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2019 tax year tax values, which is \$413,900. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$4,000,000 (\$800,000 attributed to the retail, \$600,000 to apartments, and \$2,600,000 attributed to the condos). An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Tables 2a, 2b, and 2c detail the estimate of captured tax increment revenues for each year of the Plan from the eligible property.

Local Brownfield Revolving Fund (LBRF) capture is not included in this plan.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (1)(d))

Eligible activities will be financed by A&J Realty Ventures, LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by A&J Realty Ventures, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer is \$4,458,557.

The WBRA will charge an administrative fee equal to 12.5% of the annual Tax Increment Revenue (TIR) levied from the local millages, in an amount not to exceed \$5,000 annually for the duration of the Plan. The estimated amount of the WBRA administrative fee is \$146,547.

No advances will be made by the WBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (1)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (1)(f))

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the City of Wyandotte City Council.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (1)(g))

Taxes will continue to be generated to taxing jurisdictions on local and school captured millages at the base taxable value of \$413,900 throughout the duration of this Plan totaling approximately \$900,745 or \$30,024.84 annually.

Non-capturable millages; including debt millages, the zoo authority and art institute, will see an immediate increase in new tax revenue following redevelopment and will provide new tax revenue of approximately \$794,550 throughout the duration of this Plan. A portion of the non-capturable millages are anticipated to be abated by an Obsolete Property Rehabilitation Act (OPRA) tax abatement and Neighborhood Enterprise Zone (NEZ) tax abatement. The OPRA and NEZ abatements will impact the amount of tax increment revenues available for reimbursement of eligible activities during the time of the abatement.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, which assumes taxes are captured throughout the duration of the Plan as estimated in Tables 2a-c.

Brownfield Plan for the Proposed 166 Oak Redevelopment
Located at 166 Oak Street and 135 Chestnut Street, Wyandotte, Michigan
PM Project No. 01-9985-0-0003; July 18, 2019

Millages Not Captured in Brownfield Plan				
Non-Capturable Millages	Rate	New Taxes Generated	Base Taxes Preserved for Taxing Unit	
Zoo Authority (County)	0.1000	\$9,778	\$1,242	
Art Institute (County)	0.2000	\$19,555	\$2,483	
School debt	6.0000	\$586,664	\$74,502	
City Debt	2.5063	\$245,059	\$31,121	
Total	8.8063	\$861,057	\$109,348	
Millages Captured in Brownfield Plan				
Capturable Local Millages	Rate	Amount Captured (incl. WBRA Admin Fee)	Base Taxes Preserved for Taxing Unit	Taxes Generated through 20% Pass-Through
County Operating	6.6380	\$541,564	\$82,424	\$107,482
HCMA	0.2140	\$17,459	\$2,657	\$3,465
Jail	0.9381	\$76,535	\$11,648	\$15,190
WCTA	1.0000	\$81,585	\$12,417	\$16,192
City Operating	14.9921	\$1,223,137	\$186,157	\$242,750
WCCC	3.2408	\$264,402	\$40,241	\$52,475
WCPK	0.2459	\$20,062	\$3,053	\$3,982
City Solid Waste	2.5063	\$204,478	\$31,121	\$40,582
Drain #5	2.7453	\$223,977	\$34,088	\$44,452
Library	1.5362	\$125,332	\$19,075	\$24,874
HCMA	0.2140	\$17,459	\$2,657	\$3,465
RESA	0.0965	\$7,873	\$1,198	\$1,563
WC Special Ed	3.3678	\$274,764	\$41,818	\$54,531
WCRESA	2.0000	\$0	\$828	\$0
Total	39.7350	\$3,078,628	\$469,383	\$611,000
School Millages	Rate	Amount Captured (incl. SET Brownfield Fee)	Base Taxes Preserved for Taxing Unit	Taxes Generated through 20% Pass-Through
State Education Tax (SET)	6.0000	\$441,397	\$74,502	\$45,432
School Operating Tax	18.0000	\$656,220	\$223,506	\$136,295
Total	24.0000	\$1,097,617	\$298,008	\$181,727

For a complete breakdown of the captured millages and developer reimbursement please see Table 2a-c.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (1)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Personal property is included in the Brownfield Plan.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

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

No displacement of residents or families is expected as part of this project.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (1)(n))

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

Based on the projections provided in Tables 1 and 2, it is not anticipated the full \$4,458,557 will be reimbursed however, the developer is requesting up to \$4,458,557 should tax reassessment differ than what is currently projected.

The project is also seeking the approval of an Obsolete Property Rehabilitation Act (OPRA) tax abatement and Neighborhood Enterprise Zone (NEZ) tax abatement.

The project is located within the boundaries of the Downtown Development Authority (DDA) and capture for Brownfield Tax Increment Financing shall be governed in accordance with the Interlocal Agreement established between the DDA and WBRA. Following the expiration of the OPRA and NEZ tax abatements, a 20% pass-through to local taxing units is calculated per the Interlocal Agreement.

The developer is currently pursuing assistance from the Michigan Strategic Fund (MSF). Should the developer not obtain support for the capture of school taxes from the MSF, the developer is requesting the capture of local taxes.

Appendix A



Legal Descriptions

166 Oak Street, Wyandotte, Wayne County, Michigan:

Parcel: 57-011-06-0011-000

00520 521 522 LOTS 11 TO 14 INCL. PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69
T3S R11E, L57 OF DEEDS P5 WCR

135 Chestnut Street, Wyandotte, Wayne County, Michigan:

Parcel: 57-011-06-0004-000

00511 512 LOT4 AND N ½ OF LOT 5 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69
T3S R11E, L57 OF DEEDS P5 WCR

135 CHESTNUT WYANDOTTE, MI 48192 (Property Address)

Parcel Number: 57 011 06 0004 000 Account Number: 000000-065024 Customer ID: 27754



Item 1 of 11 Image / 0 Sketches

Property Owner: A & J REALTY VENTURES LLC

Summary Information

> Assessed Value: \$18,300 | Taxable Value: \$18,300

> Property Tax information found

> Utility Billing information found

> 1 Special Assessment found

> 1 Building Department records found

> 3 Invoices Found, Amount Due: 0.00

Parcel is Vacant

Owner and Taxpayer Information

Owner	A & J REALTY VENTURES LLC PO BOX 193 ALLEN PARK, MI 48101	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	COMMERCIAL VACANT	Unit	57 CITY OF WYANDOTTE
School District	57- WYANDOTTE	Assessed Value	\$18,300
MAP #	No Data to Display	Taxable Value	\$18,300
TEMP CODE	0	State Equalized Value	\$18,300
USE CODES	PARKING LOT	Date of Last Name Change	11/28/2018
USER ALPHA 3	0	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS CODE	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$30,300	\$30,300	\$30,300
2017	\$30,100	\$30,100	\$30,100
2016	\$30,100	\$30,100	\$30,100

Land Information

Zoning Code		Total Acres	0.258
Land Value	\$22,400	Land Improvements	\$13,808
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	COMMERCIAL VACANT LAND	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

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

Legal Description

00511 512 LOT 4 AND N 1/2 OF LOT 5 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69 T3S R11E, L57 OF DEEDS P5 WCR

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
10/23/2018	\$950,000.00	WD	COLUMBIA AVE EQUITIES LLC	A & J REALTY VENTURES LLC	MULTI PARC REFERENCE	2019056420	
11/29/2016	\$0.00	PTA	SPODEK, LEONARD - ESTATE OF	SPODEK, ROSALIND	NO CONSIDERATION	2018038600	
08/01/2006	\$97,500.00	WD	GALANIS, SAMUEL / RAY, KENNETH J ET	SPODEK, LEONARD	MULTI PAR ARMS LENGT	206441760	PARTIAL INTEREST
08/01/2006	\$97,500.00	WD	RAY, DORIS E	SPODECK, LEONARD	MULTI PAR ARMS LENGT	206441758	PARTIAL INTEREST

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https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchFocus=Assessing&SearchCategory=Address&SearchText=135+chestnut&uid=1919&Pag... 1/1

166 OAK WYANDOTTE, MI 48192 (Property Address)

Parcel Number: 57 011 06 0011 000



Item 1 of 2

1 Image / 1 Sketch

Property Owner: A & J REALTY VENTURES LLC

Summary Information

- > Commercial/Industrial Building Summary

- Yr Built: 1964

- # of Buildings: 1

- Total Sq.Ft.: 14,897
- > Assessed Value: \$395,600 | Taxable Value: \$395,600

> Property Tax information found
- > 3 Special Assessments found
- > 2 Building Department records found

Owner and Taxpayer Information

Owner	A & J REALTY VENTURES LLC PO BOX 193 ALLEN PARK, MI 48101	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	COMMERCIAL REAL	Unit	57 CITY OF WYANDOTTE
School District	57-WYANDOTTE	Assessed Value	\$395,600
MAP #	No Data to Display	Taxable Value	\$395,600
TEMP CODE	0	State Equalized Value	\$395,600
USE CODES	WAREHOUSE/OFFICE	Date of Last Name Change	11/28/2018
USER ALPHA 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS CODE	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$430,000	\$430,000	\$421,861
2017	\$427,900	\$427,900	\$413,185
2016	\$409,500	\$409,500	\$409,500

Land Information

Zoning Code		Total Acres	0.689
Land Value	\$60,000	Land Improvements	\$22,269
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	COMMERCIAL MISC.	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

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

Legal Description

00520 521 522 LOTS 11 TO 14 INCL. PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69 T3S R11E, L57 OF DEEDS P5 WCR

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
10/23/2018	\$950,000.00	WD	COLUMBIA AVE EQUITIES LLC	A & J REALTY VENTURES LLC	MULTI PAR ARMS LENGT	2019056420	
11/29/2016	\$0.00	PTA	SPODEK, LEONARD - ESTATE OF	SPODEK, ROSALIND	NO CONSIDERATION		
08/01/2006	\$97,500.00	WD	RAY, DORIS E	SPODECK, LEONARD	MULTI PAR ARMS LENGT	206441758	PARTIAL INTEREST
08/01/2006	\$97,500.00	WD	GALANIS, SAMUEL / RAY, KENNETH J ET	SPODEK, LEONARD	NOT ARMS LENGTH	206441760	PARTIAL INTEREST

Building Information - 14897 sq ft Post Offices - Branch (Commercial)

Floor Area	14,897 sq ft	Estimated TCV	\$701,679
Occupancy	Post Offices - Branch	Class	C
Stories Above Ground	1	Average Story Height	15 ft
Basement Wall Height	0 ft	Identical Units	Not Available
Year Built	1964	Year Remodeled	Not Available
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	40%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	57 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

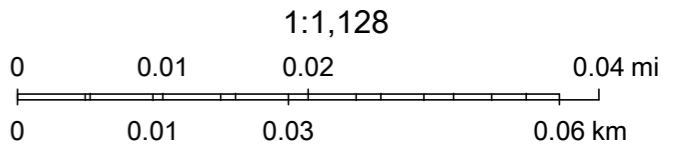
Appendix B



Wayne County Parcel Viewer



July 5, 2018



Appendix C

W LOFTS & SUITES MIXED-USE DEVELOPMENT

166 Oak Street, Wyandotte, Michigan 48192



Owner
W LOFTS & SUITES

Architect
THOMAS ROBERTS ARCHITECT

March 21, 2019
PLANNING COMMISSION SUBMISSION
for
SITE PLAN APPROVAL

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A006	First Floor Plan
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PROJECT OVERVIEW

The project is located two blocks west of the main street in the central business district of the city of Wyandotte at the transition between commercial and residential neighborhoods. The massing of the project is a one-story commercial podium with a four-story residential tower above. The building footprint abuts the property lines, fronting Oak Street to the south, Second Street to the west, a public alley to the north, and an adjacent commercial building to the east.

A basement is not planned as part of the development. The first floor includes a portion of the existing single-story post office building as well as a new addition. This level contains leasable commercial area with pedestrian entrances along Oak Street and Second Street, the residential lobby with an entrance on Oak Street, and enclosed parking for 30 vehicles with a driveway and loading dock on the public alley. The second floor contains rental apartments, a community room, and access to the pool deck. The third through fifth floors contain condominiums for sale.

A surface parking lot is located north of the building across the public alley which provides an additional 29 parking spaces. The driveway for the surface lot is on the public alley and an entrance to the building is provided across the alley from the driveway. The surface parking lot is surrounded by a partial height brick wall with a landscape buffer between the brick wall and sidewalk on Chestnut Street to the north. A landscape buffer is also provided along the Second Street building façade to soften and reduce the width of the existing concrete sidewalk.

AREA TABULATION

Floor	Floor Area	General Retail	Studio	One-Bed	Two-Bed	Res Units
1st Flr	28,751 sf	11,289 sf	-	-	-	-
2nd Flr	15,796 sf	-	2	12	2	16
3rd Flr	15,955 sf	-	0	4	7	11
4th Flr	15,955 sf	-	0	4	7	11
5th Flr	15,955 sf	-	0	4	7	11
Total	92,412 sf	11,289 sf	2	24	23	49

PROGRAM

In addition to commercial tenant suites and a residential lobby, the first floor will contain property management offices; mailboxes and parcel room; toilet room; bicycle storage; maintenance and utility rooms; pool pump room; trash room and loading dock; and enclosed parking. Two exit stairways and two elevators terminate at the first floor and serve all upper floors. One stairway extends to roof level. The community room on the second floor accommodates a lounge area with a kitchenette and fitness equipment. At the second-floor level, a pool deck is accessible to residents through the community room. Residential units provide closets and bedrooms in proportion to their size and include a stacked washer and dryer. Kitchens include a refrigerator, range, microwave, dishwasher, and sink. Bathrooms include a vanity, toilet, and either a tub/shower or a shower.

ZONING ORDINANCE

Zoning Category: Central Business District

Front Setback = 0 feet required; 0 feet provided
Side Setbacks = 10 feet total required (at least one at 5 feet; 0 feet at non-street side if fire rated exterior wall); 0 feet total provided



View from intersection looking east down Oak Street.



View from intersection looking north down Second Street.

Front Setback = 0 feet required; 0 feet provided
Side Setbacks = 10 feet total required (at least one at 5 feet; 0 feet at non-street side if fire rated exterior wall); 0 feet total provided
Rear Setback = 10 feet required; 0 feet provided

Off-Street Parking Spaces = 61 required; 59 provided
Residential Units: $[26 * 1.00] + [23 * 1.25] + [49 / 8] = 61$ spaces required
Parking: 30 (within building) + 29 (adjacent surface lot) = 59 spaces provided; including 2 (within building) + 1 (adjacent surface lot) = 3 accessible spaces.

Surface Parking Lot: Off-street parking and loading areas shall be landscaped and screened from view by 5 feet high wall where adjacent to residential zoning. Landscaped setback to be 15 foot minimum along street ROW within residential zoning districts (15 feet provided).

EXISTING CONDITIONS

The existing site consists of a former U.S. Postal Service building and the two surface parking lots serving it. One parking lot is on the building site and the other parking lot is on an adjacent lot across the public alley. On the south boundary of the site is a sidewalk fronting Oak Street on which commercial storefronts and the residential entrance will be located. On the west boundary of the site is a sidewalk fronting Second Street which will be landscaped. A variance will be requested for a 0 feet setback along Second Street; aligning the building with the facades of the adjacent buildings along that street. On the north boundary of the site is a public alley on which parking and loading access will be located. A variance will be requested for a 0 feet setback along the alley; aligning the building with the facades of the adjacent buildings along the alley. On the east boundary of the site is an adjacent single-story commercial building on which a voluntary 5'-0" setback will be provided on the upper residential floors.

ELEMENTS OF DESIGN

Height / Rhythm / Scale

Height varies in the district and neighborhoods from one (1) to eleven (11) stories. A majority of the multi-story buildings are located along Biddle Avenue which is 1-1/2 blocks to the east of the project site. Generally on or immediately adjacent to the project site is the (4) story Edinger Apartment Building to the east and several 2 to 2-1/2 story commercial buildings. North and west of the project site are primarily (1) and (2) story single family houses with detached garages. Several churches and the James R. Desana art center are located in the district and adjacent neighborhood and are multi-story buildings as well.

Two-thirds of the existing (1) story post office building will remain at the corner of Oak and 2nd Street. The single story structure is 15' tall. New (1) story construction will infill the balance of the site and a new (4) story addition above the (1) story will be constructed in an L-shaped configuration for a total of (5) stories and a rise to approximately 55', although the profile of the roof line varies along with the in's/out's of the plan and changes in façade materials. A majority of the (5) story building construction will be pushed back along the alley and interior property line. One leg of the (5) story portion of the building will front on Oak Street and be similar in height to the Edinger Apartment Building to the east. On the east property line adjacent to an existing (1) story commercial building, the building's first story extends to the property line but the upper (4) stories are voluntarily set back approximately 5'. The north stair tower along the alley rises to 65' to provide rooftop access.

Complexity / Detail / Expression

Areas of void (doors and windows) generally constitute between fifteen (15) percent and thirty-five (35) percent of the total façade area, excluding roofs. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening which is wider than tall.

On Oak Street, since the ground level portion is the retail and residential entry, it is a very “open” facade. By percentages it is approximately 55% open. The post office building's openings are existing and will be unchanged. New openings will be wider than they are tall. This includes two new storefronts being added at the primary Oak/Second corner, as well as new large screened openings on Second and along the alley to provide ventilation for the enclosed parking.

The second floor is apartments and its openness is 30%. The third, fourth, and fifth floors are condominiums and their openness is 30%. The recesses and voids of the balconies are similar in size and frequency to the air and light wells of the Edinger Apartment Building.

Materials / Textures / Colors

While the main street of the central business district has a strong historic character, as the commercial area transitions into the residential neighborhood the strength of that historic character dissipates. As such, the project team has proposed a design for the new construction in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Standard No. 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The first floor level is a mixture of brick, stone, precast concrete, and storefront system along Oak Street and a combination of brick and precast concrete along Second Street. These materials at pedestrian level speak to the historic materials of the business district. The upper four floor levels are a mixture of metal panel and fiber cement siding, with three different aesthetic treatments being created through color, orientation, and size of siding panels. The materials of the setback upper floors are more indicative of contemporary construction and design. There are currently two color palettes under consideration by the project team; one dark and one light. Both palettes blend neutral tones with a single accent color.

Walls of Continuity / Building Setbacks / Lot Coverage

The first floor level addition fills the existing gap in the street wall between the post office building and the adjacent commercial buildings on Oak Street. A rhythm of recessed niches along the commercial storefronts helps to break down the overall mass of the new development into a pedestrian scale, differentiates between tenant spaces, and creates opportunities for communal gathering.

While the new building provides zero setback along the public alley; it does so to match the setbacks of the adjacent Oak Street commercial buildings which also share the public alley. In comparison, the new building provides a voluntary setback of the upper floors along the interior property line and adjacent commercial building. This opens up views for the residences above.

Landscape Features / Open Space / Views

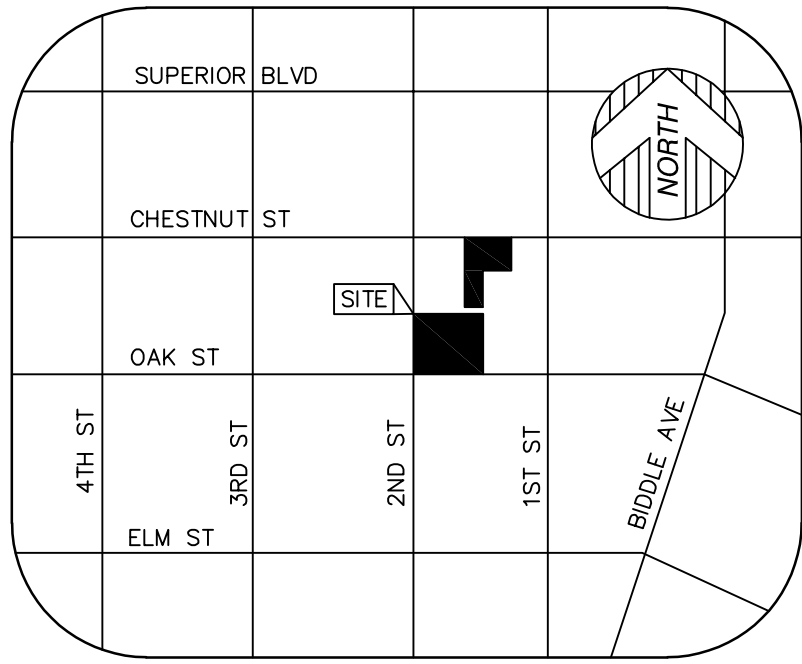
While the first floor level fills the footprint of the property, the L-shaped residential tower above is pushed to the rear and side of the site. This activates and opens up the primary corner. It also helps screen the adjacent residential neighborhood from the noise and visual of the pool deck on the lower roof level.

The existing streetscape along Second Street is a 20 feet wide concrete sidewalk. The new design softens this streetscape by introducing planting beds both along the building façade and within the width of the sidewalk which will incorporate trees, shrubs, lighting, and benches. As required for the zoning ordinance, the adjacent surface parking lot will be screened from view from the residential neighborhood by a 5 feet high brick wall and a landscaped buffer between the brick wall and the sidewalk of the residential street it abuts.



W Lofts & Suites Mixed-Use Development

CONTEXT MAP



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 1 STALL
STANDARD PARKING = 43 STALLS

PARCEL AREA

PARCEL 1
30,000± SQUARE FEET = 0.688± ACRES

PARCEL 2
11,250± SQUARE FEET = 0.258± ACRES

TOTAL
41,250± SQUARE FEET = 0.946± ACRES

BASIS OF BEARING

EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF
OAK STREET, AS PLATTED.

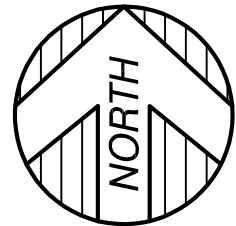
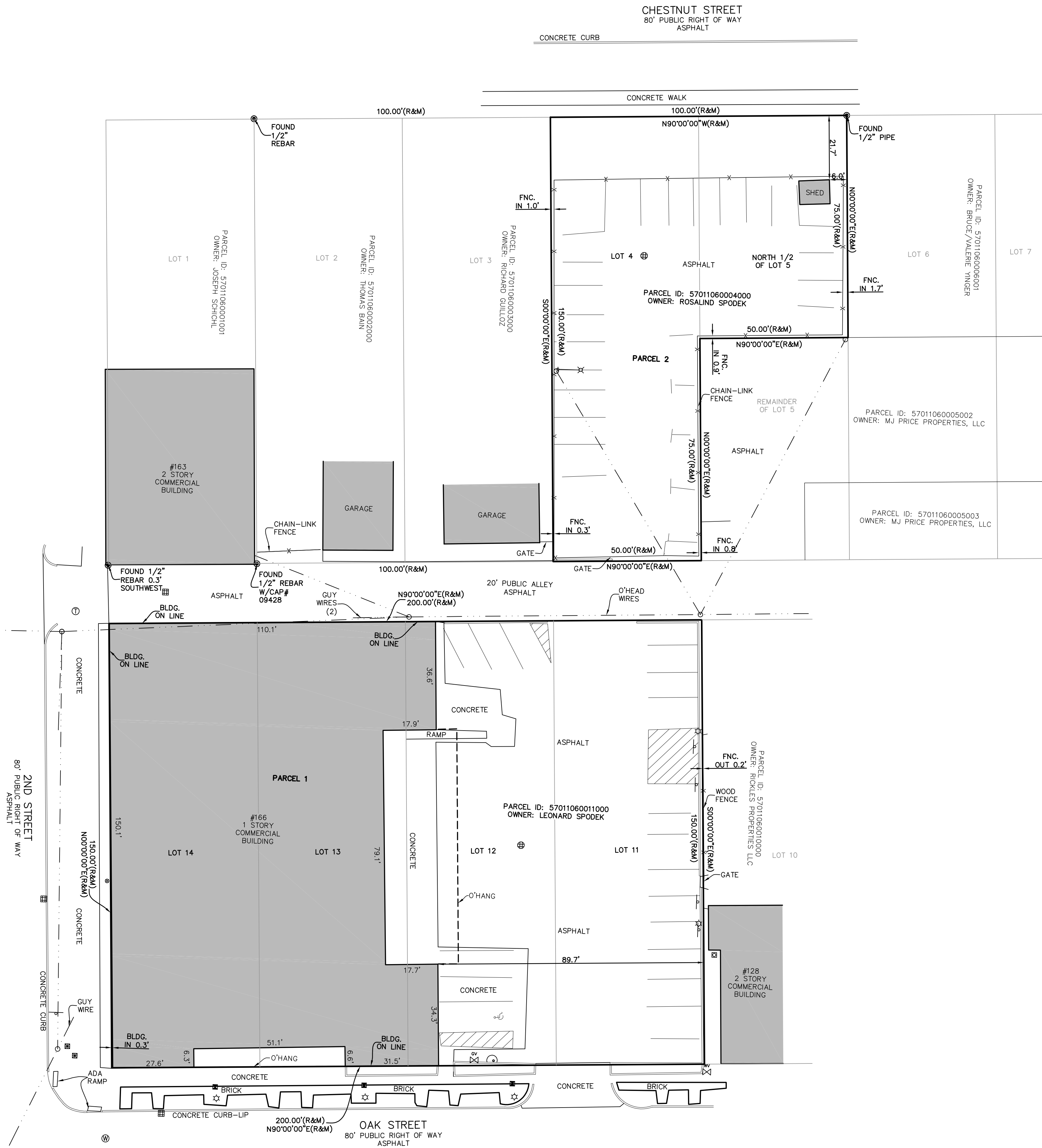
SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

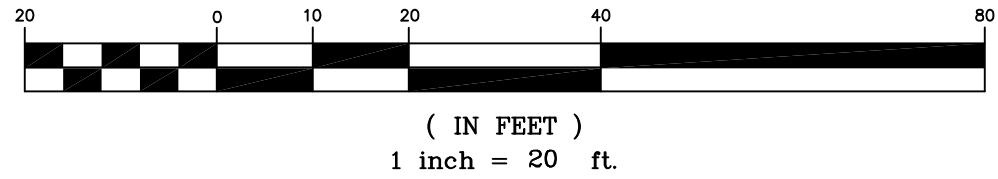
LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊠	ELECTRIC PULL BOX
○	UTILITY POLE
⊠	GAS METER
⊠	GAS VALVE
⊠	LIGHT POLE WITH STREET LAMP
⊠	TELEPHONE MANHOLE
⊠	TRAFFIC SIGNAL CONTROL BOX
⊠	CLEANOUT
⊠	ROUND CATCH BASIN
⊠	SQUARE CATCH BASIN
⊠	WATER GATE MANHOLE
⊠	WATER VALVE
⊠	UNKNOWN MANHOLE
⊠	FLAGPOLE
⊠	LIGHTPOST/LAMP POST
⊠	SINGLE POST SIGN
⊠	HANDICAP PARKING
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	ADJOINER PARCEL LINE
—	EASEMENT (AS NOTED)
—	BUILDING
—	BUILDING OVERHANG
—	CONCRETE CURB
—	PARKING
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF BRICK
—	FENCE (AS NOTED)
—	OVERHEAD UTILITY LINE
—	BUILDING HATCH

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF WYANDOTTE, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

LOT 4 AND THE NORTH 1/2 OF LOT 5 AND LOTS 11, 12, 13 AND 14, BLOCK 69 OF PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T3S, R11E, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 57 OF DEEDS, PAGES 5, 6 AND 7 OF WAYNE COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 07-18M15935, DATED JUNE 25, 2018, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 77, PAGE 661, LIBER 84, PAGE 282 AND LIBER 99, PAGE 160. (DOCUMENTS AS PROVIDED ARE ILLEGIBLE)

SURVEYOR'S CERTIFICATION

TO D&R, W SUITES AND LOFTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

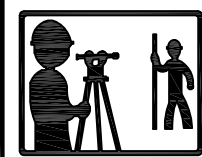
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8 AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 08/02/18.

DATE OF PLAT OR MAP: 08/14/18

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

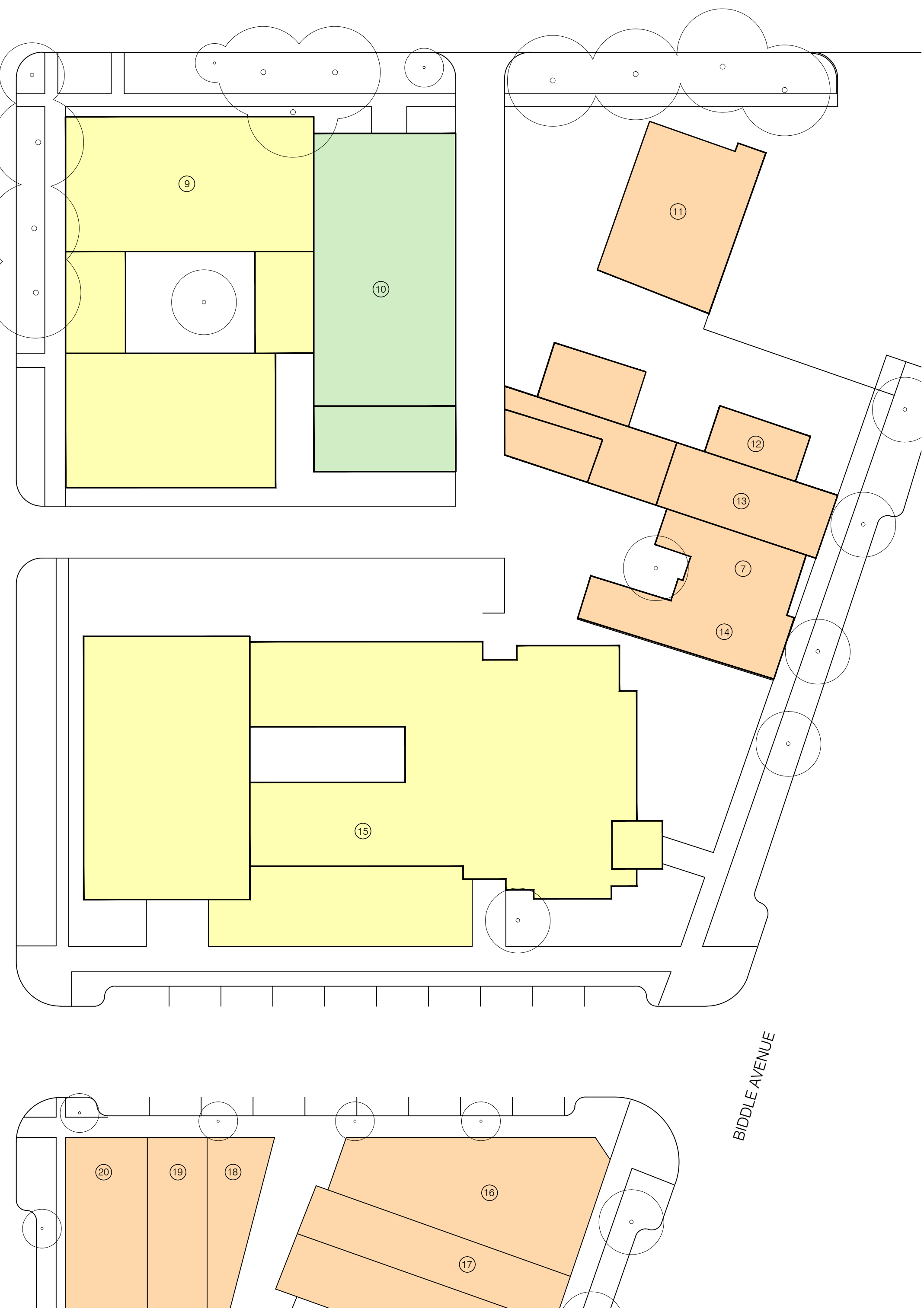
A000



KEM-TEC & ASSOCIATES

PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE. • EASTPOINTE, MICHIGAN 48021
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

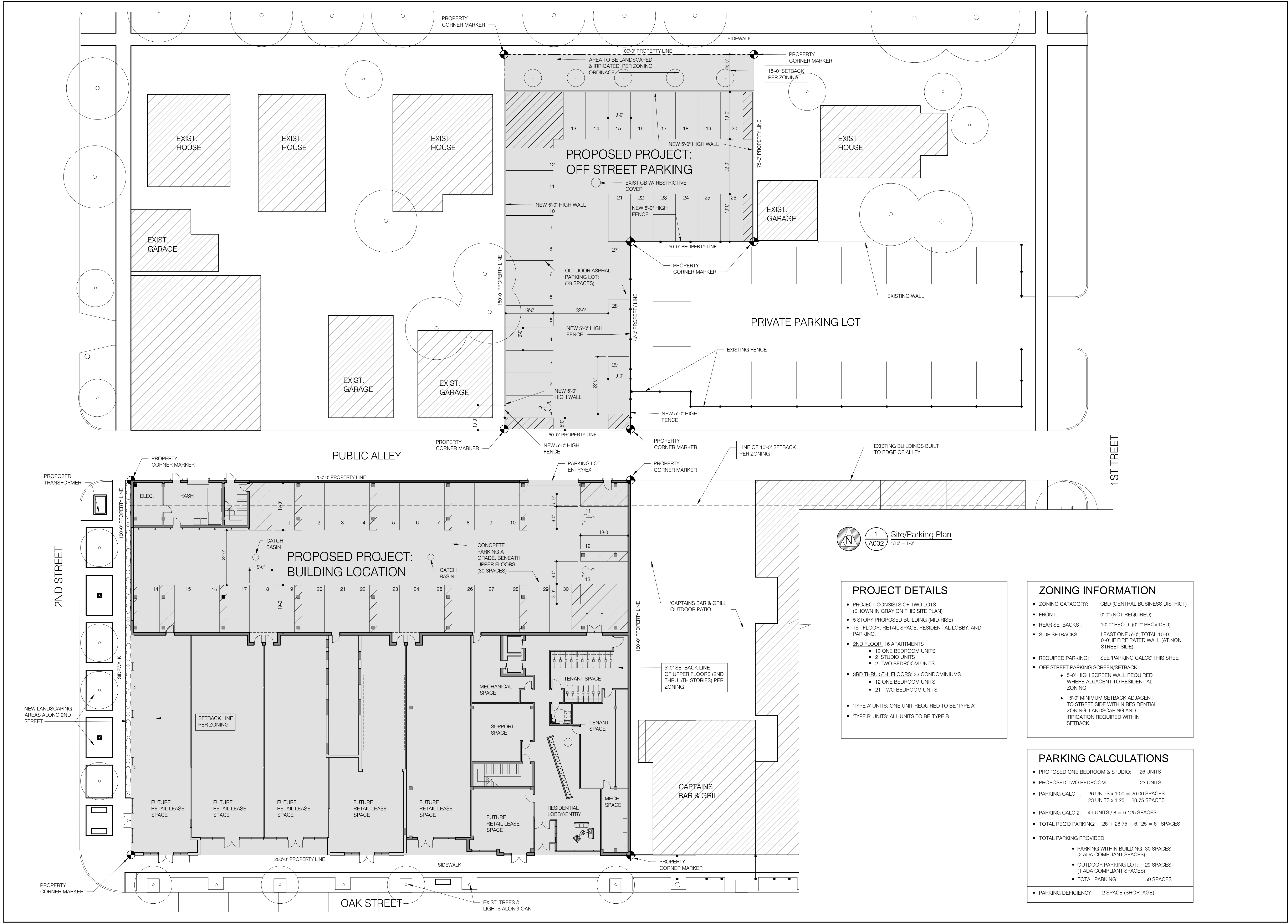
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DATE: AUGUST 14, 2018	JOB #: 18-02719
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DRW. BY: MRJ	REV.:

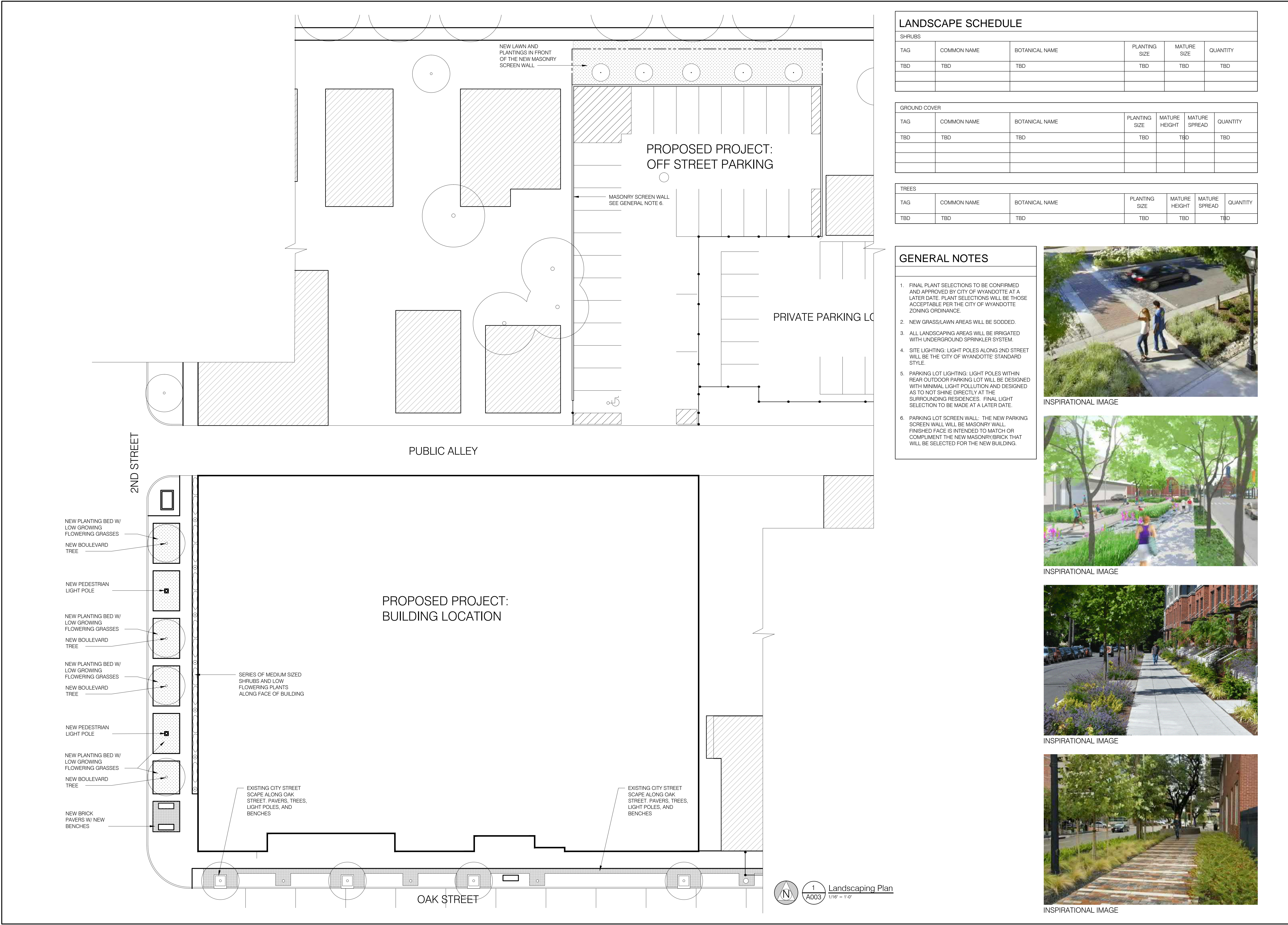


1 Site Map
A001 1/32" = 1'-0"

LEGEND

- ▲ Model/Photo Locations
See sheets A010 thru A016
- Project Boundary
- Project Location
- Commercial
- Multi Family
- Cultural
- Residential
- Religious
- ① Single Family Residential
- ② Wyandotte Eye Clinic
- ③ Edinger Apartment
- ④ Captain's
- ⑤ Teezers
- ⑥ Townhome Condos
- ⑦ Law Offices
- ⑧ Garage with Apartment
- ⑨ St. Stephens
- ⑩ Council for the Arts
- ⑪ 7-Eleven
- ⑫ DSD
- ⑬ Glow Fish Studios
- ⑭ Biddle Avenue Florist
- ⑮ First United Methodist Church
- ⑯ Merrill Lynch
- ⑰ R.P. McMurphy's
- ⑱ Fantasy Travel
- ⑲ Robin's Loft
- ⑳ Shirley's





LANDSCAPE SCHEDULE					
SHRUBS					
TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	QUANTITY
TBD	TBD	TBD	TBD	TBD	TBD

GROUND COVER						
TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
TBD	TBD	TBD	TBD	TBD	TBD	TBD

TREES						
TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
TBD	TBD	TBD	TBD	TBD	TBD	TBD

- GENERAL NOTES
1. FINAL PLANT SELECTIONS TO BE CONFIRMED AND APPROVED BY CITY OF WYANDOTTE AT A LATER DATE. PLANT SELECTIONS WILL BE THOSE ACCEPTABLE PER THE CITY OF WYANDOTTE ZONING ORDINANCE.
 2. NEW GRASS/LAWN AREAS WILL BE SODDED.
 3. ALL LANDSCAPING AREAS WILL BE IRRIGATED WITH UNDERGROUND SPRINKLER SYSTEM.
 4. SITE LIGHTING: LIGHT POLES ALONG 2ND STREET WILL BE THE 'CITY OF WYANDOTTE' STANDARD STYLE.
 5. PARKING LOT LIGHTING: LIGHT POLES WITHIN REAR OUTDOOR PARKING LOT WILL BE DESIGNED WITH MINIMAL LIGHT POLLUTION AND DESIGNED AS TO NOT SHINE DIRECTLY AT THE SURROUNDING RESIDENCES. FINAL LIGHT SELECTION TO BE MADE AT A LATER DATE.
 6. PARKING LOT SCREEN WALL: THE NEW PARKING SCREEN WALL WILL BE MASONRY WALL. FINISHED FACE IS INTENDED TO MATCH OR COMPLIMENT THE NEW MASONRY/BRICK THAT WILL BE SELECTED FOR THE NEW BUILDING.



INSPIRATIONAL IMAGE



INSPIRATIONAL IMAGE



INSPIRATIONAL IMAGE



INSPIRATIONAL IMAGE

03-21-19
PLAN: COMMISSION

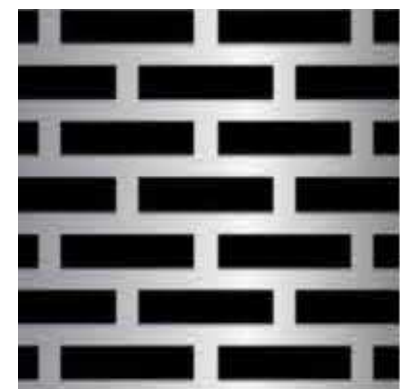
TR	principal in charge
WD	project manager
TR	project architect
EP	drawn
12.21.18	date



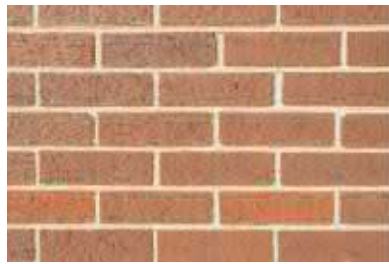


Exterior Finishes & Materials Option 1
Oak Street Elevation

W Lofts & Suites Mixed-Use Development



Perforated metal railing



Existing brick



Wall sconce



Existing precast concrete



Metal panel
vertical siding



Fiber cement
panel siding



Fiber cement
horizontal siding



Aluminum/fiberglass
fixed/casement windows



Concrete/porcelain pool paver



New brick



Anodized aluminum storefront

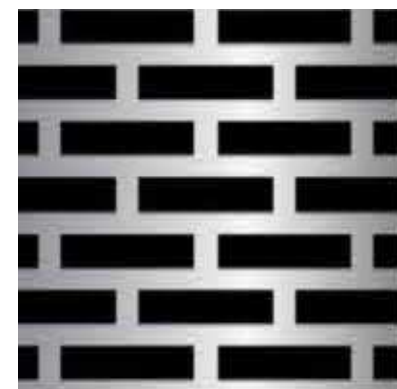


New limestone



Exterior Finishes & Materials Option 1
Captain's Elevation

W Lofts & Suites Mixed-Use Development



Perforated metal railing
Perforated metal screen



Existing brick



Wall sconce



Existing precast concrete



Metal panel
vertical siding



Fiber cement
panel siding



Fiber cement
horizontal siding



Aluminum/fiberglass
fixed/casement windows



Concrete/porcelain pool paver



New brick



Anodized aluminum storefront



New limestone



Exterior Finishes & Materials Option 1
Alley Elevation

W Lofts & Suites Mixed-Use Development





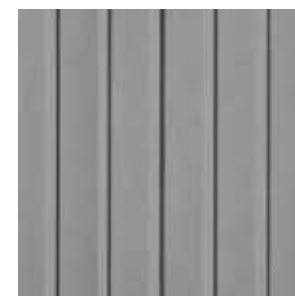
Concrete/porcelain pool paver



Fiber cement horizontal siding



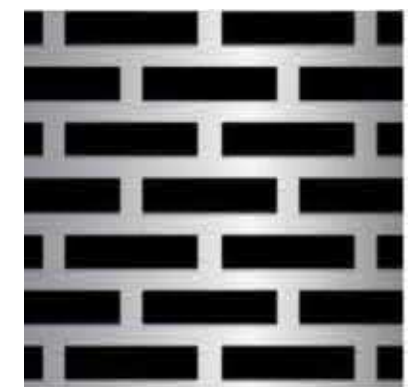
Fiber cement panel siding



Metal panel vertical siding



Aluminum/fiberglass fixed/casement windows



Perforated metal railing



Glass railing



Festoon lighting



Wood/timber framing



Glass accent tile



Existing precast concrete



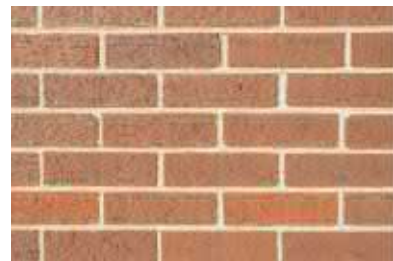
Green roof system

Exterior Finishes & Materials Option 1 Pool Deck View





Perforated metal railing



Existing brick



Wall sconce



Existing precast concrete



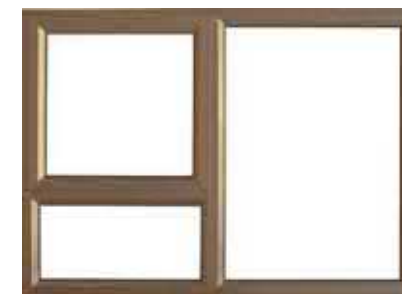
Metal panel
vertical siding



Fiber cement
panel siding



Fiber cement
horizontal siding



Aluminum/fiberglass
fixed/casement windows



Wood plank pool paver



New brick



Anodized aluminum storefront



New limestone

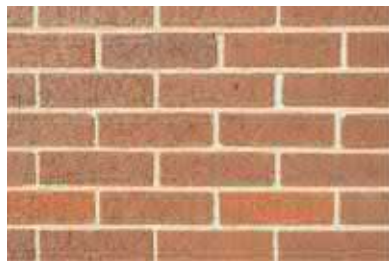


Exterior Finishes & Materials Option 2 Captain's Elevation

W Lofts & Suites Mixed-Use Development



Perforated metal railing
Perforated metal screen



Existing brick



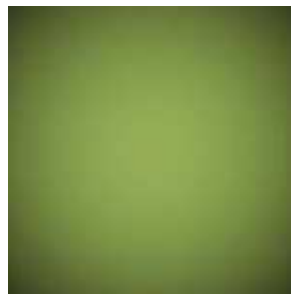
Wall sconce



Existing precast concrete



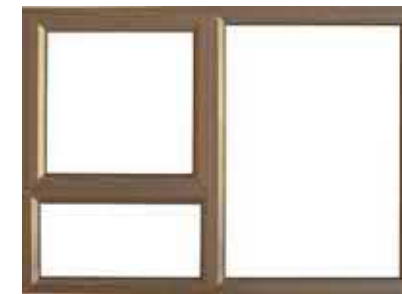
Metal panel
vertical siding



Fiber cement
panel siding



Fiber cement
horizontal siding



Aluminum/fiberglass
fixed/casement windows



Wood plank pool paver



New brick



Anodized aluminum storefront



New limestone



Exterior Finishes & Materials Option 2 Alley Elevation

W Lofts & Suites Mixed-Use Development

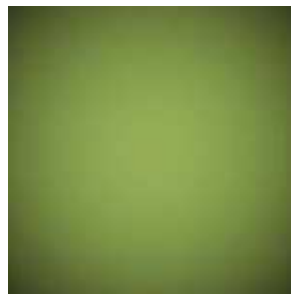




Wood plank pool paver



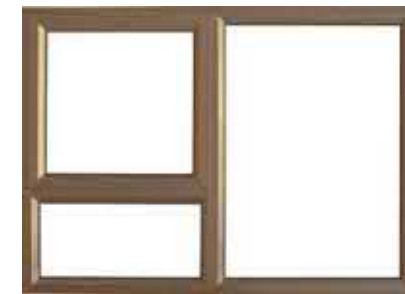
Fiber cement horizontal siding



Fiber cement panel siding



Metal panel vertical siding



Aluminum/fiberglass fixed/casement windows



Perforated metal railing



Glass railing



Festoon lighting



Wood/timber framing



Glass accent tile



Existing precast concrete



Green roof system

Exterior Finishes & Materials Option 2 Pool Deck View

TR
principal in charge

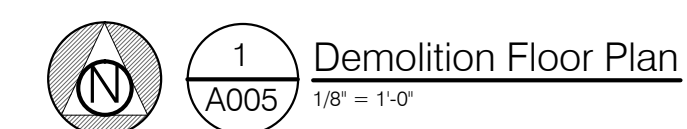
WD
project manager

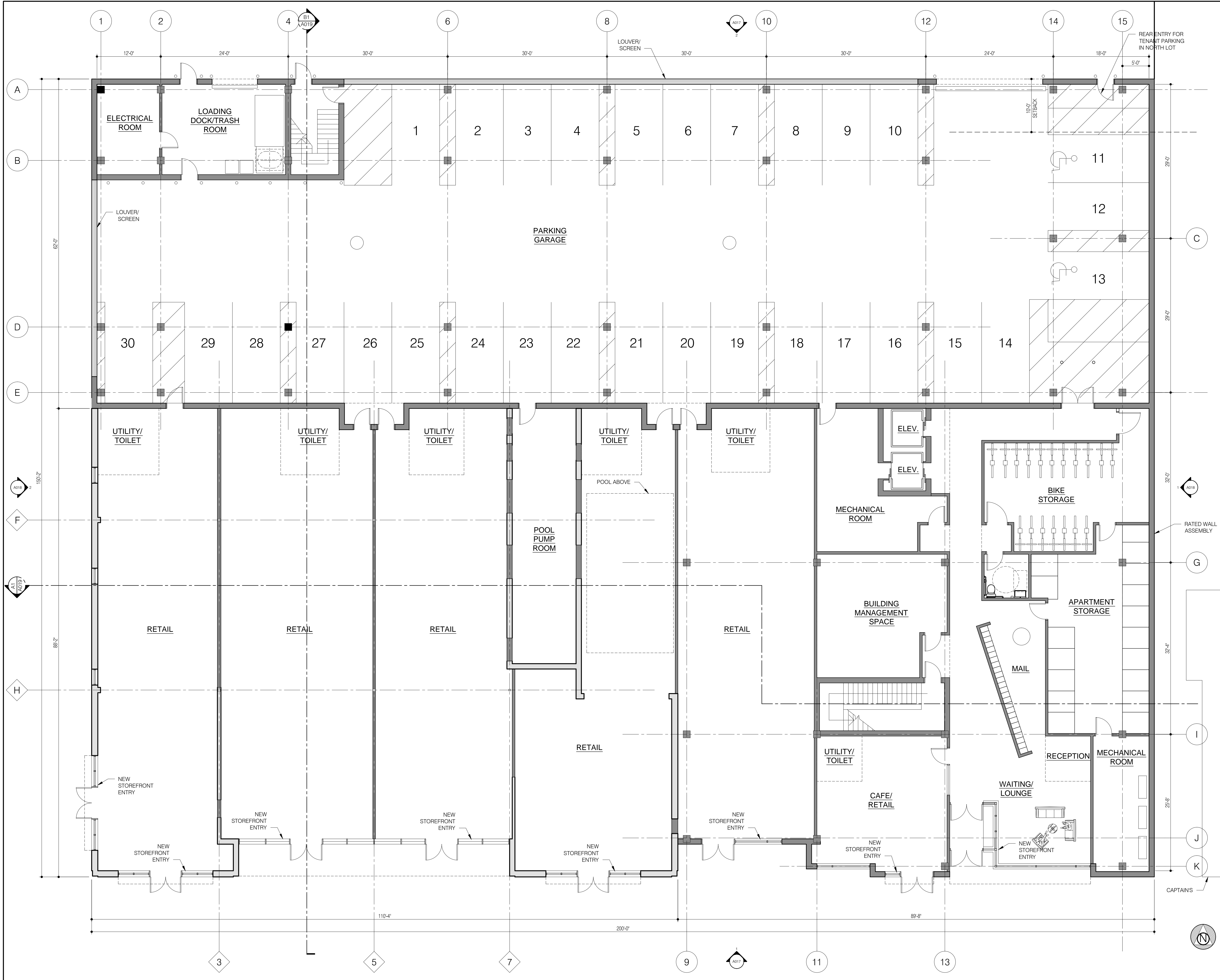
TR
project architect

EP
drawn

12.21.18
date

A005
sheet number





1
A006 First Floor Plan
1/8" = 1'-0"

THOMAS
ROBERTS
ARCHITECT, LLC
2927 4th Street
Wyandotte, MI 48192
(734)250.4032

PLAN COMMISSION 03-21-19

W Lofts and Suites
New Construction/Renovation
166 Oak St.
Wyandotte, Michigan 48192

TR
principal in charge
WD
project manager
TR
project architect
EP
drawn
12.21.18
date

18026.00
job number
A006
sheet number

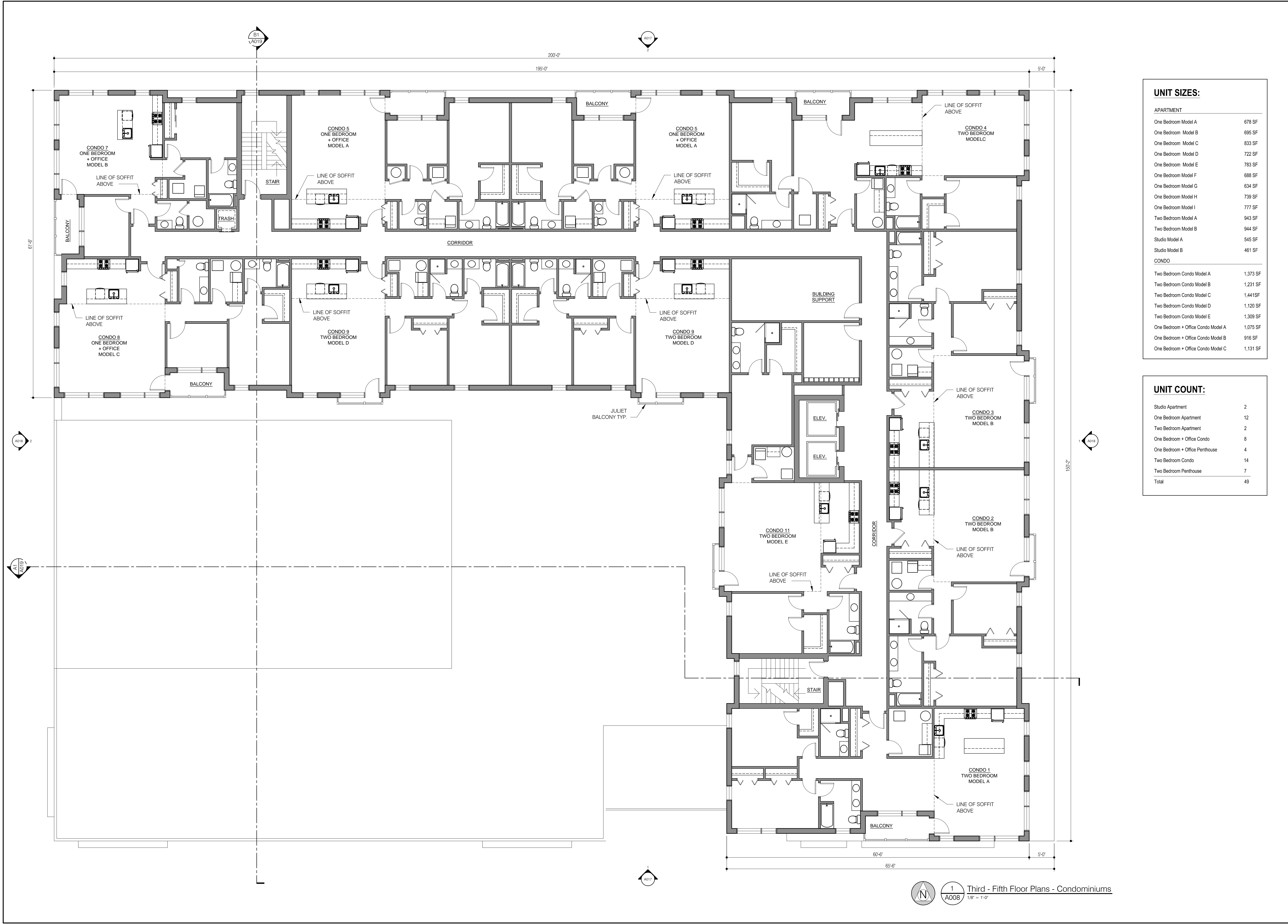


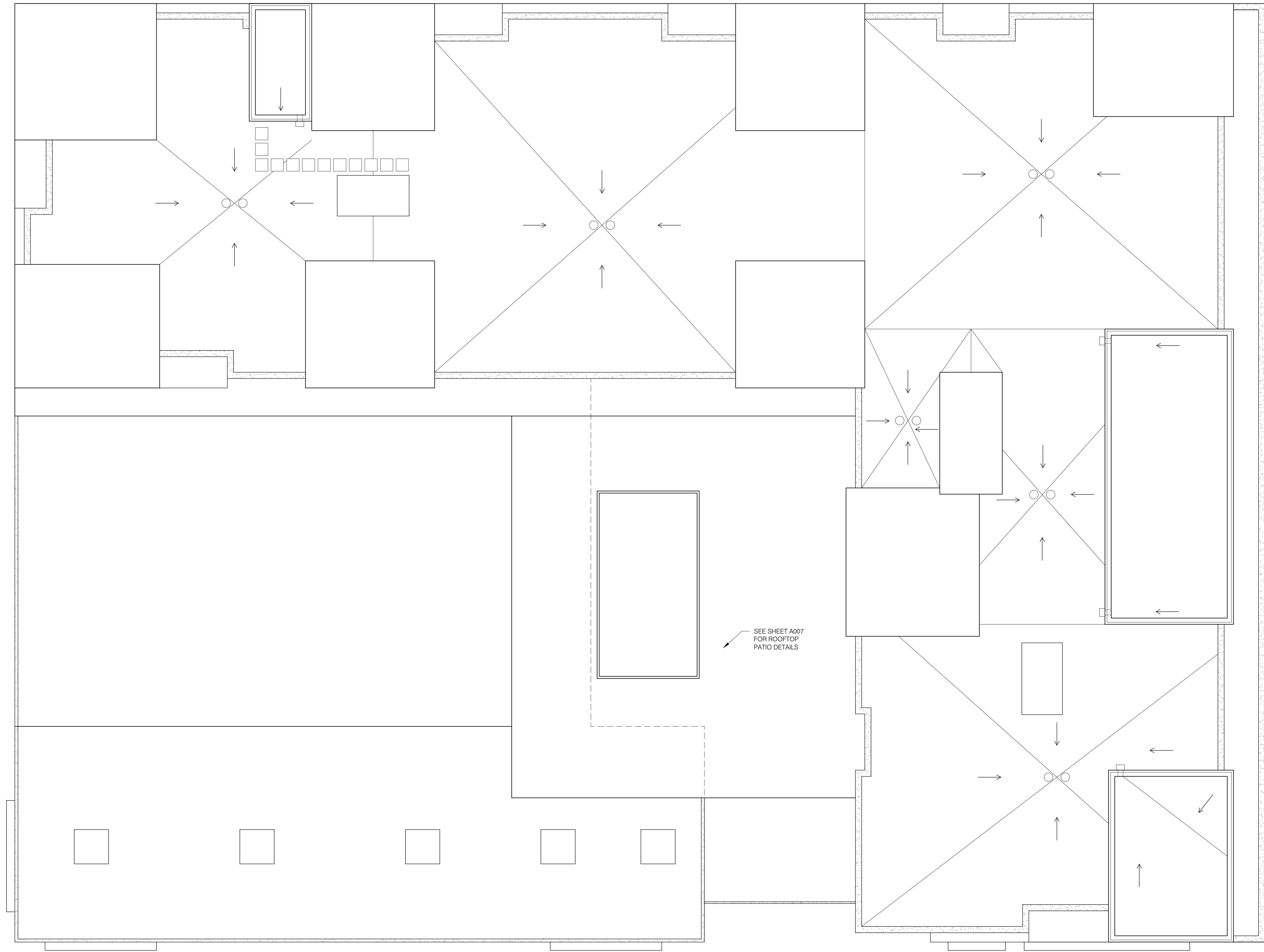
UNIT SIZES:

APARTMENT	
One Bedroom Model A	678 SF
One Bedroom Model B	695 SF
One Bedroom Model C	833 SF
One Bedroom Model D	722 SF
One Bedroom Model E	783 SF
One Bedroom Model F	688 SF
One Bedroom Model G	634 SF
One Bedroom Model H	739 SF
One Bedroom Model I	777 SF
Two Bedroom Model A	943 SF
Two Bedroom Model B	944 SF
Studio Model A	545 SF
Studio Model B	461 SF
CONDO	
Two Bedroom Condo Model A	1,373 SF
Two Bedroom Condo Model B	1,231 SF
Two Bedroom Condo Model C	1,441SF
Two Bedroom Condo Model D	1,120 SF
Two Bedroom Condo Model E	1,309 SF
One Bedroom + Office Condo Model A	1,075 SF
One Bedroom + Office Condo Model B	916 SF
One Bedroom + Office Condo Model C	1,131 SF

UNIT COUNT:

Studio Apartment	2
One Bedroom Apartment	12
Two Bedroom Apartment	2
One Bedroom + Office Condo	8
One Bedroom + Office Penthouse	4
Two Bedroom Condo	14
Two Bedroom Penthouse	7
Total	49





1
A009

Proposed Roof Plan
1/8" = 1'-0"

THOMAS
ROBERTS
ARCHITECT, LLC
2927 4th Street
Wyandotte, MI 48192
(t)734.250.4032

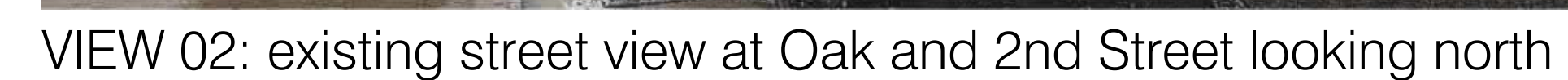
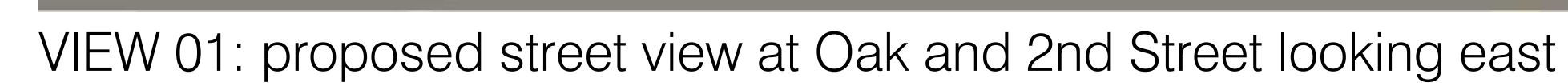
PLAN: COMMISSION 03-21-19

W Lofts and Suites
New Construction/Renovation
166 Oak St.
Wyandotte, Michigan 48192

TR
principal in charge
WD
project manager
TR
project architect
EP
drawn
12.21.18
date

18026.00
job number

A009
sheet number





VIEW 03: proposed street view from parking lot on Oak Street looking north



VIEW 04: proposed street view on Oak Street looking northwest



VIEW 03: existing street view from parking lot on Oak Street looking north

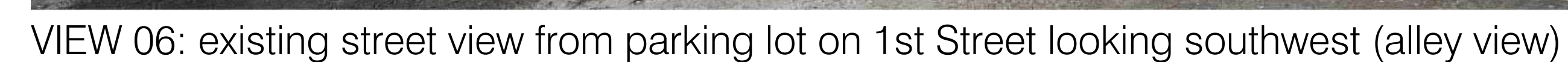
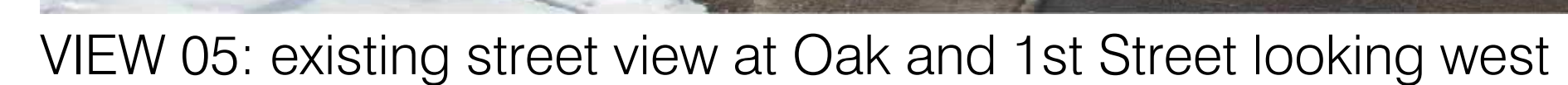


VIEW 04: existing street view on Oak Street looking northwest

PLAN, COMMISSION 03-21-19

W Lofts and Suites
New Construction/Renovation
166 Oak St.
Wyandotte, Michigan 48192

TR
principal in charge
WD
project manager
TR
project architect
EP
drawn
12.21.18
date





VIEW 07: proposed street view from alley looking southwest (alley view)



VIEW 08: proposed street view from alley looking northwest (alley view)



VIEW 07: existing street view from alley looking southwest (alley view)

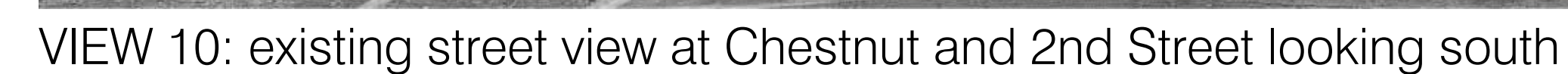
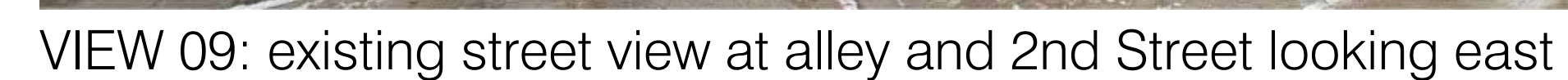
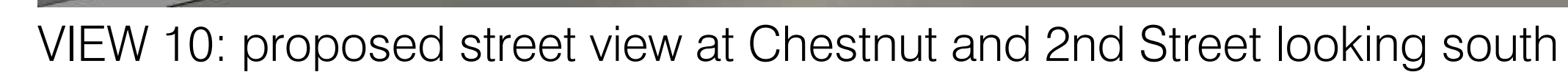
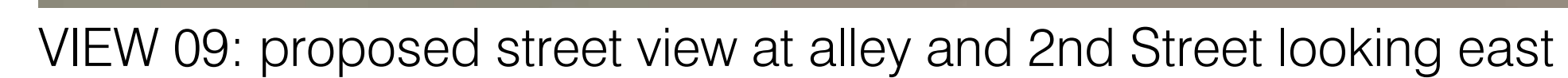


VIEW 08: existing street view from alley looking northwest (alley view)

PLAN	COMMISSION	03-21-19									

W Lofts and Suites
New Construction/Renovation
166 Oak St.
Wyandotte, Michigan 48192

TR
principal in charge
WD
project manager
TR
project architect
EP
drawn
12.21.18
date





VIEW 11: proposed street view on Chestnut Street looking southeast



VIEW 12: proposed street view on Chestnut Street looking south



VIEW 11: existing street view on Chestnut Street looking southeast



VIEW 12: existing street view on Chestnut Street looking south

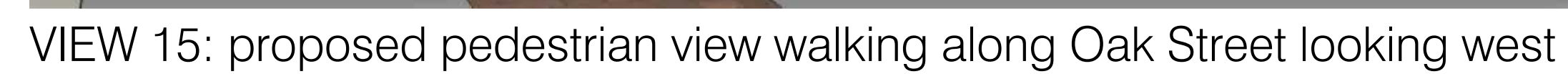
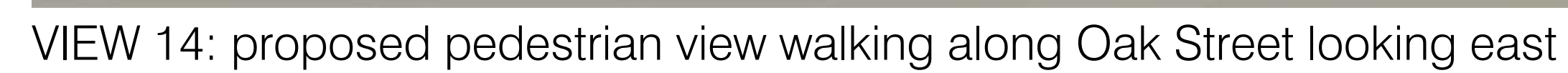
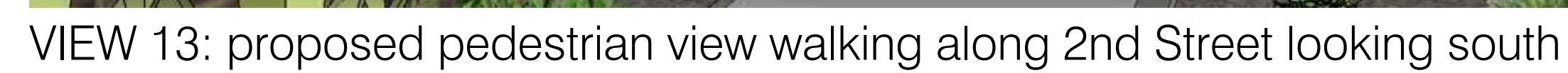
PLAN COMMISSION 03-21-19

W Lofts and Suites
New Construction/Renovation
166 Oak St.
Wyandotte, Michigan 48192

TR
principal in charge
WD
project manager
TR
project architect
EP
drawn
12.21.18
date

18026.00
job number

A015
sheet number

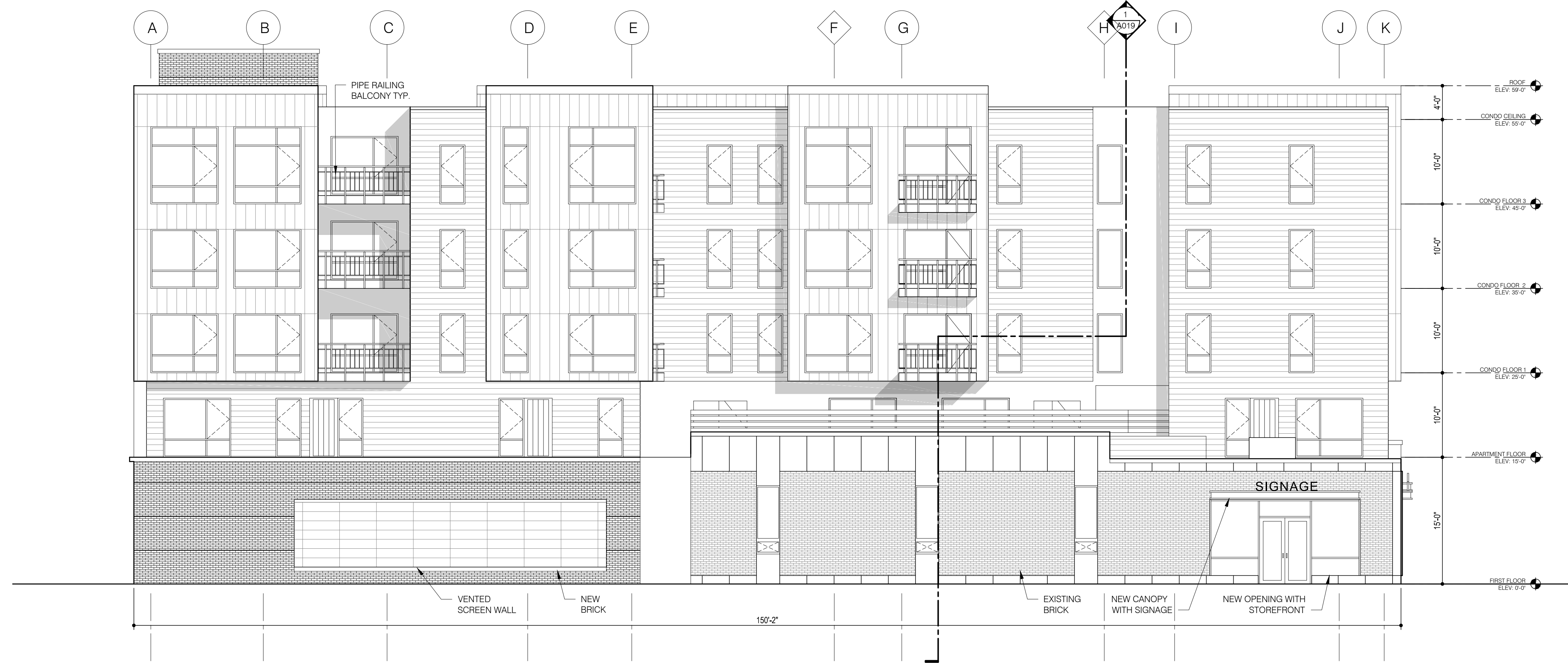




2 North Elevation
A017 1/8" = 1'-0"



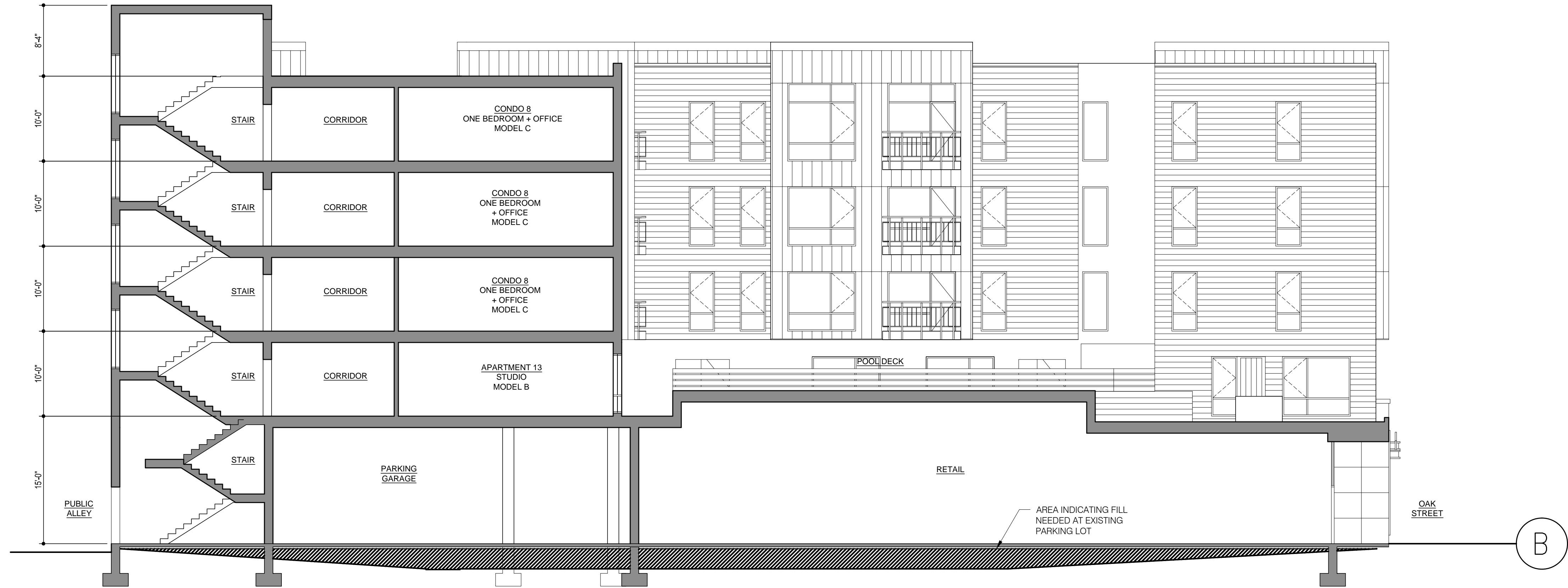
1 South Elevation
A017 1/8" = 1'-0"



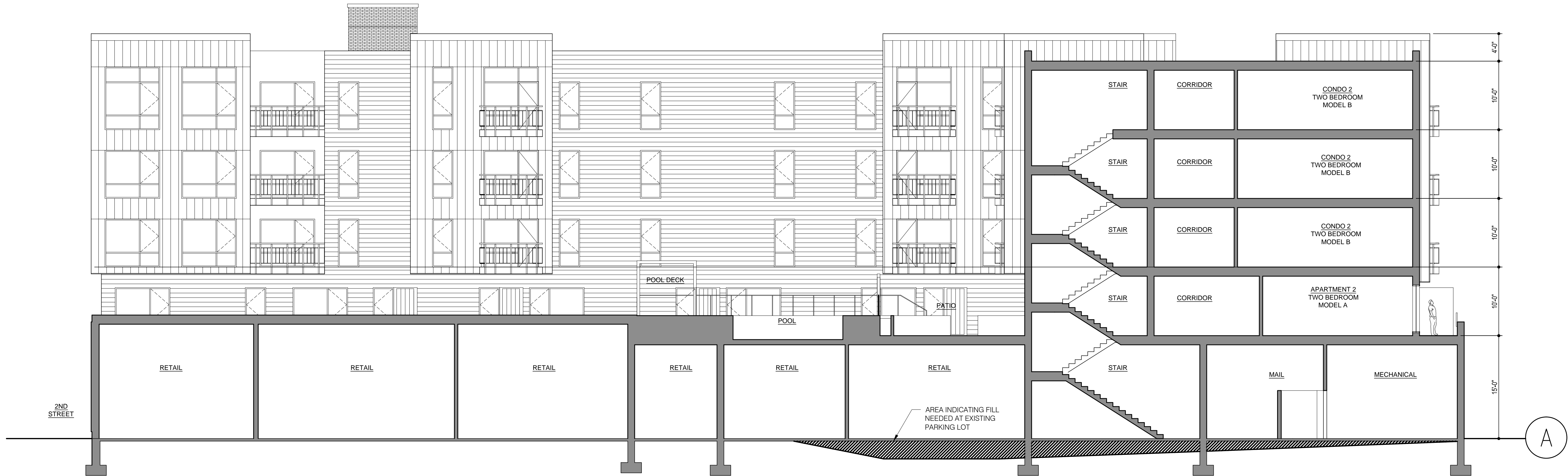
2
A018 West Elevation
1/8" = 1'-0"



1
A018 East Elevation
1/8" = 1'-0"



2 Building Section B
A019 1/8" = 1'-0"



1 Building Section A
A019 1/8" = 1'-0"

Appendix D



OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore H. Galeski
CITY ASSESSOR



MAYOR
Joseph R. Peterson

COUNCIL
Robert Alderman
Chris Calvin
Robert A DeSana
Megan Maiani
Leonard T. Sabuda
Donald C. Schultz

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909

April 15, 2019

Re: Assessor's Statement of Obsolescence

Dear Sir/ Madam:

The building that is the subject of this request is a large warehouse building located at 166 Oak Street in downtown Wyandotte. The structure, built in 1964 to be used as a postal office, is 14,897 square feet. The building and land improvements have remained mostly unchanged for over 55 years, and the building has remained unused since 2017 when it was vacated. The obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

If you have any questions or comments, please do not hesitate to contact me at (734) 331-3980.

Sincerely,

Eric Dunlap
City Assessor

3200 Biddle Avenue, Suite 200 • Wyandotte, Michigan 48192
Phone: 734-324-4511 • Fax: 734-556-3179 • email: swalker@wyandottemi.gov



Equal Housing Opportunity/Equal Opportunity Employer



Affidavit

STATE OF: Michigan
COUNTY OF: Wayne

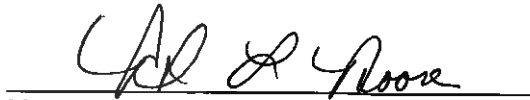
PERSONALLY, came and appeared before me, the undersigned Notary, the within named, Eric Dunlap, who is the Assessor for the City of Wyandotte, Wayne County, Michigan, and makes his statement and affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his knowledge:

I am a certified Michigan Master Assessing Officer and the certifying assessor for the City of Wyandotte. The building that is the subject of this request is a large warehouse building located at 166 Oak Street (Parcel 57-011-06-0011-000) in downtown Wyandotte. The structure, built in 1964 to be used as a postal office, is 14,897 square feet. The building and land improvements have remained mostly unchanged for over 55 years, and the building has remained unused since 2017 when it was vacated. The obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence, as defined in MCL 125.2652 of the Brownfield Redevelopment Financing Act.

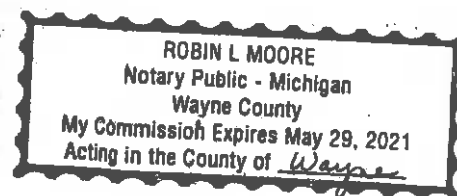
DATED this 15th day of May, 2019


Signature of Affidavit

SWORN to subscribed before me, this 15th day of May, 2019


Notary Public

My Commission Expires: May 29, 2021



Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,200		\$ 2,200
Phase II ESA/BEA/DDCC	\$ 4,600		\$ 4,600
Hazardous Materials Survey	\$ 2,500		\$ 2,500
Pre-Approved Activities Sub-Total	\$ 9,300	\$ -	\$ 9,300
Demolition			
Building Demolition Activities	\$ 240,000	\$ 240,000	
Select Demolition of Building Elements for Reuse or Recycling	\$ 44,000	\$ 44,000	
Fees related to Demolition Engineering and Design	\$ 12,880	\$ 12,880	
Pre-demolition Audit or Survey	\$ 25,000	\$ 25,000	
Disposal of Non-Reusable/Non-Recyclable Building Elements	\$ 22,000	\$ 22,000	
Foundation Removal	\$ 23,500	\$ 23,500	
Fill/Compaction/Rough Grading to Balance Site where Bldg. was Located	\$ 34,000	\$ 34,000	
Removal of Abandoned Utilities	\$ 65,000	\$ 65,000	
Removal of Parking Lots	\$ 75,000	\$ 75,000	
Removal of Curbs and Gutters	\$ 16,000	\$ 16,000	
Alley Removal	\$ 60,000	\$ 60,000	
Removal of Sidewalks	\$ 10,000	\$ 10,000	
Professional Fees Related to Building and/or Site Demolition Activities	\$ 18,000	\$ 18,000	
Professional Fees Related to Structural (Geotech/underground)	\$ 24,000	\$ 24,000	
Demolition Sub-Total	\$ 714,380	\$ 714,380	\$ -
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,000	\$ 10,000	
Asbestos and Lead Activities Sub-Total	\$ 10,000	\$ 10,000	\$ -
Infrastructure Improvements			
Urban Storm Water Management Systems (Traditional versus Low Impact Design)	\$ 90,000	\$ 90,000	
Underground and Multi-Level Parking Structures (public or private)	\$ 750,000	\$ 750,000	
Curbs and Gutters	\$ 24,000	\$ 24,000	
Side Walk Improvements	\$ 98,000	\$ 98,000	
Public Lighting	\$ 200,000	\$ 200,000	
Landscaping in ROW	\$ 120,000	\$ 120,000	
Public Seating	\$ 7,500	\$ 7,500	
Paving Public Alley	\$ 200,000	\$ 200,000	
Bike Racks	\$ 3,000	\$ 3,000	
Electrical Infrastructure	\$ 450,000	\$ 450,000	
Professional Fees Related to Geotechnical, Engineering & Design Work if Directly Related to Infrastructure Improvements	\$ 75,000	\$ 75,000	
Infrastructure Sub-Total	\$ 2,017,500	\$ 2,017,500	\$ -
Site Preparation			
Temporary Traffic Control 36 months	\$ 40,000	\$ 40,000	
Temporary Erosion Control	\$ 14,000	\$ 14,000	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 25,000	\$ 25,000	
Temporary Facility	\$ 20,000	\$ 20,000	
Land Balancing	\$ 20,000	\$ 20,000	
Grading (including reasonable mass grading of entire project site)	\$ 35,000	\$ 35,000	
Relocation of Active Utilities (Electric)	\$ 250,000	\$ 250,000	
Staking	\$ 4,000	\$ 4,000	
Geotechnical Engineering Including Investigating Existing Subsurface Conditions, Soil Sampling, Designing Earthworks and Structure Foundations	\$ 7,100	\$ 7,100	
Underground footings caissons	\$ 500,000	\$ 500,000	
Clearing & Grubbing (including grass, shrubs, trees, other vegetation and their roots) and Related Disposal	\$ 15,000	\$ 15,000	
Excavation of Unstable Material	\$ 20,700	\$ 20,700	
Foundation Work to Address Special Soil Concerns	\$ 145,000	\$ 145,000	
Compaction & Sub-Base Preparation Related to Other Eligible Activities	\$ 3,500	\$ 3,500	
Temporary Bracing/Sheeting/Shoring	\$ 6,000	\$ 6,000	
Site Preparation Sub-Total	\$ 1,105,300	\$ 1,105,300	\$ -
Preparation of Brownfield Plan			
Preparation of Brownfield Plan	\$ 20,000	\$ 20,000	
Implementation of Brownfield Plan	\$ 5,000	\$ 5,000	
Brownfield Plan Sub-Total	\$ 25,000	\$ 25,000	\$ -
Eligible Activities Sub-Total	\$ 3,881,480	\$ 3,872,180	\$ 9,300
15% Contingency*	\$ 577,077	\$ 577,077	\$ -
Developer Eligible Reimbursement Total	\$ 4,458,557	\$ 4,449,257	\$ 9,300

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Table 2a: Tax Increment Revenue Capture Estimates - Retail and Apartments
166 Oak Street, Wyandotte, Michigan
July 15, 2019

Estimated Taxable Value (TV) Increase Rate:			1% per year									
	Plan Year	0	1	2	3	4	5	6	7	8		
	Calendar Year	2019	2021	2022	2023	2024	2025	2026	2027	2028		
	*Base Taxable Value	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900		
	Estimated New TV - Apts/Retail		\$ 800,000	\$ 808,000	\$ 816,080	\$ 824,241	\$ 832,483	\$ 840,808	\$ 849,216	\$ 857,708		
	Incremental Difference (New TV - Base TV)		\$ 386,100	\$ 394,100	\$ 402,180	\$ 410,341	\$ 418,583	\$ 426,908	\$ 435,316	\$ 443,808		

School Capture	Millage Rate (through 2021)	Millage Rate (from 2022)										
State Education Tax (SET)	6.0000	6.0000	\$ 2,483	\$ 2,317	\$ 2,365	\$ 2,413	\$ 2,462	\$ 2,511	\$ 2,561	\$ 2,612	\$ 2,663	
School Operating Tax	18.0000	18.0000	\$ 7,450	\$ 6,950	\$ 7,094	\$ 7,239	\$ 7,386	\$ 7,534	\$ 7,684	\$ 7,836	\$ 7,989	
School Total	24.0000	24.0000	\$ 9,934	\$ 9,266	\$ 9,458	\$ 9,652	\$ 9,848	\$ 10,046	\$ 10,246	\$ 10,448	\$ 10,651	

Local Capture	Millage Rate	OPRA Abatement									
County Operating	6.6380	6.6380	\$ 2,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HCMA	0.2140	0.2140	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jail	0.9381	0.9381	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WCTA	1.0000	1.0000	\$ 414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Operating	14.9921	14.9921	\$ 6,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WCCC	3.2408	3.2408	\$ 1,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WCPK	0.2459	0.2459	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Solid Waste	2.5063	2.5063	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drain #5	2.7453	2.7453	\$ 1,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	1.5362	1.5362	\$ 636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HCMA	0.2140	0.2140	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESA	0.0965	0.0965	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WC Special Ed	3.3678	3.3678	\$ 1,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WCRESA*	2.0000	0.0000	\$ 828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	39.7350	37.7350	\$ 16,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Brownfield Capturable Total	39.7350	37.7350		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Non-Capturable Millages	Millage Rate										
Zoo Authority (County)	0.1000	0.1000	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Art Institute (County)	0.2000	0.2000	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School debt	6.0000	6.0000	\$ 2,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Debt	2.5063	2.5063	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	8.8063	8.8063	\$ 3,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Capturable Millages		\$ 9,266	\$ 9,458	\$ 9,652	\$ 9,848	\$ 10,046	\$ 10,246	\$ 10,448	\$ 10,651
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Total Tax Increment Revenue (TIR) Available for Capture		\$ 9,266	\$ 9,458	\$ 9,652	\$ 9,848	\$ 10,046	\$ 10,246	\$ 10,448	\$ 10,651
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Footnotes:
None

*RESA Enhancement is anticipated to expire after 2021

Table 2a: Tax Increment Revenue Capture Estimates - Retail and Apartments
166 Oak Street, Wyandotte, Michigan
July 15, 2019

20	21	22	23	24	25	26	27	28	29	30	TOTAL
2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	\$ 413,900	
\$ 966,487	\$ 976,152	\$ 985,914	\$ 995,773	\$ 1,005,730	\$ 1,015,788	\$ 1,025,946	\$ 1,036,205	\$ 1,046,567	\$ 1,057,033	\$ 1,067,603	
\$ 552,587	\$ 562,252	\$ 572,014	\$ 581,873	\$ 591,830	\$ 601,888	\$ 612,046	\$ 622,305	\$ 632,667	\$ 643,133	\$ 653,703	
\$ 3,316	\$ 3,374	\$ 3,432	\$ 3,491	\$ 3,551	\$ 3,611	\$ 3,672	\$ 3,734	\$ 3,796	\$ 3,859	\$ 3,922	\$ 92,465
\$ 9,947	\$ 10,121	\$ 10,296	\$ 10,474	\$ 10,653	\$ 10,834	\$ 11,017	\$ 11,201	\$ 11,388	\$ 11,576	\$ 11,767	\$ 277,396
\$ 13,262	\$ 13,494	\$ 13,728	\$ 13,965	\$ 14,204	\$ 14,445	\$ 14,689	\$ 14,935	\$ 15,184	\$ 15,435	\$ 15,689	\$ 369,862
\$ 3,668	\$ 3,732	\$ 3,797	\$ 3,862	\$ 3,929	\$ 3,995	\$ 4,063	\$ 4,131	\$ 4,200	\$ 4,269	\$ 4,339	\$ 67,918
\$ 118	\$ 120	\$ 122	\$ 125	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135	\$ 138	\$ 140	\$ 2,190
\$ 518	\$ 527	\$ 537	\$ 546	\$ 555	\$ 565	\$ 574	\$ 584	\$ 594	\$ 603	\$ 613	\$ 9,598
\$ 553	\$ 562	\$ 572	\$ 582	\$ 592	\$ 602	\$ 612	\$ 622	\$ 633	\$ 643	\$ 654	\$ 10,232
\$ 8,284	\$ 8,429	\$ 8,576	\$ 8,723	\$ 8,873	\$ 9,024	\$ 9,176	\$ 9,330	\$ 9,485	\$ 9,642	\$ 9,800	\$ 153,395
\$ 1,791	\$ 1,822	\$ 1,854	\$ 1,886	\$ 1,918	\$ 1,951	\$ 1,984	\$ 2,017	\$ 2,050	\$ 2,084	\$ 2,119	\$ 33,159
\$ 136	\$ 138	\$ 141	\$ 143	\$ 146	\$ 148	\$ 151	\$ 153	\$ 156	\$ 158	\$ 161	\$ 2,516
\$ 1,385	\$ 1,409	\$ 1,434	\$ 1,458	\$ 1,483	\$ 1,509	\$ 1,534	\$ 1,560	\$ 1,586	\$ 1,612	\$ 1,638	\$ 25,644
\$ 1,517	\$ 1,544	\$ 1,570	\$ 1,597	\$ 1,625	\$ 1,652	\$ 1,680	\$ 1,708	\$ 1,737	\$ 1,766	\$ 1,795	\$ 28,089
\$ 849	\$ 864	\$ 879	\$ 894	\$ 909	\$ 925	\$ 940	\$ 956	\$ 972	\$ 988	\$ 1,004	\$ 15,718
\$ 118	\$ 120	\$ 122	\$ 125	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135	\$ 138	\$ 140	\$ 2,190
\$ 53	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 987
\$ 1,861	\$ 1,894	\$ 1,926	\$ 1,960	\$ 1,993	\$ 2,027	\$ 2,061	\$ 2,096	\$ 2,131	\$ 2,166	\$ 2,202	\$ 34,458
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 20,852	\$ 21,217	\$ 21,585	\$ 21,957	\$ 22,333	\$ 22,712	\$ 23,096	\$ 23,483	\$ 23,874	\$ 24,269	\$ 24,667	\$ 386,094
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 1,023
\$ 111	\$ 112	\$ 114	\$ 116	\$ 118	\$ 120	\$ 122	\$ 124	\$ 127	\$ 129	\$ 131	\$ 2,046
\$ 3,316	\$ 3,374	\$ 3,432	\$ 3,491	\$ 3,551	\$ 3,611	\$ 3,672	\$ 3,734	\$ 3,796	\$ 3,859	\$ 3,922	\$ 61,390
\$ 1,385	\$ 1,409	\$ 1,434	\$ 1,458	\$ 1,483	\$ 1,509	\$ 1,534	\$ 1,560	\$ 1,586	\$ 1,612	\$ 1,638	\$ 25,644
\$ 4,866	\$ 4,951	\$ 5,037	\$ 5,124	\$ 5,212	\$ 5,300	\$ 5,390	\$ 5,480	\$ 5,571	\$ 5,664	\$ 5,757	\$ 90,104
\$ 34,114	\$ 34,711	\$ 35,313	\$ 35,922	\$ 36,537	\$ 37,158	\$ 37,785	\$ 38,418	\$ 39,058	\$ 39,704	\$ 40,356	\$ 755,956
\$ 34,114	\$ 34,711	\$ 35,313	\$ 35,922	\$ 36,537	\$ 37,158	\$ 37,785	\$ 38,418	\$ 39,058	\$ 39,704	\$ 40,356	\$ -

Table 2b

Rehab Apartments		Plan Year	0	1	2	3	4	5	6	7	8
		Calendar Year	2019	2021	2022	2023	2024	2025	2026	2027	2028
		*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Estimated New TV - Apartments New Build		\$ 600,000	\$ 606,000	\$ 612,060	\$ 618,181	\$ 624,362	\$ 630,606	\$ 636,912	\$ 643,281
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Incremental Difference (New TV - Base TV)		\$ 600,000	\$ 606,000	\$ 612,060	\$ 618,181	\$ 624,362	\$ 630,606	\$ 636,912	\$ 643,281
			NEZ Millage Rate *(1)	NEZ Period							
		Millage Rate (from 2022)									
School Capture											
State Education Tax (SET)		6.0000	6.0000	\$ 3,600	\$ 3,636	\$ 3,672	\$ 3,709	\$ 3,746	\$ 3,784	\$ 3,821	\$ 3,860
School Operating Tax		18.0000	4.5000	\$ 2,700	\$ 2,727	\$ 2,754	\$ 2,782	\$ 2,810	\$ 2,838	\$ 2,866	\$ 2,895
School Total		24.0000	6.0000	\$ 3,600	\$ 3,636	\$ 3,672	\$ 3,709	\$ 3,746	\$ 3,784	\$ 3,821	\$ 3,860
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture		Millage Rate									
County Operating		6.6380	3.3625	\$ 2,018	\$ 2,038	\$ 2,058	\$ 2,079	\$ 2,099	\$ 2,120	\$ 2,142	\$ 2,163
HCMA		0.2140	0.1084	\$ 65	\$ 66	\$ 66	\$ 67	\$ 68	\$ 68	\$ 69	\$ 70
Jail		0.9381	0.4752	\$ 285	\$ 288	\$ 291	\$ 294	\$ 297	\$ 300	\$ 303	\$ 306
WCTA		1.0000	0.5066	\$ 304	\$ 307	\$ 310	\$ 313	\$ 316	\$ 319	\$ 323	\$ 326
City Operating		14.9921	7.5943	\$ 4,557	\$ 4,602	\$ 4,648	\$ 4,695	\$ 4,742	\$ 4,789	\$ 4,837	\$ 4,885
WCCC		3.2408	1.6416	\$ 985	\$ 995	\$ 1,005	\$ 1,015	\$ 1,025	\$ 1,035	\$ 1,046	\$ 1,056
WCPK		0.2459	0.1246	\$ 75	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 79	\$ 80
City Solid Waste		2.5063	1.2696	\$ 762	\$ 769	\$ 777	\$ 785	\$ 793	\$ 801	\$ 809	\$ 817
Drain #5		2.7453	1.3906	\$ 834	\$ 843	\$ 851	\$ 860	\$ 868	\$ 877	\$ 886	\$ 895
Library		1.5362	0.7782	\$ 467	\$ 472	\$ 476	\$ 481	\$ 486	\$ 491	\$ 496	\$ 501
HCMA		0.2140	0.1084	\$ 65	\$ 66	\$ 66	\$ 67	\$ 68	\$ 68	\$ 69	\$ 70
RESA		0.0965	0.0489	\$ 29	\$ 30	\$ 30	\$ 30	\$ 31	\$ 31	\$ 31	\$ 31
WC Special Ed		3.3678	1.7060	\$ 1,024	\$ 1,034	\$ 1,044	\$ 1,055	\$ 1,065	\$ 1,076	\$ 1,087	\$ 1,097
Local Total		37.7350	19.1148	\$ 11,469	\$ 11,584	\$ 11,699	\$ 11,816	\$ 11,935	\$ 12,054	\$ 12,174	\$ 12,296
Brownfield Capturable		37.7350	19.1148	\$ 11,469	\$ 11,584	\$ 11,699	\$ 11,816	\$ 11,935	\$ 12,054	\$ 12,174	\$ 12,296
Non-Capturable Millages		Millage Rate									
Zoo Authority (County)		0.1000	0.0507	\$ 30	\$ 31	\$ 31	\$ 31	\$ 32	\$ 32	\$ 32	\$ 33
Art Institute (County)		0.2000	0.1013	\$ 61	\$ 61	\$ 62	\$ 63	\$ 63	\$ 64	\$ 65	\$ 65
School debt		6.0000	3.0393	\$ 1,824	\$ 1,842	\$ 1,860	\$ 1,879	\$ 1,898	\$ 1,917	\$ 1,936	\$ 1,955
City Debt		2.5063	1.2696	\$ 762	\$ 769	\$ 777	\$ 785	\$ 793	\$ 801	\$ 809	\$ 817
Total Non-Capturable Taxes		8.8063	4.4609	\$ 2,677	\$ 2,703	\$ 2,730	\$ 2,758	\$ 2,785	\$ 2,813	\$ 2,841	\$ 2,870
NEZ Millage Rate - 2018*(1)		Millage Rate									
NEZ Millage Rate (Local Tax Ratio)		23.5757									
NEZ Millage Rate (School Tax Ratio)		6.0000									
Total NEZ Millages Rate 2019		26.6150									
Sub-Total Tax Increment Revenue (TIR) Available for Capture				\$ 15,069	\$ 15,220	\$ 15,372	\$ 15,525	\$ 15,681	\$ 15,838	\$ 15,996	\$ 16,156

Footnotes (*):
(1) NEZ Millage Rate is applicable to New Build Taxable Values during the NEZ period years 1-12
(2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus
(3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

Table 2b

9	10			11		12		13	14	15	16
2029		2030		2031		2035		2036	2037	2038	2039
\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
\$ 649,714		\$ 656,211		\$ 662,773		\$ 669,401		\$ 676,095	\$ 682,856	\$ 689,685	\$ 696,581
\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
\$ 649,714		\$ 656,211		\$ 662,773		\$ 669,401		\$ 676,095	\$ 682,856	\$ 689,685	\$ 696,581
NEZ Millage Rate *(2)		NEZ Millage Rate *(3)		NEZ Millage Rate *(4)		NEZ Millage Rate					
\$ 3,898	6.0000	\$ 3,937	6.0000	\$ 3,977	6.0000	\$ 4,016	6.0000	\$ 4,057	\$ 4,097	\$ 4,138	\$ 4,179
\$ 2,924	9.0000	\$ 5,906	12.0000	\$ 7,953	15.0000	\$ 10,041	18.0000	\$ 12,170	\$ 12,291	\$ 12,414	\$ 12,538
\$ 3,898	15.0000	\$ 9,843	18.0000	\$ 11,930	21.0000	\$ 14,057	24.0000	\$ 16,226	\$ 16,389	\$ 16,552	\$ 16,718
\$ -		\$ -		\$ -		\$ -					
\$ 2,185	4.1488	\$ 2,722	4.9785	\$ 3,300	5.8083	\$ 3,888	6.6380	\$ 4,488	\$ 4,533	\$ 4,578	\$ 4,624
\$ 70	0.1338	\$ 88	0.1605	\$ 106	0.1873	\$ 125	0.2140	\$ 145	\$ 146	\$ 148	\$ 149
\$ 309	0.5863	\$ 385	0.7036	\$ 466	0.8208	\$ 549	0.9381	\$ 634	\$ 641	\$ 647	\$ 653
\$ 329	0.6250	\$ 410	0.7500	\$ 497	0.8750	\$ 586	1.0000	\$ 676	\$ 683	\$ 690	\$ 697
\$ 4,934	9.3701	\$ 6,149	11.2441	\$ 7,452	13.1181	\$ 8,781	14.9921	\$ 10,136	\$ 10,237	\$ 10,340	\$ 10,443
\$ 1,067	2.0255	\$ 1,329	2.4306	\$ 1,611	2.8357	\$ 1,898	3.2408	\$ 2,191	\$ 2,213	\$ 2,235	\$ 2,257
\$ 81	0.1537	\$ 101	0.1844	\$ 122	0.2152	\$ 144	0.2459	\$ 166	\$ 168	\$ 170	\$ 171
\$ 825	1.5664	\$ 1,028	1.8797	\$ 1,246	2.1930	\$ 1,468	2.5063	\$ 1,694	\$ 1,711	\$ 1,729	\$ 1,746
\$ 904	1.7158	\$ 1,126	2.0590	\$ 1,365	2.4021	\$ 1,608	2.7453	\$ 1,856	\$ 1,875	\$ 1,893	\$ 1,912
\$ 506	0.9601	\$ 630	1.1522	\$ 764	1.3442	\$ 900	1.5362	\$ 1,039	\$ 1,049	\$ 1,059	\$ 1,070
\$ 70	0.1338	\$ 88	0.1605	\$ 106	0.1873	\$ 125	0.2140	\$ 145	\$ 146	\$ 148	\$ 149
\$ 32	0.0603	\$ 40	0.0724	\$ 48	0.0844	\$ 57	0.0965	\$ 65	\$ 66	\$ 67	\$ 67
\$ 1,108	2.1049	\$ 1,381	2.5259	\$ 1,674	2.9468	\$ 1,973	3.3678	\$ 2,277	\$ 2,300	\$ 2,323	\$ 2,346
\$ 12,419	23.5844	\$ 15,476	28.3013	\$ 18,757	33.0181	\$ 22,102	37.7350	\$ 25,512	\$ 25,768	\$ 26,025	\$ 26,285
\$ 12,419	23.5844	\$ 15,476	28.3013	\$ 18,757	33.0181	\$ 22,102	37.7350	\$ 25,512	\$ 25,768	\$ 26,025	\$ 26,285
\$ 33	0.0625	\$ 41	0.0750	\$ 50	0.0875	\$ 59	0.1000	\$ 68	\$ 68	\$ 69	\$ 70
\$ 66	0.1250	\$ 82	0.1500	\$ 99	0.1750	\$ 117	0.2000	\$ 135	\$ 137	\$ 138	\$ 139
\$ 1,975	3.7500	\$ 2,461	4.5000	\$ 2,982	5.2500	\$ 3,514	6.0000	\$ 4,057	\$ 4,097	\$ 4,138	\$ 4,179
\$ 825	1.5664	\$ 1,028	1.8797	\$ 1,246	2.1930	\$ 1,468	2.5063	\$ 1,694	\$ 1,711	\$ 1,729	\$ 1,746
\$ 2,898	5.5039	\$ 3,612	6.6047	\$ 4,377	7.7055	\$ 5,158	8.8063	\$ 5,954	\$ 6,013	\$ 6,074	\$ 6,134
\$ 16,317		\$ 25,319		\$ 30,687		\$ 36,160		\$ 41,739	\$ 42,156	\$ 42,578	\$ 43,003

Table 2b

17	18	19	20	21	22	23	24
2040	2041	2042	2043	2044	2045	2046	2047
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 703,547	\$ 710,583	\$ 717,688	\$ 724,865	\$ 732,114	\$ 739,435	\$ 746,830	\$ 754,298
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 703,547	\$ 710,583	\$ 717,688	\$ 724,865	\$ 732,114	\$ 739,435	\$ 746,830	\$ 754,298

\$ 4,221	\$ 4,263	\$ 4,306	\$ 4,349	\$ 4,393	\$ 4,437	\$ 4,481	\$ 4,526
\$ 12,664	\$ 12,790	\$ 12,918	\$ 13,048	\$ 13,178	\$ 13,310	\$ 13,443	\$ 13,577
\$ 16,885	\$ 17,054	\$ 17,225	\$ 17,397	\$ 17,571	\$ 17,746	\$ 17,924	\$ 18,103

\$ 4,670	\$ 4,717	\$ 4,764	\$ 4,812	\$ 4,860	\$ 4,908	\$ 4,957	\$ 5,007
\$ 151	\$ 152	\$ 154	\$ 155	\$ 157	\$ 158	\$ 160	\$ 161
\$ 660	\$ 667	\$ 673	\$ 680	\$ 687	\$ 694	\$ 701	\$ 708
\$ 704	\$ 711	\$ 718	\$ 725	\$ 732	\$ 739	\$ 747	\$ 754
\$ 10,548	\$ 10,653	\$ 10,760	\$ 10,867	\$ 10,976	\$ 11,086	\$ 11,197	\$ 11,309
\$ 2,280	\$ 2,303	\$ 2,326	\$ 2,349	\$ 2,373	\$ 2,396	\$ 2,420	\$ 2,445
\$ 173	\$ 175	\$ 176	\$ 178	\$ 180	\$ 182	\$ 184	\$ 185
\$ 1,763	\$ 1,781	\$ 1,799	\$ 1,817	\$ 1,835	\$ 1,853	\$ 1,872	\$ 1,890
\$ 1,931	\$ 1,951	\$ 1,970	\$ 1,990	\$ 2,010	\$ 2,030	\$ 2,050	\$ 2,071
\$ 1,081	\$ 1,092	\$ 1,103	\$ 1,114	\$ 1,125	\$ 1,136	\$ 1,147	\$ 1,159
\$ 151	\$ 152	\$ 154	\$ 155	\$ 157	\$ 158	\$ 160	\$ 161
\$ 68	\$ 69	\$ 69	\$ 70	\$ 71	\$ 71	\$ 72	\$ 73
\$ 2,369	\$ 2,393	\$ 2,417	\$ 2,441	\$ 2,466	\$ 2,490	\$ 2,515	\$ 2,540
\$ 26,548	\$ 26,814	\$ 27,082	\$ 27,353	\$ 27,626	\$ 27,903	\$ 28,182	\$ 28,463
\$ 26,548	\$ 26,814	\$ 27,082	\$ 27,353	\$ 27,626	\$ 27,903	\$ 28,182	\$ 28,463

\$ 70	\$ 71	\$ 72	\$ 72	\$ 73	\$ 74	\$ 75	\$ 75
\$ 141	\$ 142	\$ 144	\$ 145	\$ 146	\$ 148	\$ 149	\$ 151
\$ 4,221	\$ 4,263	\$ 4,306	\$ 4,349	\$ 4,393	\$ 4,437	\$ 4,481	\$ 4,526
\$ 1,763	\$ 1,781	\$ 1,799	\$ 1,817	\$ 1,835	\$ 1,853	\$ 1,872	\$ 1,890
\$ 6,196	\$ 6,258	\$ 6,320	\$ 6,383	\$ 6,447	\$ 6,512	\$ 6,577	\$ 6,643

\$ 43,433	\$ 43,868	\$ 44,306	\$ 44,750	\$ 45,197	\$ 45,649	\$ 46,106	\$ 46,567
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Table 2b

25	26	27	28	29	30	TOTAL
2048	2049	2050	2051	2052	2053	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 761,841	\$ 769,459	\$ 777,154	\$ 784,925	\$ 792,775	\$ 800,702	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 761,841	\$ 769,459	\$ 777,154	\$ 784,925	\$ 792,775	\$ 800,702	
\$ 4,571	\$ 4,617	\$ 4,663	\$ 4,710	\$ 4,757	\$ 4,804	\$ 125,226
\$ 13,713	\$ 13,850	\$ 13,989	\$ 14,129	\$ 14,270	\$ 14,413	\$ 287,901
\$ 18,284	\$ 18,467	\$ 18,652	\$ 18,838	\$ 19,027	\$ 19,217	\$ 387,832
\$ 5,057	\$ 5,108	\$ 5,159	\$ 5,210	\$ 5,262	\$ 5,315	\$ 116,841
\$ 163	\$ 165	\$ 166	\$ 168	\$ 170	\$ 171	\$ 3,767
\$ 715	\$ 722	\$ 729	\$ 736	\$ 744	\$ 751	\$ 16,512
\$ 762	\$ 769	\$ 777	\$ 785	\$ 793	\$ 801	\$ 17,602
\$ 11,422	\$ 11,536	\$ 11,651	\$ 11,768	\$ 11,885	\$ 12,004	\$ 263,887
\$ 2,469	\$ 2,494	\$ 2,519	\$ 2,544	\$ 2,569	\$ 2,595	\$ 57,044
\$ 187	\$ 189	\$ 191	\$ 193	\$ 195	\$ 197	\$ 4,328
\$ 1,909	\$ 1,928	\$ 1,948	\$ 1,967	\$ 1,987	\$ 2,007	\$ 44,115
\$ 2,091	\$ 2,112	\$ 2,134	\$ 2,155	\$ 2,176	\$ 2,198	\$ 48,322
\$ 1,170	\$ 1,182	\$ 1,194	\$ 1,206	\$ 1,218	\$ 1,230	\$ 27,040
\$ 163	\$ 165	\$ 166	\$ 168	\$ 170	\$ 171	\$ 3,767
\$ 74	\$ 74	\$ 75	\$ 76	\$ 77	\$ 77	\$ 1,699
\$ 2,566	\$ 2,591	\$ 2,617	\$ 2,643	\$ 2,670	\$ 2,697	\$ 59,279
\$ 28,748	\$ 29,036	\$ 29,326	\$ 29,619	\$ 29,915	\$ 30,215	\$ 664,203
\$ 28,748	\$ 29,036	\$ 29,326	\$ 29,619	\$ 29,915	\$ 30,215	\$ 664,203
\$ 76	\$ 77	\$ 78	\$ 78	\$ 79	\$ 80	\$ 1,760
\$ 152	\$ 154	\$ 155	\$ 157	\$ 159	\$ 160	\$ 3,520
\$ 4,571	\$ 4,617	\$ 4,663	\$ 4,710	\$ 4,757	\$ 4,804	\$ 105,611
\$ 1,909	\$ 1,928	\$ 1,948	\$ 1,967	\$ 1,987	\$ 2,007	\$ 44,115
\$ 6,709	\$ 6,776	\$ 6,844	\$ 6,912	\$ 6,981	\$ 7,051	\$ 155,006
\$ 47,032	\$ 47,503	\$ 47,978	\$ 48,457	\$ 48,942	\$ 49,431	\$ 1,052,034

Table 2c

NEZ New Build Condos		Plan Year	0	1	2	3	4	5	6	7	8
		Calendar Year	2019	2021	2022	2023	2024	2025	2026	2027	2028
		*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Estimated New TV - Apartments New Build		\$ 2,600,000	\$ 2,626,000	\$ 2,652,260	\$ 2,678,783	\$ 2,705,570	\$ 2,732,626	\$ 2,759,952	\$ 2,787,552
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Incremental Difference (New TV - Base TV)		\$ 2,600,000	\$ 2,626,000	\$ 2,652,260	\$ 2,678,783	\$ 2,705,570	\$ 2,732,626	\$ 2,759,952	\$ 2,787,552
			NEZ Millage Rate *(1)	NEZ Period							
		Millage Rate (from 2022)									
School Capture											
State Education Tax (SET)		6.0000	6.0000	\$ 15,600	\$ 15,756	\$ 15,914	\$ 16,073	\$ 16,233	\$ 16,396	\$ 16,560	\$ 16,725
School Operating Tax		0.0000	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total		24.0000	6.0000	\$ 15,600	\$ 15,756	\$ 15,914	\$ 16,073	\$ 16,233	\$ 16,396	\$ 16,560	\$ 16,725
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture		Millage Rate									
County Operating		6.6380	1.6373	\$ 4,257	\$ 4,300	\$ 4,343	\$ 4,386	\$ 4,430	\$ 4,474	\$ 4,519	\$ 4,564
HCMA		0.2140	0.0528	\$ 137	\$ 139	\$ 140	\$ 141	\$ 143	\$ 144	\$ 146	\$ 147
Jail		0.9381	0.2314	\$ 602	\$ 608	\$ 614	\$ 620	\$ 626	\$ 632	\$ 639	\$ 645
WCTA		1.0000	0.2467	\$ 641	\$ 648	\$ 654	\$ 661	\$ 667	\$ 674	\$ 681	\$ 688
City Operating		14.9921	3.6980	\$ 9,615	\$ 9,711	\$ 9,808	\$ 9,906	\$ 10,005	\$ 10,105	\$ 10,206	\$ 10,308
WCCC		3.2408	0.7994	\$ 2,078	\$ 2,099	\$ 2,120	\$ 2,141	\$ 2,163	\$ 2,184	\$ 2,206	\$ 2,228
WCPK		0.2459	0.0607	\$ 158	\$ 159	\$ 161	\$ 162	\$ 164	\$ 166	\$ 167	\$ 169
City Solid Waste		2.5063	0.6182	\$ 1,607	\$ 1,623	\$ 1,640	\$ 1,656	\$ 1,673	\$ 1,689	\$ 1,706	\$ 1,723
Drain #5		2.7453	0.6772	\$ 1,761	\$ 1,778	\$ 1,796	\$ 1,814	\$ 1,832	\$ 1,850	\$ 1,869	\$ 1,888
Library		1.5362	0.3789	\$ 985	\$ 995	\$ 1,005	\$ 1,015	\$ 1,025	\$ 1,035	\$ 1,046	\$ 1,056
HCMA		0.2140	0.0528	\$ 137	\$ 139	\$ 140	\$ 141	\$ 143	\$ 144	\$ 146	\$ 147
RESA		0.0965	0.0238	\$ 62	\$ 63	\$ 63	\$ 64	\$ 64	\$ 65	\$ 66	\$ 66
WC Special Ed		3.3678	0.8307	\$ 2,160	\$ 2,181	\$ 2,203	\$ 2,225	\$ 2,248	\$ 2,270	\$ 2,293	\$ 2,316
Local Total		37.7350	9.3078	\$ 24,200	\$ 24,442	\$ 24,687	\$ 24,934	\$ 25,183	\$ 25,435	\$ 25,689	\$ 25,946
Brownfield Capturable		37.7350	9.3078	\$ 24,200	\$ 24,442	\$ 24,687	\$ 24,934	\$ 25,183	\$ 25,435	\$ 25,689	\$ 25,946
Non-Capturable Millages		Millage Rate									
Zoo Authority (County)		0.1000	0.0247	\$ 64	\$ 65	\$ 65	\$ 66	\$ 67	\$ 67	\$ 68	\$ 69
Art Institute (County)		0.2000	0.0493	\$ 128	\$ 130	\$ 131	\$ 132	\$ 133	\$ 135	\$ 136	\$ 138
School debt		6.0000	1.4800	\$ 3,848	\$ 3,886	\$ 3,925	\$ 3,965	\$ 4,004	\$ 4,044	\$ 4,085	\$ 4,126
City Debt		2.5063	0.6182	\$ 1,607	\$ 1,623	\$ 1,640	\$ 1,656	\$ 1,673	\$ 1,689	\$ 1,706	\$ 1,723
Total Non-Capturable Taxes		8.8063	2.1722	\$ 5,648	\$ 5,704	\$ 5,761	\$ 5,819	\$ 5,877	\$ 5,936	\$ 5,995	\$ 6,055
NEZ Millage Rate - 2018*(1)		Millage Rate									
NEZ Millage Rate (Local Tax Ratio)		11.4800									
NEZ Millage Rate (School Tax Ratio)		6.0000									
Total NEZ Millages Rate 2019		17.4800									
Sub-Total Tax Increment Revenue (TIR) Available for Capture				\$ 39,800	\$ 40,198	\$ 40,600	\$ 41,006	\$ 41,416	\$ 41,831	\$ 42,249	\$ 42,671

Footnotes (*):
(1) NEZ Millage Rate is applicable to New Build Taxable Values during the NEZ period years 1-12
total mills collected under General Property Tax Act
General Property Tax Act
General Property Tax Act

Table 2c

9	10			11		12		13	14	15	16
2029		2030		2031		2035		2036	2037	2038	2039
\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
\$ 2,815,427		\$ 2,843,582		\$ 2,872,018		\$ 2,900,738		\$ 2,929,745	\$ 2,959,043	\$ 2,988,633	\$ 3,018,519
\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
\$ 2,815,427		\$ 2,843,582		\$ 2,872,018		\$ 2,900,738		\$ 2,929,745	\$ 2,959,043	\$ 2,988,633	\$ 3,018,519
NEZ Millage Rate *(2)		NEZ Millage Rate *(3)		NEZ Millage Rate *(4)		NEZ Millage Rate					
\$ 16,893	6.0000	\$ 17,061	6.0000	\$ 17,232	6.0000	\$ 17,404	6.0000	\$ 17,578	\$ 17,754	\$ 17,932	\$ 18,111
\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -
\$ 16,893	6.0000	\$ 17,061	6.0000	\$ 17,232	6.0000	\$ 17,404	6.0000	\$ 17,578	\$ 17,754	\$ 17,932	\$ 18,111
\$ -		\$ -		\$ -		\$ -					
\$ 4,610	4.1488	\$ 11,797	4.9785	\$ 14,298	5.8083	\$ 16,848	6.6380	\$ 19,448	\$ 19,642	\$ 19,839	\$ 20,037
\$ 149	0.1338	\$ 380	0.1605	\$ 461	0.1873	\$ 543	0.2140	\$ 627	\$ 633	\$ 640	\$ 646
\$ 651	0.5863	\$ 1,667	0.7036	\$ 2,021	0.8208	\$ 2,381	0.9381	\$ 2,748	\$ 2,776	\$ 2,804	\$ 2,832
\$ 694	0.6250	\$ 1,777	0.7500	\$ 2,154	0.8750	\$ 2,538	1.0000	\$ 2,930	\$ 2,959	\$ 2,989	\$ 3,019
\$ 10,411	9.3701	\$ 26,645	11.2441	\$ 32,293	13.1181	\$ 38,052	14.9921	\$ 43,923	\$ 44,362	\$ 44,806	\$ 45,254
\$ 2,251	2.0255	\$ 5,760	2.4306	\$ 6,981	2.8357	\$ 8,226	3.2408	\$ 9,495	\$ 9,590	\$ 9,686	\$ 9,782
\$ 171	0.1537	\$ 437	0.1844	\$ 530	0.2152	\$ 624	0.2459	\$ 720	\$ 728	\$ 735	\$ 742
\$ 1,741	1.5664	\$ 4,454	1.8797	\$ 5,399	2.1930	\$ 6,361	2.5063	\$ 7,343	\$ 7,416	\$ 7,490	\$ 7,565
\$ 1,907	1.7158	\$ 4,879	2.0590	\$ 5,913	2.4021	\$ 6,968	2.7453	\$ 8,043	\$ 8,123	\$ 8,205	\$ 8,287
\$ 1,067	0.9601	\$ 2,730	1.1522	\$ 3,309	1.3442	\$ 3,899	1.5362	\$ 4,501	\$ 4,546	\$ 4,591	\$ 4,637
\$ 149	0.1338	\$ 380	0.1605	\$ 461	0.1873	\$ 543	0.2140	\$ 627	\$ 633	\$ 640	\$ 646
\$ 67	0.0603	\$ 172	0.0724	\$ 208	0.0844	\$ 245	0.0965	\$ 283	\$ 286	\$ 288	\$ 291
\$ 2,339	2.1049	\$ 5,985	2.5259	\$ 7,254	2.9468	\$ 8,548	3.3678	\$ 9,867	\$ 9,965	\$ 10,065	\$ 10,166
\$ 26,205	23.5844	\$ 67,064	28.3013	\$ 81,282	33.0181	\$ 95,777	37.7350	\$ 110,554	\$ 111,659	\$ 112,776	\$ 113,904
\$ 26,205	23.5844	\$ 67,064	28.3013	\$ 81,282	33.0181	\$ 95,777	37.7350	\$ 110,554	\$ 111,659	\$ 112,776	\$ 113,904
\$ 69	0.0625	\$ 178	0.0750	\$ 215	0.0875	\$ 254	0.1000	\$ 293	\$ 296	\$ 299	\$ 302
\$ 139	0.1250	\$ 355	0.1500	\$ 431	0.1750	\$ 508	0.2000	\$ 586	\$ 592	\$ 598	\$ 604
\$ 4,167	3.7500	\$ 10,663	4.5000	\$ 12,924	5.2500	\$ 15,229	6.0000	\$ 17,578	\$ 17,754	\$ 17,932	\$ 18,111
\$ 1,741	1.5664	\$ 4,454	1.8797	\$ 5,399	2.1930	\$ 6,361	2.5063	\$ 7,343	\$ 7,416	\$ 7,490	\$ 7,565
\$ 6,116	5.5039	\$ 15,651	6.6047	\$ 18,969	7.7055	\$ 22,352	8.8063	\$ 25,800	\$ 26,058	\$ 26,319	\$ 26,582
\$ 43,098		\$ 84,126		\$ 98,514		\$ 113,181		\$ 128,132	\$ 129,414	\$ 130,708	\$ 132,015

Table 2c

17	18	19	20	21	22	23	24
2040	2041	2042	2043	2044	2045	2046	2047
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,048,704	\$ 3,079,192	\$ 3,109,983	\$ 3,141,083	\$ 3,172,494	\$ 3,204,219	\$ 3,236,261	\$ 3,268,624
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,048,704	\$ 3,079,192	\$ 3,109,983	\$ 3,141,083	\$ 3,172,494	\$ 3,204,219	\$ 3,236,261	\$ 3,268,624

\$ 18,292	\$ 18,475	\$ 18,660	\$ 18,846	\$ 19,035	\$ 19,225	\$ 19,418	\$ 19,612
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 18,292	\$ 18,475	\$ 18,660	\$ 18,846	\$ 19,035	\$ 19,225	\$ 19,418	\$ 19,612

\$ 20,237	\$ 20,440	\$ 20,644	\$ 20,851	\$ 21,059	\$ 21,270	\$ 21,482	\$ 21,697
\$ 652	\$ 659	\$ 666	\$ 672	\$ 679	\$ 686	\$ 693	\$ 699
\$ 2,860	\$ 2,889	\$ 2,917	\$ 2,947	\$ 2,976	\$ 3,006	\$ 3,036	\$ 3,066
\$ 3,049	\$ 3,079	\$ 3,110	\$ 3,141	\$ 3,172	\$ 3,204	\$ 3,236	\$ 3,269
\$ 45,706	\$ 46,164	\$ 46,625	\$ 47,091	\$ 47,562	\$ 48,038	\$ 48,518	\$ 49,004
\$ 9,880	\$ 9,979	\$ 10,079	\$ 10,180	\$ 10,281	\$ 10,384	\$ 10,488	\$ 10,593
\$ 750	\$ 757	\$ 765	\$ 772	\$ 780	\$ 788	\$ 796	\$ 804
\$ 7,641	\$ 7,717	\$ 7,795	\$ 7,872	\$ 7,951	\$ 8,031	\$ 8,111	\$ 8,192
\$ 8,370	\$ 8,453	\$ 8,538	\$ 8,623	\$ 8,709	\$ 8,797	\$ 8,885	\$ 8,973
\$ 4,683	\$ 4,730	\$ 4,778	\$ 4,825	\$ 4,874	\$ 4,922	\$ 4,972	\$ 5,021
\$ 652	\$ 659	\$ 666	\$ 672	\$ 679	\$ 686	\$ 693	\$ 699
\$ 294	\$ 297	\$ 300	\$ 303	\$ 306	\$ 309	\$ 312	\$ 315
\$ 10,267	\$ 10,370	\$ 10,474	\$ 10,579	\$ 10,684	\$ 10,791	\$ 10,899	\$ 11,008
\$ 115,043	\$ 116,193	\$ 117,355	\$ 118,529	\$ 119,714	\$ 120,911	\$ 122,120	\$ 123,342
\$ 115,043	\$ 116,193	\$ 117,355	\$ 118,529	\$ 119,714	\$ 120,911	\$ 122,120	\$ 123,342

\$ 305	\$ 308	\$ 311	\$ 314	\$ 317	\$ 320	\$ 324	\$ 327
\$ 610	\$ 616	\$ 622	\$ 628	\$ 634	\$ 641	\$ 647	\$ 654
\$ 18,292	\$ 18,475	\$ 18,660	\$ 18,846	\$ 19,035	\$ 19,225	\$ 19,418	\$ 19,612
\$ 7,641	\$ 7,717	\$ 7,795	\$ 7,872	\$ 7,951	\$ 8,031	\$ 8,111	\$ 8,192
\$ 26,848	\$ 27,116	\$ 27,387	\$ 27,661	\$ 27,938	\$ 28,217	\$ 28,499	\$ 28,784

\$ 133,335	\$ 134,668	\$ 136,015	\$ 137,375	\$ 138,749	\$ 140,137	\$ 141,538	\$ 142,953
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Table 2c

25		26		27		28		29		30		TOTAL		
2048		2049		2050		2051		2052		2053				
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			
\$	3,301,310	\$	3,334,323	\$	3,367,666	\$	3,401,343	\$	3,435,357	\$	3,469,710			
						\$	-	\$	-	\$	-			
\$	3,301,310	\$	3,334,323	\$	3,367,666	\$	3,401,343	\$	3,435,357	\$	3,469,710			
\$	19,808	\$	20,006	\$	20,206	\$	20,408	\$	20,612	\$	20,818		\$	542,644
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$	-
\$	19,808	\$	20,006	\$	20,206	\$	20,408	\$	20,612	\$	20,818		\$	542,644
\$	21,914	\$	22,133	\$	22,355	\$	22,578	\$	22,804	\$	23,032		\$	464,287
\$	706	\$	714	\$	721	\$	728	\$	735	\$	743		\$	14,968
\$	3,097	\$	3,128	\$	3,159	\$	3,191	\$	3,223	\$	3,255		\$	65,614
\$	3,301	\$	3,334	\$	3,368	\$	3,401	\$	3,435	\$	3,470	\$	69,944	
\$	49,494	\$	49,989	\$	50,488	\$	50,993	\$	51,503	\$	52,018	\$	1,048,605	
\$	10,699	\$	10,806	\$	10,914	\$	11,023	\$	11,133	\$	11,245	\$	226,674	
\$	812	\$	820	\$	828	\$	836	\$	845	\$	853	\$	17,199	
\$	8,274	\$	8,357	\$	8,440	\$	8,525	\$	8,610	\$	8,696	\$	175,300	
\$	9,063	\$	9,154	\$	9,245	\$	9,338	\$	9,431	\$	9,525	\$	192,017	
\$	5,071	\$	5,122	\$	5,173	\$	5,225	\$	5,277	\$	5,330	\$	107,448	
\$	706	\$	714	\$	721	\$	728	\$	735	\$	743	\$	14,968	
\$	319	\$	322	\$	325	\$	328	\$	332	\$	335	\$	6,750	
\$	11,118	\$	11,229	\$	11,342	\$	11,455	\$	11,570	\$	11,685	\$	235,557	
\$	124,575	\$	125,821	\$	127,079	\$	128,350	\$	129,633	\$	130,930	\$	2,639,331	
\$	124,575	\$	125,821	\$	127,079	\$	128,350	\$	129,633	\$	130,930	\$	2,639,331	
\$	330	\$	333	\$	337	\$	340	\$	344	\$	347		\$	6,994
\$	660	\$	667	\$	674	\$	680	\$	687	\$	694		\$	13,989
\$	19,808	\$	20,006	\$	20,206	\$	20,408	\$	20,612	\$	20,818		\$	419,663
\$	8,274	\$	8,357	\$	8,440	\$	8,525	\$	8,610	\$	8,696	\$	175,300	
\$	29,072	\$	29,363	\$	29,657	\$	29,953	\$	30,253	\$	30,555	\$	615,947	
\$	144,383	\$	145,827	\$	147,285	\$	148,758	\$	150,245	\$	151,748	\$	3,181,976	

Table 3: Tax Increment Revenue Reimbursement Schedule
166 Oak Street, Wyandotte, Michigan
September 16, 2019

Developer Maximum Reimbursement	Total Proportionality (through 2021)	Total Proportionality (from 2022)	School & Local Taxes	Local-Only Taxes	Total
State	37.66%	38.88%	\$ 1,733,301	\$ -	\$ 1,733,301
Local	62.34%	61.12%	\$ 2,725,256	\$ -	\$ 2,725,256
TOTAL					
MDEQ	0.21%	0.21%	\$ 9,300	\$ -	\$ 9,300
MSF	99.79%	99.79%	\$ 4,449,257	\$ -	\$ 4,449,257

Estimated Total
Years of Plan:30

Estimated Capture	
Administrative Fees	\$ 146,771
State Revolving Fund	\$ 222,657
LBRF	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total State Incremental Revenue	\$ 28,466	\$ 28,850	\$ 29,238	\$ 29,630	\$ 30,026	\$ 30,425	\$ 30,829	\$ 31,236	\$ 31,648	\$ 37,970	\$ 40,437	\$ 42,949
State Brownfield Revolving Fund (50% of SET)	\$ 10,758	\$ 10,878	\$ 11,000	\$ 11,122	\$ 11,246	\$ 11,370	\$ 11,497	\$ 11,624	\$ 11,753	\$ 4,336	\$ 5,386	\$ 6,456
Pass-through of 20%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 17,708	\$ 17,972	\$ 18,239	\$ 18,508	\$ 18,780	\$ 19,055	\$ 19,332	\$ 19,612	\$ 19,896	\$ 33,634	\$ 35,051	\$ 36,493
Total Local Incremental Revenue	\$ 35,669	\$ 36,026	\$ 36,386	\$ 36,750	\$ 37,118	\$ 37,489	\$ 37,864	\$ 38,242	\$ 38,625	\$ 82,540	\$ 100,039	\$ 117,879
Pass-through of 20%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Administrative Fee (12.5% of local TIR, capped at \$5,000)	\$ 4,459	\$ 4,503	\$ 4,548	\$ 4,594	\$ 4,640	\$ 4,686	\$ 4,733	\$ 4,780	\$ 4,828	\$ 5,000	\$ 5,000	\$ 5,000
Local TIR Available for Reimbursement	\$ 31,211	\$ 31,523	\$ 31,838	\$ 32,156	\$ 32,478	\$ 32,803	\$ 33,131	\$ 33,462	\$ 33,797	\$ 77,540	\$ 95,039	\$ 112,879
Total State & Local TIR Available	\$ 48,919	\$ 49,495	\$ 50,077	\$ 50,664	\$ 51,258	\$ 51,857	\$ 52,463	\$ 53,074	\$ 53,692	\$ 111,174	\$ 130,090	\$ 149,372

DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	\$ 4,458,557	\$ 4,409,638	\$ 4,360,144	\$ 4,310,067	\$ 4,259,403	\$ 4,208,145	\$ 4,156,287	\$ 4,103,825	\$ 4,050,750	\$ 3,997,058	\$ 3,885,884	\$ 3,755,794	\$ 3,606,422	

MSF Non-Environmental Costs	\$ 4,449,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement		\$ 17,671	\$ 17,935	\$ 18,201	\$ 18,469	\$ 18,741	\$ 19,015	\$ 19,292	\$ 19,572	\$ 19,854	\$ 33,564	\$ 34,978	\$ 36,417
Local Tax Reimbursement		\$ 31,145	\$ 31,457	\$ 31,771	\$ 32,089	\$ 32,410	\$ 32,734	\$ 33,062	\$ 33,392	\$ 33,726	\$ 77,379	\$ 94,841	\$ 112,644
Total MSF Reimbursement Balance		\$ 4,400,440	\$ 4,351,049	\$ 4,301,077	\$ 4,250,518	\$ 4,199,367	\$ 4,147,618	\$ 4,095,264	\$ 4,042,301	\$ 3,988,721	\$ 3,877,778	\$ 3,747,960	\$ 3,598,899
MDEQ Environmental Costs	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement		\$ 37	\$ 37	\$ 38	\$ 39	\$ 39	\$ 40	\$ 40	\$ 41	\$ 41	\$ 70	\$ 73	\$ 76
Local Tax Reimbursement		\$ 65	\$ 66	\$ 66	\$ 67	\$ 68	\$ 68	\$ 69	\$ 70	\$ 70	\$ 162	\$ 198	\$ 235
Total MDEQ Reimbursement Balance		\$ 9,198	\$ 9,095	\$ 8,990	\$ 8,885	\$ 8,778	\$ 8,670	\$ 8,560	\$ 8,449	\$ 8,337	\$ 8,105	\$ 7,834	\$ 7,523
Local Only Costs	\$ -												
Local Tax Reimbursement													
Total Local Only Reimbursement Balance													
Total Annual Developer Reimbursement		\$ 48,919	\$ 49,495	\$ 50,077	\$ 50,664	\$ 51,258	\$ 51,857	\$ 52,463	\$ 53,074	\$ 53,692	\$ 111,174	\$ 130,090	\$ 149,372

LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits *		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture													

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Footnotes:
OPRA Expires in Year 12
NEZ Expires in Year 12

Table 3: Tax Increment Revenue Reimbursement Schedule
166 Oak Street, Wyandotte, Michigan
September 16, 2019

13	14	15	16	17	18	19	20	21	22	23	24	25	26
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
\$ 45,506	\$ 41,080	\$ 43,598	\$ 46,162	\$ 46,723	\$ 47,289	\$ 47,862	\$ 48,439	\$ 49,023	\$ 49,613	\$ 50,208	\$ 50,810	\$ 51,417	\$ 52,031
\$ 7,548	\$ 7,635	\$ 7,724	\$ 7,814	\$ 7,904	\$ 7,996	\$ 8,088	\$ 8,182	\$ 8,276	\$ 8,371	\$ 8,467	\$ 8,564	\$ 8,662	\$ -
\$ 9,101	\$ 9,212	\$ 9,324	\$ 9,437	\$ 9,551	\$ 9,667	\$ 9,783	\$ 9,901	\$ 10,020	\$ 10,140	\$ 10,261	\$ 10,384	\$ 10,507	\$ 10,632
\$ 28,857	\$ 24,232	\$ 26,550	\$ 28,911	\$ 29,267	\$ 29,627	\$ 29,990	\$ 30,357	\$ 30,727	\$ 31,102	\$ 31,480	\$ 31,862	\$ 32,247	\$ 41,398
\$ 154,464	\$ 156,165	\$ 157,883	\$ 159,618	\$ 161,371	\$ 163,140	\$ 164,928	\$ 166,733	\$ 168,557	\$ 170,399	\$ 172,259	\$ 174,138	\$ 176,035	\$ 177,952
\$ 30,893	\$ 31,233	\$ 31,577	\$ 31,924	\$ 32,274	\$ 32,628	\$ 32,986	\$ 33,347	\$ 33,711	\$ 34,080	\$ 34,452	\$ 34,828	\$ 35,207	\$ 35,590
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
\$ 118,572	\$ 119,932	\$ 121,306	\$ 122,695	\$ 124,096	\$ 125,512	\$ 126,942	\$ 128,387	\$ 129,846	\$ 131,319	\$ 132,807	\$ 134,310	\$ 135,828	\$ 137,361
\$ 147,429	\$ 144,164	\$ 147,856	\$ 151,605	\$ 153,363	\$ 155,139	\$ 156,932	\$ 158,744	\$ 160,573	\$ 162,421	\$ 164,287	\$ 166,172	\$ 168,076	\$ 178,760

\$	3,458,993	\$	3,314,828	\$	3,166,972	\$	3,015,367	\$	2,862,004	\$	2,706,865	\$	2,549,932	\$	2,391,189	\$	2,230,616	\$	2,068,195	\$	1,903,908	\$	1,737,736	\$	1,569,661	\$	1,390,901
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\$ 28,797	\$ 24,182	\$ 26,494	\$ 28,850	\$ 29,206	\$ 29,565	\$ 29,927	\$ 30,294	\$ 30,663	\$ 31,037	\$ 31,414	\$ 31,795	\$ 32,180	\$ 41,312
\$ 118,324	\$ 119,682	\$ 121,053	\$ 122,439	\$ 123,838	\$ 125,251	\$ 126,678	\$ 128,119	\$ 129,575	\$ 131,045	\$ 132,530	\$ 134,030	\$ 135,545	\$ 137,075
\$ 3,451,778	\$ 3,307,914	\$ 3,160,366	\$ 3,009,077	\$ 2,856,034	\$ 2,701,218	\$ 2,544,614	\$ 2,386,201	\$ 2,225,963	\$ 2,063,881	\$ 1,899,937	\$ 1,734,112	\$ 1,566,387	\$ 1,388,000

\$ 60	\$ 51	\$ 55	\$ 60	\$ 61	\$ 62	\$ 63	\$ 63	\$ 64	\$ 65	\$ 66	\$ 66	\$ 67	\$ 86
\$ 247	\$ 250	\$ 253	\$ 256	\$ 259	\$ 262	\$ 265	\$ 268	\$ 271	\$ 274	\$ 277	\$ 280	\$ 283	\$ 287
\$ 7,215	\$ 6,914	\$ 6,606	\$ 6,290	\$ 5,970	\$ 5,646	\$ 5,319	\$ 4,988	\$ 4,653	\$ 4,314	\$ 3,971	\$ 3,625	\$ 3,274	\$ 2,901

[illegible]

\$ 147,429	\$ 144,164	\$ 147,856	\$ 151,605	\$ 153,363	\$ 155,139	\$ 156,932	\$ 158,744	\$ 160,573	\$ 162,421	\$ 164,287	\$ 166,172	\$ 168,076	\$ 178,760
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[illegible]

Table 3: Tax Increment Revenue Reimbursement Schedule
166 Oak Street, Wyandotte, Michigan
September 16, 2019

27	28	29	30	
2047	2048	2049	2050	TOTAL
\$ 52,650	\$ 54,430	\$ 55,074	\$ 55,724	\$ 1,279,344
\$ -	\$ -	\$ -	\$ -	\$ 222,657
\$ 10,759	\$ 10,886	\$ 11,015	\$ 11,145	\$ 181,727
\$ 41,892	\$ 43,544	\$ 44,059	\$ 44,579	\$ 874,960
\$ 179,887	\$ 181,843	\$ 183,817	\$ 185,811	\$ 3,689,628
\$ 35,977	\$ 36,369	\$ 36,763	\$ 37,162	\$ 611,000
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$146,771
\$ 138,910	\$ 140,474	\$ 142,054	\$ 143,649	\$ 2,931,857
\$ 180,802	\$ 184,018	\$ 186,113	\$ 188,228	\$ 3,806,817
\$ 1,210,100	\$ 1,026,081	\$ 839,968	\$ 651,740	\$ -
				\$ -
\$ 41,804	\$ 43,453	\$ 43,967	\$ 44,486	\$ 873,135
\$ 138,620	\$ 140,181	\$ 141,757	\$ 143,350	\$ 2,925,741
\$ 1,207,575	\$ 1,023,941	\$ 838,216	\$ 650,381	
				\$ -
\$ 87	\$ 91	\$ 92	\$ 93	\$ 1,825
\$ 290	\$ 293	\$ 296	\$ 300	\$ 6,115
\$ 2,524	\$ 2,140	\$ 1,752	\$ 1,359	
\$ 180,802	\$ 184,018	\$ 186,113	\$ 188,228	\$ 3,806,817
\$ -				\$ -
\$ -	\$ -			\$ -
				\$ -

Unapproved as of 8/20/2019

CITY OF WYANDOTTE

BROWNFIELD REDEVELOPMENT AUTHORITY (BRDA)

Resolution by the Wyandotte Brownfield Redevelopment Authority Approving a Brownfield Plan

Brownfield Redevelopment Plan No. 22

Site Identification: 166 Oak Street & 135 Chestnut Street, City of Wyandotte, Downtown Development Authority District, Wayne County, Michigan

Dated: August 20, 2019

Pursuant to and in accordance with the provisions of Act 381 of the Public Acts of the State of Michigan, 1996, as amended:

WHEREAS, the Consultants from PM Environmental (the "Consultants"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared the Brownfield Redevelopment Plan for Site No. 22 (the "Plan") pursuant to and in accordance with Section 13 of the Act, to be carried out with the Downtown Development Authority District (the "District") located in the City of Wyandotte; and

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the "Authority") has reviewed the Plan and supports approval of the entire cost of demolition, site remediation, site preparation and public infrastructure improvements identified in the Plan because said expenses will primarily be funded with mileages and tax capture subject to approval by the Michigan Economic Development Corporation (MEDC) which allows reimbursement up to the full cost of said expenses; and

WHEREAS, as a result of its review of the Plan, the Authority desires to proceed with approval of the Plan; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. FINDINGS. The Authority makes the following determinations and findings:
 - A. The Plan for Site No. 22 constitutes a public purpose of the Act;
 - B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
 - C. The proposed method of financing the costs of the eligible activities as described in the Plan, are feasible;
 - D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
 - E. The amount of captured taxable value estimated by the Plan for Site No. 22 is reasonable.
2. PLAN APPROVED. Pursuant to the authority vested in the Authority by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, Plan. No. 22 is hereby approved contingent on the passage of an approval resolution by the Wyandotte City Council.
3. SEVERABILITY. Should any section, clause or phrase of this resolution be declared by the Courts to be invalid the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

Paul L. LaManes, Secretary

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore H. Galeski
CITY ASSESSOR



MAYOR
Joseph R. Peterson

COUNCIL

Robert Alderman
Chris Calvin
Robert A. DeSana
Megan Maini
Leonard T. Sabuda
Donald Schultz Jr.

JOSEPH KELLER GRUBER, MCD
DOWNTOWN DEVELOPMENT AUTHORITY DIRECTOR

August 16, 2019

RE: Brownfield Redevelopment Plan No. 22 – Proposed Mixed-Use Development at 166 Oak Street

Honorable Chairperson and Authority Members:

During a regular meeting of the City of Wyandotte: Downtown Development Authority on Tuesday, August 13th, 2019, the Board of Directors passed a resolution in support of the Proposed Brownfield Plan and the Interlocal Sharing Agreement between the Wyandotte Brownfield Redevelopment Authority and the Downtown Development Authority for a 20% passthrough of the future tax increment. This resolution reads as follows;

“Motion by L. Stevenson, supported by B. Kozinski to approve the recommendation of the DDA Director and to adopt an interlocal agreement to allow the Wyandotte Brownfield Redevelopment Authority to capture a portion of the increased tax increment for the property located at 166 Oak Street to redevelop the site as stipulated in the Proposed Brownfield Plan CONTINGENT on the official approval of the interlocal agreement and the entire Brownfield Plan by the Wyandotte Brownfield Redevelopment Authority and the City Council. Roll Call. All in Favor. Motion Carries.”

This resolution was passed and this interlocal was approved, as all interlocal agreements are approved, in a case-by-case basis, as stipulated in the original 2014 DDA RBA Interlocal Agreement which is also attached for your review.

Joe Gruber
DDA Director

c/o Todd Drysdale, City Administrator





Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
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Michigan Locations
Berkley Bay City
Grand Rapids Chesterfield
Lansing

August 16, 2019

Mr. Joe Gruber and Mr. Todd Drysdale
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

**Re: Annual Administrative Fees for the Brownfield Plan and Project
Located at 166 Oak Street and 135 Chestnut Street, Wyandotte, Michigan
PM Environmental, Inc. Project No. 01-9985-0-0003**

Dear Mr. Gruber and Mr. Drysdale

PM Environmental (PM) has completed and submitted a Brownfield Plan ("the Plan") to the Wyandotte Brownfield Redevelopment Authority ("WBRA") pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381") for the property located at 166 Oak Street and 135 Chestnut Street in Wyandotte, Michigan. The Plan is scheduled to be reviewed by the WBRA during a meeting on August 20, 2019.

The purpose of this memo is to request approval of the proposed structure of annual WBRA administrative fees taken from the annual local tax capture for the duration of the Plan. Previous correspondence with the City of Wyandotte staff did not indicate annual administrative fees would be applied, nor was an amount specified. On August 13, 2019, the Property developers and PM were provided the following fee schedule as a guide:

WBRA Administration Expense: The percentage amount 12.5% or specified dollar amount (such as \$12,500 or some other value, higher or lower) of local tax capture is to be allocated annually to the **WBRA for Administration**.

This fee structure was thoroughly reviewed by PM and the Property developers against the project's financing and proforma. Concern of the annual fee's impact on project viability, as well as an impact of financial lending for the project was identified. Based on the guidance above, and to ensure the project financials and loan commitments are not adversely impacted by the inclusion of an annual fee, the following structure is proposed:

An annual WBRA administrative fee will be allocated in the amount equal to 12.5% of the annual Tax Increment Revenue (TIR) levied from the local millages, in an amount not to exceed \$5,000 annually for the duration of the Plan.

A revised Tax Increment Revenue Reimbursement Schedule including the proposed fee schedule is attached to this memo. If you have any questions related to this memo, please do not hesitate to contact me.

Sincerely,
PM ENVIRONMENTAL, INC.

Ginny Dougherty
Project Consultant, Economic Incentives Department
248.414.1436 | dougherty@pmenv.com

Attachment: Tax Increment Revenue Reimbursement Schedule

Estimated Total Years of Plan:	30
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Estimated Capture		
Administrative Fees	\$	146,547
State Revolving Fund	\$	296,847
LBRF	\$	-

[illegible]

BROWNFIELD DEVELOPMENT AND REIMBURSEMENT AGREEMENT

This BROWNFIELD DEVELOPMENT AND REIMBURSEMENT AGREEMENT ("Agreement") is made this ____ day of _____, 2019, ("Effective Date") by and among the City of Wyandotte Brownfield Redevelopment Authority (the "Authority"/"BRDA"), the City of Wyandotte (the "City") acting through the Wyandotte City Council, 3200 Biddle Avenue, Wyandotte, MI 48192, and A&J Reality Ventures, LLC ("Developer"), 20412 Lorne Street, Suite D, Taylor, Michigan 48180

RECITALS:

This agreement is made under the following circumstances:

- A. A&J Realty Ventures, LLC, (the "Developer") owns the real property described in the attached Exhibit A (the "Property").
- B. The Developer proposes to construct a mixed-use development on the Property consisting of a five-story building of approximately 92,414 square feet (the "Development"). It's estimated that total investment in the property will be approximately \$14,000,000.
- C. The Development is expected to create jobs and increase taxable value for the applicable taxing jurisdictions.
- D. The Property has been determined to be a "functionally obsolete" by a Michigan Master Assessing Officer (MMAO) (formerly Level IV) as that term is defined in Section 2(e)(vii) of the Brownfield Redevelopment Financing Act ("BRFA"), Act 381 of 1996 (MCL 125.2651), as amended.
- E. As "functionally obsolete," the Property is an eligible property for which eligible activities as defined in the Brownfield Redevelopment Financing Act, as amended, may be identified under a Brownfield Redevelopment Plan approved by the City.
- F. A Brownfield Plan for the Property has been prepared and recommended for approval by the Authority and describes the eligible activities and their attendant costs in summary form based upon the information provided by the Developer; sets out an estimate of the captured taxable value as provided by the Developer, an estimate of the tax increment revenues, a description of the authorized expenditures, an estimate of the reimbursement payment schedule, and an estimate of the impact of tax increment financing on the revenues of the taxing jurisdictions. The various amounts set out in the Brownfield Plan are all estimates and not intended to be an appropriation or budgeted amount. Actual revenues and costs and other authorized expenditures may vary.

- G. The Wyandotte Downtown Development Authority (DDA), on August 19, 2014, adopted a resolution authorizing the transfer of tax increment revenues that would otherwise be captured by the DDA to the Authority/BRDA to reimburse Eligible Activities and other expenses and allocations identified in the Brownfield Plan, subject to further approval of the Brownfield Plan by the City Council and the Michigan Strategic Fund (MSF)/Michigan Economic Development Corporation (MEDC). Said transfer is in accordance with the Interlocal Agreement between the DDA and Authority/BRDA, which was approved by the DDA on August 13, 2019, and the Authority/BRDA on August 20, 2019.
- H. Eligible activities identified in the Brownfield Plan are to be further approved by the Michigan Economic Development Corporation (MEDC)/Michigan Strategic Fund (MSF), as provided in Act 381, by approval of an Act 381 Work Plan.
- I. As a condition of obtaining approval from the MEDC/MSF to capture school taxes to pay for non-environmental activities, one of the documents that must be submitted with the approved Brownfield Plan is a Brownfield Development and Reimbursement Agreement between the City and the Developer (per Act 381, MCL 125.2663(15)).
- J. Accordingly, the purpose of this Agreement is to set out the obligations of the parties to the Agreement regarding the Development and payment and reimbursement of eligible activities as approved in the Brownfield Plan, in the event that the MEDC/MSF approves the non-environmental eligible activities as requested in the applicable Act 381 Work Plan.

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows:

1. **Payment of Eligible Activity Costs by the Authority.** From time to time, but not more frequently than quarterly without approval of the Authority, Developer may submit to the Authority a statement of costs of Eligible Activities paid or incurred for reimbursement in accordance with this Agreement or the Plan ("Reimbursement Request"). The Developer shall submit to the Authority all reasonably required documentation for identifying Eligible Activity Costs as outlined in Section 1.2 for which the Developer seeks payment under Act 381. Upon a written request from the Developer, either the Wyandotte City Administrator or the Authority may, in their sole creation, allow for additional time to submit said documentation. The Authority shall determine the amount to be reimbursed, based upon the reasonable and necessary costs of the Eligible Activities approved in the Brownfield Plan and/or Work Plan, and Act 381 in light of the actual costs presented in the Developer's submitted documentation. The Authority shall pay to the Developer a principal amount not to exceed \$4,458,557, which consists of the "Eligible Activity Costs" identified in the Brownfield Plan including an allowance for contingencies (if applicable), or a lesser amount approved by the Michigan Economic Development Corporation (MEDC)/Michigan Strategic Fund (MSF) as part of the Work Plan approval process, and shall pay the Eligible Activity Costs on or before May 10 of each year, provided the Developer is in

compliance with all requirements of this Agreement. The actual payment made to the Developer will be subject to the provisions of 1.1(d), 1.3 and 1.4.

1.1. The Eligible Activity Costs shall not be paid to the Developer unless:

- a) They are eligible for payment pursuant to Act 381.
- b) They are incurred for activities described by the Brownfield Plan and/or Work Plan.
- c) They are actually paid by the Developer.
- d) The Developer has submitted the documentation required in Section 1.2 of this Agreement, and the amounts requested for payment have been approved by the Authority. The Developer shall submit said documentation to the Authority at least one-hundred and fifty (150) days prior to the cost of any eligible activities being reimbursed, unless a lesser time period is authorized by the City Administrator or his designee.
- e) The Developer has completed all required Eligible Activities, except any long-term monitoring activities (if necessary).
- f) The Developer has obtained a temporary certificate of occupancy for the Development.
- g) The Developer or Owner has submitted an annual report of the status of the Development, in accordance with Act 381, MCL 125.2666(7), and Section 3.4 of this Agreement, unless said report is no longer required.
- h) The necessary approvals referenced in 1.3, 1.4 and 1.5 are obtained.
- i) The Developer and Owner have satisfied all current requirements of this agreement and are not in default of this agreement.

1.2. The Eligible Activity Costs paid to the Developer shall be, in any year, the amount allowed to be paid under Act 381 and the Brownfield Plan and/or Work Plan less the amount allocated to the Authority's Local Brownfield Revolving Fund (LBRF), if any, under the Brownfield Plan and/or Work Plan, and the amount required to be paid to the Authority for administrative costs incurred by the Authority under the Brownfield Plan and/or Work Plan. Reimbursement payments for Eligible Activity Costs shall be made in installments over time and in accordance with the Brownfield Plan and/or Work Plan. The Developer shall submit a reimbursement request for approved Eligible Activity Costs, which shall include documentation reasonably identifying the cost, date and description of the approved Eligible Activity performed, such as: (a) any and all invoices from contractors and other supporting documentation that provide information as to the date and description of the approved Eligible Activity performed; or (b) the American Institute of Architects (AIA) payment forms G702–1992, Application and Certificate for Payment, and G703–1992, Continuation Sheet. In addition, the Developer shall provide any other documentation reasonably requested by the Authority, in a format and on such forms

approved by the Authority to assist the Authority in determining whether the work was performed as approved and was necessary and reasonable in cost.

- 1.3. Within ninety (90) days of its receipt of a Reimbursement Request, the Authority shall review the submission to confirm that such costs qualify for reimbursement under this Reimbursement Agreement or the Plan. The Authority will advise Developer in writing if any activities do not qualify for reimbursement under the Plan and include the specific reasons for the Authority's conclusion that such activities do not qualify. To the extent that a Reimbursement Request is approved, the Authority shall cause Developer to be paid the amounts approved, together with the interest rate, if applicable, as provided in the Plan to the extent that Tax Increments are available as provided in Section 1.4 below. If sufficient Tax Increment Revenues are not available at the time which a Reimbursement Request is approved, the approved amount shall be paid from Tax Increment Revenues next received by the Authority. To the extent that any portion of a Reimbursement Request is not approved within ninety (90) days, any authorized representative of the Authority and Developer shall, upon the request of either party, meet promptly to discuss the conditions pursuant to which Developer can obtain approval of such disallowed request. In the event that an unresolved dispute with respect to such approval remains for thirty (30) days, the parties agree to submit the dispute to the Authority for review. If the Authority cannot resolve the dispute within an additional thirty (30) days, each party may seek whatever remedies may be available to it.
- 1.4. The City of Wyandotte's City Administrator, or designee, will determine annually in his reasonable discretion the amount of the reimbursement payments taking into consideration the amount of tax increment revenues captured from the Development and the payment of other expenses and allocations from such revenues as authorized by law. The City Administrator or designee will approve each payment to the Developer that has been approved by the developer. All estimates of tax increment revenues and the allocation and appropriation of those revenues set out in the Brownfield Plan and/or Work Plan, are subject to amendments and adjustments based upon the actual amounts of the investment, millages, expenses, increases or decreases in taxable value and other related economic variables.
- 1.5. Proposed changes or additions to the Brownfield Plan shall be submitted in writing to the Authority for approval to be incorporated into an amended Brownfield Plan and are subject to the approval of the Authority, the City, and the MEDC/MSF. Any changes or additions to the Eligible Activities which are not approved by the Authority, the City Council, and the MEDC/MSF, shall result in the Developer being responsible for the payment of such non-approved Eligible Activities.
- 1.6. The Developer hereby acknowledges that the City is not obligated to provide additional reimbursements for this Development, other than the Eligible Activity Costs approved by the City in the Brownfield Plan. If the amount of the reimbursement provided pursuant to this Agreement is insufficient to complete the approved Eligible Activity, then Developer

may request additional reimbursement in writing for approval by the Authority and the City. The City or Authority is not obligated to approve any such requests for additional reimbursement, and if additional reimbursements are not approved by the Authority, City, and the MEDC/MSF, then Developer shall be responsible for any additional costs for approved Eligible Activities in excess of the approved amount.

1.7. The obligations of the Authority pursuant to this Agreement shall terminate on the earlier to occur of: (a) the date on which the Authority is no longer authorized to collect taxes calculated on the Captured Taxable Value; (b) up to thirty-five (35) years after the Effective Date of this Agreement; (c) the date on which there remain no outstanding Net Eligible Activity Costs; or (d) the occurrence of an Event of Default.

1.8. The Authority represents, warrants and covenants to the Developer on the Effective Date, and shall be deemed to represent, warrant and covenant on each and every day during the term of this Agreement, as follows:

(a) The Authority is duly organized, validly existing and in good standing under the laws of the State of Michigan and Act 381, has all corporate power and authority to enter into this Agreement and is duly qualified and in good standing in the State of Michigan.

(b) The Authority is not a party to, subject to or bound by any agreement or other obligation, or any judgment, order, writ, injunction or decree of any court or governmental authority, which could prevent or materially impair the carrying out of this Agreement. The making and performance of this Agreement, and transactions contemplated herein, by the Authority will not violate any provision of law or result in the breach of, or constitute a default under, any lease, indenture, bank loan, credit agreement or other material agreement or instrument to which the Authority is a party or by which its authority or property may be bound or affected.

2. **Default by the Developer.** The occurrence of any of the following events shall be considered an "Event of Default" unless additional time is approved by a resolution adopted by the City Council at its sole and absolute discretion:

2.1. The material breach, following notice and thirty (30) days opportunity to cure, by the Developer of any representation, warranty or covenant in this Agreement.

2.2. The failure of the Developer, following notice and thirty (30) days opportunity to cure, to comply with the material terms of this Agreement.

2.3. The failure of the Developer, following notice and thirty (30) days opportunity to cure, to construct the Development and operate it during normal business hours within forty-two

(42) months after the Effective Date unless the delay or default in performing is caused by conditions beyond its control including, but not limited to, Acts of God, strikes, wars, insurrections, civil disturbances, earthquakes, tornadoes, or floods.

- 2.4. If real property taxes for the real property identified in Exhibit A are unpaid for more than one year from the due date (August 1 and December 1 each year), the City's covenant to reimburse the Developer shall cease, following notice and thirty (30) days opportunity to cure, and no further reimbursement shall occur until such time as Developer has paid all unpaid property taxes and interest, if any. Interest on the reimbursement amount shall not accrue during any time that the real property taxes on the Property are not paid by the last date due and will only begin to accrue thereafter when all real property taxes are current.
- 2.5. If the Development is substantially destroyed, the Agreement shall terminate unless reconstruction occurs on a comparable Development within 36 months of the date of the loss. No payments shall be made and no interest (if allowed for) shall accrue during the period of reconstruction. Payments shall resume or interest shall accrue when the reconstruction is substantially complete as determined by the City.
3. **Representations, Warranties and Covenants of the Developer.** The Developer represents, warrants and covenants to the Authority on the Effective Date, and shall be deemed to represent, warrant and covenant on each and every day during the term of this Agreement, as follows:
 - 3.1. For contracts exceeding \$50,000 related to the construction or implementation of the approved Eligible Activities, the Developer shall solicit bids and quotes for service from contractors while demonstrating through documentation and communication that diligent efforts have been made to procure services with reasonable intent of inclusion and fairness, unless the requirement is waived by the Wyandotte City Administrator or his designee, and if requested by the City Administrator or his designee, provide copies of all bids received and the qualifications of the Developer's preferred contractor(s) to the City Administrator and/or City Engineer, or their designees. If the contractor that submitted the lowest qualified bid is not the contractor selected, the Developer must pay the difference between the contractor selected and the lowest qualified bid, unless otherwise approved by the City, at the City's sole discretion. Unless approved by the City, the cost difference shall not be reimbursable to the Developer as an Eligible Activity. The individual(s) signing this agreement on behalf of the Developer have the full authority to bind the Developer to all of the terms of this agreement
 - 3.2. The Developer is a Michigan limited liability company, duly organized, validly existing and in good standing under the laws of the State of Michigan. The Developer operates as a limited liability company and has full power and has taken all required action, with respect to authorization of the execution of the Agreement.

- 3.3. The Developer is not a party to, subject to or bound by any agreement or any judgment, order, writ, injunction or decree of any court or governmental authority, which could prevent or materially impair the carrying out of this Agreement. The making and performance of this Agreement, and transactions contemplated herein, by the Developer will not violate any provision of law or of the Certificate of Incorporation of the Developer or result in the breach of, or constitute a default under, any lease, indenture, bank loan, credit agreement or other material agreement or instrument to which the Developer is a party or by which its property may be bound or affected.
- 3.4. In accordance with Act 381, MCL 125.2666(7), the Owner or Developer for an active project included within a Brownfield Plan must annually submit to the Authority a report on the status of the project. The report shall be in a form to be developed by the Authority and/or the MEDC/MSF and must contain information necessary for the Authority to report under Act 381, MCL 125.2666(3)(f), (h), (i), (i), and (k). As defined in Act 381, "active project" means a project for which the Authority is currently capturing taxes under Act 381. The initial report and all future reports due to the Authority by the Owner or Developer shall be submitted to the City Administrator and/or Authority by June 30 of each year, or an earlier date if Owner and Developer are provided written notice by the Authority of City no less than thirty (30) days prior to its due date.

After all phases of the Development under this Agreement have been completed and the Development is fully occupied, and the Owner or Developer has submitted a report providing the required information, the Wyandotte City Administrator and/or the Authority may waive the requirement for an Owner or Developer to submit additional annual reports.

The information required to be provided by the owner or Developer by MCL 125.2666(3) is as follows:

- (f) The amount of actual capital investment made for each project.
- (g) The number of residential units constructed or rehabilitated for each project.
- (h) The amount, by square foot, of new or rehabilitated residential, retail, commercial, or industrial space for each project.
- (i) The number of new jobs created at the project.
- (j) All additional information that the governing body, the Michigan Department of Environment, Great Lakes, and Energy (EGLE), or the Michigan Strategic Fund (MSF) considers necessary.

The Owner or Developer acknowledges that in accordance with Act 381, said information shall be used by the Authority to submit annually to the governing body/City, EGLE, MSF, and/or the Michigan Department of Treasury, a financial report on the status of the activities of the Authority for each calendar year. The report shall include all information required in MCL 125.2666(3).

4. **Miscellaneous Provisions.**

- 4.1. **Choice of Law.** This Agreement is governed by and must be construed in accordance with the law of the State of Michigan as if fully performed therein and without reference to its conflict of laws principles.
- 4.2. **Notices.** Any notices or other communications required or permitted under this Agreement shall be sufficiently given if in writing and (i) hand-delivered, including delivery by courier service, (ii) sent by overnight mail by a nationally recognized overnight mail service, or (iii) sent by certified mail, return receipt requested, postage prepaid addressed to the recipient at the address stated below, or to such other address as the party concerned may substitute by written notice to the other:

If to Authority: Wyandotte Brownfield Redevelopment Authority

Wyandotte City Hall
3200 Biddle Avenue
Wyandotte, MI 48192
Attention: Chairperson & Secretary

With a copy to: City Administrator
Wyandotte City Hall
3200 Biddle Avenue
Wyandotte, MI 48192

If to the Developer: Jason D'Herin
A&J Realty Ventures, LLC
177 Biddle Avenue
Wyandotte, MI 48192

With a copy to: Robert Verdun
A&J Realty Ventures, LLC
20412 Lorne Street
Taylor, MI 48180

All notices forwarded by overnight mail are deemed received on the date the overnight service actually delivers the notice. All notices hand delivered shall be deemed received on the day of delivery. All notices forwarded by mail shall be deemed received on the date two (2) days (excluding Sundays and legal holidays when the U.S. mail is not delivered) immediately following date of deposit in the U.S. mail; provided, however, the return receipt indicating the date upon which the notice is received shall be prima facie evidence that such notice was received on the date of the return receipt. Addresses may be changed by giving notice of such change in the manner provided herein. Unless and until such written notice is received, the last address given shall be deemed to continue in effect for all purposes.

- 4.3. **Entire Agreement and Amendments.** This Agreement, including the Exhibits referred to herein, contains the entire understanding of respect to the subject matter contained herein and may only be amended or terminated by a written instrument executed by the City, Authority, and the Developer or their respective successors and permitted assigns. There are no restrictions, promises, warranties, covenants or undertakings other than those expressly set forth or provided for herein. In the event of any conflict between the terms of this Agreement and the terms of Act 381, the provisions of Act 381 shall control.
- 4.4. **Severability.** Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability or provision in any other situation or in any other jurisdiction. If the final judgment of a court of competent jurisdiction declares that any term or provision hereof is invalid or unenforceable, the court making the determination of invalidity or unenforceability shall have the power to reduce the scope, duration or area of the term or provision, to delete specific words or phrases, or to replace any invalid or unenforceable term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision, and this Agreement shall be enforceable as so modified after the expiration of the time within which the judgment may be appealed.
- 4.5. **Construction.** The language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent, and no rule of strict construction shall be applied against any party. Any reference to any federal, state, local or foreign statute or law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise.
- 4.6. **Captions.** The captions to the Sections and subsections contained in this Agreement are for reference only, do not form a substantive part of this Agreement and do not restrict or enlarge substantive portions of this Agreement.
- 4.7. **Counterparts.** This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 4.8. **Parties in Interest.** This Agreement shall not confer any rights or remedies upon any person other than the parties hereto and their respective successors and permitted assigns. This Agreement shall bind and shall inure to the benefit of the parties hereto, their respective successors and assigns; however, the Developer shall not assign either this Agreement or any of its rights, interests or obligations hereunder to a non-affiliated entity without the prior written approval of the City, which approval may be withheld at the City's sole and absolute discretion.

- 4.9. **Public Communications.** The Developer shall take all steps reasonably requested by the Authority to announce the transaction described herein after approval of the Brownfield Plan by the City, and/or the Work Plan by the MEDC/MSF. As a part of such process, the Developer will cooperate with the Authority in the preparation of press releases and other announcements of such transaction.
- 4.10. **Survival.** Except as otherwise provided in this Agreement, all representations, warranties, covenants and agreements of the Developer contained or made pursuant to this Agreement shall survive the execution of this Agreement and shall not terminate until after such time as the Authority completes all reimbursement obligations pursuant to the approved Brownfield Plan.
- 4.11. **Recitals.** The recitals set forth above are incorporated by reference into the Agreement as if fully set forth therein.
- 4.12. **Site Access.** During the Term of this Agreement, the BRDA, its employees, agents, contractors and experts may have access to the Development after normal business hours and upon seven (7) days prior written notice to the Developer for the purpose of testing or assessment as may be reasonably required to determine whether the Developer has complied with the Brownfield Plan and this Agreement provided, however, that such access shall occur in a manner so as not to unreasonably interfere with the operations of the Developer. Representatives of the BRDA may enter the site for purposes of visual inspection with no notice to the Developer as allowed under local ordinances. The BRDA shall repair all damages to the Development arising out of the grant of access to the Development under this paragraph. The Developer and its consultants shall have the right to accompany the BRDA representatives at the Development. The BRDA shall submit all results of any soil, ground water or surface water samples and any other information regarding the Development to the Developer.
- 4.13. **Local Ordinances.** Nothing in this Agreement shall abrogate the effect of local ordinances.

END OF PAGE

Witness

A&J Realty Ventures, LLC

Printed name: _____

Title: _____

Subscribed and sworn before me on the ____ of _____, 2019

Printed Name: _____

Notary Public, State of _____

_____ County

My Commission expires: _____

END OF PAGE

This Agreement was approved by the City of Wyandotte Brownfield Redevelopment Authority and the Chairperson and Secretary were authorized to sign this Agreement on the ____ day of _____, 2019 and was signed by the Chairperson and Secretary on the ____ day of _____, 2019.

Witnesses

City of Wyandotte Brownfield
Redevelopment Authority

Printed Name: _____, Chairperson

Printed Name: _____, Secretary

Subscribed and sworn before me on the ____ of _____, 2019

Printed Name: _____

Notary Public, State of _____

_____ County

My Commission expires: _____

END OF PAGE

This Agreement was approved by the Wyandotte City Council and the Mayor and Clerk were authorized to sign this Agreement on the ____ day of _____, 2019 and was signed by the Mayor and Clerk on the ____ day of _____, 2019.

Witnesses

City of Wyandotte, Michigan

Printed Name: _____, Mayor

Printed Name: _____, Clerk

Subscribed and sworn before me on the ____ of _____, 2019

Printed Name: _____

Notary Public, State of _____

_____ County

My Commission expires: _____

END OF PAGE

CITY OF WYANDOTTE

NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD PLAN PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

On Monday, September 23rd, 2019, 7:00 PM, the Wyandotte City Council shall conduct a Public Hearing at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the adoption of a Brownfield Plan for the City of Wyandotte, within which the Wyandotte Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Said Plan has been transmitted by the City of Wyandotte Brownfield Redevelopment Authority for City Council review and approval.

A description of the property to which the Plan applies is as follows:

Property Address: 166 Oak Street, Wyandotte, County of Wayne, State of Michigan, on the northeast corner of Oak Street and 2nd Street (the previous location of the Wyandotte Post Office). Right-of-way adjacent and contiguous to the property is also eligible property.

Property Tax Identification/Parcel Number: 57-011-06-0011-000

Legal Description: 00520 521 522 LOTS 11 TO 14 INCL. PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69 T3S R11E, L57 OF DEEDS P5 WCR

A full copy of the proposed Plan, including maps and associated material, is also available for public inspection at the City Clerk's Office, 3200 Biddle Avenue, Wyandotte, Michigan. Further information may be obtained by contacting Joe Gruber, DDA Director, at 734-324-7298. All aspects of the proposed Plan are open for discussion at the public hearing. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the City Clerk at City Hall, 3200 Biddle Avenue, Wyandotte, Michigan 48192.

Lawrence S. Stec
City Clerk

Publish On: Wednesday, September 11th, 2019

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore H. Galeski
CITY ASSESSOR



MAYOR
Joseph R. Peterson

COUNCIL

Robert Alderman
Chris Calvin
Robert A. DeSana
Megan Maini
Leonard T. Sabuda
Donald Schultz Jr.

NOTICE TO ALL TAXING JURISDICTIONS

NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD PLAN PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

On Monday, September 23rd, 2019, 7:00 PM, the Wyandotte City Council shall conduct a Public Hearing at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the adoption of a Brownfield Plan (the “Plan”) for the City of Wyandotte, within which the Wyandotte Brownfield Redevelopment Authority (the “Authority”) shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”).

A description of the property to which the Plan applies is as follows:

Property Address: 166 Oak Street, Wyandotte, County of Wayne, State of Michigan, on the northeast corner of Oak Street and 2nd Street (the previous location of the Wyandotte Post Office). Right-of-way adjacent and contiguous to the property is also eligible property.

Property Tax Identification/Parcel Number: 57-0111-06-0011-000

Legal Description: 00520 521 522 LOTS 11 TO 14 INCL. PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 69 T3S R11E, L57 OF DEEDS P5 WCR

The City of Wyandotte has established the Authority in accordance with the Act, which was enacted to provide means for local units of government to facilitate the revitalization of environmentally distressed, functionally obsolete and/or blighted areas. The Authority has adopted a Brownfield Plan related to the redevelopment of the property and has transmitted the Plan to the City Council for review and approval.

The Act permits the use of tax increment financing in order to provide the Authority the means to assist with the redevelopment of property by reimbursing certain eligible activities identified in a Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real property located on the eligible property, which may include certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including remediation, new construction, rehabilitation, remodeling, alterations, and additions on the contaminated, functionally obsolete or blighted property.



The Plan as presented for adoption proposed the capture of tax increment revenues by the Authority to reimburse eligible activities identified in the Plan. Enclosed is a full copy of the proposed Plan, providing detailed information regarding the project, and estimates of the fiscal and economic implications of the proposed Plan on each taxing jurisdiction (in particular, see page 7 and Tables 2 through 3 near the back of the Plan).

The proposed Plan, including maps and associated material, is also available for public inspection at the City Clerk's Office, 3200 Biddle Avenue, Wyandotte, Michigan. Further information may be obtained by contacting Joe Gruber, DDA Director, at 734-324-7298. All aspects of the proposed Plan are open for discussion at the public hearing. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the City Clerk at City Hall, 3200 Biddle Avenue, Wyandotte, Michigan 48192.

Lawrence S. Stec
City Clerk

Enclosure (1)

Mail to Taxing Jurisdictions no later than Wednesday, September 11th, 2019 (not less than 10 days prior to the public hearing)