

Zingerman's Delicatessen Redevelopment Brownfield Plan

06/21/10 Brownfield Community Forum Report

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN
FOR THE
DELI PARTNERS, L.L.C. – ZINGERMAN’S DELICATESSEN
REDEVELOPMENT PROJECT**

Prepared by:
Washtenaw County Brownfield Redevelopment Authority
Economic Development and Energy Department
110 N. Fourth Avenue
P.O. Box 8645
Ann Arbor, MI 48107-8645

Jeff Irwin, Chair
Brett Lenart, Economic Development and Energy Department
Lindsay Nelson, Economic Development and Energy Department

Prepared with Assistance from:

Warner Norcross & Judd LLP
2000 Town Center, Suite 2700
Southfield, Michigan 48075-1318
Contact Person: Kurt M. Brauer
Phone: 248.784.5182
Website: www.wnj.com
E-Mail: kbrauer@wnj.com

Latest Version: June 30, 2010

Approved by the Washtenaw County Brownfield Redevelopment Authority on _____.
Approved by the Ann Arbor City Council on _____.
Approved by the Washtenaw County Board of Commissioners on _____.

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PROJECT SUMMARY

- Project Name:** Deli Partners, L.L.C. – Zingerman’s Delicatessen Redevelopment Project
- Project Location:** The eligible property is located at 418 (Next Door), 420 (Annex) & 422 (Deli) Detroit Street and 322 E. Kingsley Street, located at the southeast intersection of Detroit Street and E. Kingsley Street. The site consists of three parcels (09-09-29-116-010, 09-09-29-116-027 and 09-09-29-116-028).
- Type of Eligible Property:** Functionally Obsolete – The 322 E. Kingsley St. property was deemed “functionally obsolete” by a Level CME4, PPE, Assessor on June 30, 2010. The 418 and 422 Detroit Street properties are located in a qualified local governmental unit (Ann Arbor) and adjacent or contiguous to the 322 E. Kingsley St. property and their redevelopment is estimated to increase the captured taxable value of the E. Kingsley property.
- Eligible Activities:** Demolition, Lead and Asbestos Abatement, Site Preparation, Infrastructure Improvements, Development and Preparation of Brownfield Plan and Work Plan and MEGA Work Plan Review.
- Eligible Costs:** \$817,265
- Years to Complete Repayment:** Estimated to be approximately 15 years.
- Estimated Eligible Investment:** \$5.9 million
- Project Overview:** The Property will be redeveloped and consist of the rehabilitation and renovation of the Annex and Deli, removal of 322 E. Kingsley Street property and construction of a new approximately 10,400 square foot two-story brick addition with atrium and basement that will house the new kitchen, extended dining area, storage, offices and retail area. Eligible Activities, as defined by Act 381 of 1996, as amended, will be conducted as part of the project. The overall estimated investment for the project is approximately \$6.7 million. The Plan includes \$817,265 in eligible activities, which will be reimbursed through local and state property tax increment revenues. The Developer is seeking DDA assistance for infrastructure improvements, signage and green construction improvements. The Developer is also seeking City assistance through tax increment revenue capture to help pay for the eligible activities. Construction is anticipated to begin in late fall of 2010 and will continue until estimated completion in the spring of 2012. This Plan has been created for the purpose of facilitating the rehabilitation and redevelopment of the Property and to allow for the application of tax increment financing from local and state property tax increment and a State of Michigan Brownfield Redevelopment Michigan Business Tax (MBT) Credit.

INTRODUCTION AND PURPOSE

The Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority and designated the boundaries of the Brownfield Authority by adoption of a resolution on May 19, 1999, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act (PA) 381 of 1996, as amended (MCL) 125.2651 et seq., (the “Act”). The resolution was filed with Michigan Department of State, Office of the Great Seal, on May 27, 1999.

The purpose of this plan, to be implemented by the Washtenaw County Brownfield Redevelopment Authority (the “Authority”), is to satisfy the requirements for a Brownfield Plan as specified in the Act.

The Plan Project area is partially within the Ann Arbor Downtown Development Authority District and the Ann Arbor-Ypsilanti Smart Zone District.

The Authority proposes to implement this Plan in an effort to promote economic development and redevelopment within the County.

DELI PARTNERS, L.L.C. – ZINGERMAN’S BROWNFIELD PROJECT

ELIGIBLE PROPERTY INFORMATION

The 0.34-acre site is located in the City of Ann Arbor, Washtenaw County, at 418 (Next Door), 420 (Annex) & 422 (Deli) Detroit Street and 322 E. Kingsley Street, located at the southeast intersection of Detroit Street and E. Kingsley Street. The site consists of three parcels (09-09-29-116-010, 09-09-29-116-027 and 09-09-29-116-028) (the “Property”) containing the Deli, Next Door and the Annex occupied by Zingerman’s Delicatessen and the 322 E. Kingsley Street site contains one dilapidated functionally obsolete uninhabitable residential structure. All parcels are currently zoned D2 and will remain as such. Per the City of Ann Arbor’s requirements, the three parcels will be combined into one parcel. See Exhibit A for the legal description and maps of the site.

The site is located in a dense, mixed-use neighborhood in the City of Ann Arbor. The site is serviced by asphalt and brick paver streets, City water and sewer, and is in close proximity to the municipal farmer’s market. All typical urban infrastructure, public and private is provided in the vicinity of the site.

PROPOSED REDEVELOPMENT

The Property is currently owned by Deli Partners, L.L.C. (“Deli Partners”) and is leased to Zingerman’s Delicatessen and will remain in this structure. The Property will be redeveloped and consist of the rehabilitation and renovation of the Annex and Deli, removal of 322 E. Kingsley Street property and construction of a new approximately 10,400 square foot two-story brick addition with atrium and basement that will house the new kitchen, extended dining area, storage, offices and retail area (the “Project”). The addition and atrium will be constructed with various green elements such as low-flow fixtures, heat recapture, high-efficiency lighting, reuse of existing structures and incorporate the reuse of rainwater on the site. In addition, the first floor roof of the Deli will include a green roof. The addition and atrium will likely qualify for LEED certification and the Developer is currently evaluating the overall project costs to determine the feasibility of actual certification.

The overall estimated investment for this commercial project is approximately \$6.7 million. Construction for the Project is anticipated to begin in fall of 2010 and will continue until completion in approximately spring 2012. It is estimated that the project will result in the creation of up to 65 new full time jobs. This Plan has been created to facilitate the redevelopment of the Property to allow the Authority to utilize Tax Increment Financing (“TIF”) to reimburse the Developer for the eligible activities identified within this Plan, and to allow the Developer to apply for a Michigan Business Tax Credit (MBT).

BROWNFIELD CONDITIONS

The 322 E. Kingsley St. property was deemed “functionally obsolete” by a Level CME4, PPE, Assessor on June 30, 2010. A copy of the Affidavit of the Assessor is attached as Exhibit B. The 418 and 422 Detroit Street properties are adjacent or contiguous to the 322 E. Kingsley St. property and their redevelopment is estimated to increase the captured taxable value of the E. Kingsley property. The City of Ann Arbor is considered a qualified local governmental unit as provided in Act 146 of 2000, as amended. The definition of “eligible property” in the Act includes property that is located in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that

property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property. Therefore, the Property is considered “eligible property” since it has been deemed “functionally obsolete” by a Level CME4, PPE Assessor and it is located in a qualified local governmental unit.

Previously, the property was used for multiple functions including retail, general business office, restaurant/deli, and residential uses.

BROWNFIELD PLAN ELEMENTS

A. A description of costs intended to be paid for with tax increment revenues (MCLA 125.2663(1)(a))

Deli Partners is requesting that the Authority capture incremental local and school operating taxes generated through tax increment financing to reimburse the cost of certain “eligible activities” as provided in this Plan totaling \$817,265, plus interest at 5%. A detailed table of these costs is attached as Schedule 1. Additionally, the Authority will capture administrative fees and Local Site Remediation Revolving Funds from this Plan.

B. A brief summary of the eligible activities that are proposed for the eligible property. (MCLA 125.2663(1)(b))

“Eligible activities” are defined in the Act as meaning one or more of the following: (i) baseline environmental assessment activities; (ii) due care activities; and (iii) additional response activities. In addition, in qualified local governmental units such as the City of Ann Arbor, the Act includes the following additional “eligible activities”: (A) infrastructure improvements that directly benefit eligible property; (B) demolition of structures that is not response activity under Part 201 of NREPA; (C) lead or asbestos abatement; and (D) site preparation that is not response activity under Part 201 of NREPA. Table 1 below presents estimated costs of Michigan Economic Growth Authority (MEGA) eligible activities which qualify for reimbursement from TIF.

Table 1 – MEGA Eligible Activities	
Task	Cost Estimate
1. Demolition	\$ 100,000
2. Lead and Asbestos Abatement	\$ 25,000
3. Infrastructure Improvements	\$ 41,300
4. Site Preparation	\$ 534,800
5. Contingencies – (15%)	\$105,165
6. Development and preparation of Brownfield Plan and Work Plan	\$10,000
7. MEGA work plan review	\$ 1,000
TOTAL	\$ 817,265

*Includes principal cost of total eligible activities. The brownfield plan contemplates interest at 5% on the principal activities, which is further detailed in Schedule 2.

The eligible activities estimated in Table 1 above include the following:

1. Demolition: The existing buildings will require selective interior and exterior demolition. In addition, certain site improvements will be demolished in preparation of site redevelopment. The Annex building will need to be moved to allow for demolition of the foundation structure and replaced following reconstruction. The existing residential structure located on 322 E. Kingsley will be demolished to make way for the new two-story structure. Demolition activities will include proper disposal of non-reusable or non-recyclable building. This may include items such as the removal of existing unusable site improvements, paving, concrete, foundations, curbs, sidewalks, etc.
2. Lead and Asbestos Abatement: Lead and asbestos materials will be abated in the E. Kingsley residential unit as well as the Annex building as required.
3. Infrastructure Improvements: Public infrastructure improvements will include water, storm sewer and sanitary sewer upgrades, street repair and improvements to Detroit and E. Kingsley Streets, sewer disconnects, sidewalks, curbs, streetscape improvements such as benches and plants. Eligible Activities will include all design and engineering pertaining to the public infrastructure activities.
4. Site Preparation: Various site preparation activities will be required including erosion control, soils excavation and removal, fill material, earth retention system, green storm water retention system, temporary site control and testing, design and engineering pertaining to eligible activities.
5. Contingencies: A contingency of 15% on the eligible activities listed above.
6. Plan Preparation and Development: Reasonable cost for development and preparation of the project brownfield plan and detailed work plan.
7. MEGA: MEGA Work Plan review fee.

In addition, the Plan includes interest associated with the eligible activities calculated at 5% to address the true cost of conducting the eligible activities associated with the Project.

C. An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(1)(c))

An estimate of the captured taxable value and tax increment revenues by year for real property is attached as Schedule 2.

D. The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (MCLA 125.2663(1)(d))

The costs of the Plan will be financed by Deli Partners, L.L.C. Eligible costs and interest of 5% will be reimbursed through tax increment revenues generated from the Property. Tax increment revenues will be sought from both local and state tax capture, pursuant to an Act 381 Work Plan and this document. The Developer will be reimbursed for eligible activities pursuant to an executed development and reimbursement agreement after Brownfield Plan approval and the generation of adequate tax increment revenues. Schedule 2 provides a breakdown of the state and local tax portions of the eligible activity reimbursement.

E. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(1)(e))

None.

F. The duration of the brownfield plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 35 years. (MCLA 125.2663(1)(f))

It is estimated that redevelopment of the Property will be completed in two years and that it will take fifteen (15) years to be reimbursed for eligible costs through tax increment revenues. In addition, once all eligible costs are reimbursed, funds will be captured for the county-wide local site remediation revolving fund. Therefore, the capture will begin in 2011 and will remain under the Plan to the extent that all eligible activities undertaken in this Plan are repaid, but in no event will the Plan exceed the maximum duration provided for in (MCLA 125.2663(1)(f)).

G. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. (MCLA 125.2663(1)(g))

Tabular estimates of the incremental tax increases are attached as Schedule 2.

H. A legal description of each parcel of eligible property to which the plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (MCLA 125.2663(1)(h))

1. Legal Description: See attached Exhibit A.
2. Location and Site maps: See Exhibit A.

3. Characteristics of Property: The “eligible property” was historically used as a grocery, deli and for prior residential uses, which have since been converted to deli and associated business use.
4. Personal Property: New personal property is included as part of the eligible property.
5. The property is an Eligible Property pursuant to the Act based on the conclusion of functional obsolescence by a Level CME4,PPE Assessor and provided in Exhibit B.

I. An estimate of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced, if any. (MCLA 125.2663(1)(i))

There are no persons residing on this Property.

J. A plan for establishing priority for the relocation of persons displaced by implementation of the plan, if applicable. (MCLA 125.2663(1)(j))

This Section is inapplicable to this site as there are no persons residing on this Property.

K. Provision for the costs of relocating persons displaced by implementation of the plan, and financial assistance and other reimbursement of expenses, if any. (MCLA 125.2663(1)(k))

This Section is inapplicable to this site as there are no persons residing on this Property.

L. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCLA 125.2663(1)(l))

This Section is inapplicable to this site as there are no persons residing on this Property.

M. A description of the proposed use of the local site remediation revolving fund. (MCLA 125.2663(1)(m))

The Washtenaw County Brownfield Redevelopment Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources. The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$122,590.

No funds from the Washtenaw County Local Site Remediation Revolving Fund will be used for the Project.

**N. Other material that the authority or governing body considers pertinent.
(MCLA 125.2663(1)(n))**

It is anticipated that the Project will attain a silver or perhaps gold LEED certification level for the addition and atrium, based upon the standards for such certification in effect as of the date of the site-plan approval. However, the Developer is currently evaluating the overall project costs to determine the feasibility of actual certification. The Developer may be able to seek LEED certification with assistance from the City of Ann Arbor Downtown Development Authority.

Administrative Fees

The amount of tax increment revenue authorized for capture and deposit for Washtenaw County Brownfield Redevelopment Authority's administrative and operating expenses is \$81,726.

Michigan Business Tax Credit

It is the intention of the Michigan Legislature to encourage redevelopment of brownfields using the Michigan Business Tax credit incentive permitted under Act 36, Public Acts of 2007, as amended. The Michigan Business Tax credit can be based upon any "eligible investment" at the Property. The Michigan Business Tax credit will be based upon any eligible investment or part thereof incurred by a qualified taxpayer after approval of this Brownfield Redevelopment Plan and within ninety (90) days prior to the receipt of a preapproval letter from the Michigan Economic Growth Authority or the Chair of the MEGA Board, as applicable.

"Eligible investment" means demolition, construction, restoration, alteration, renovation, or improvement of buildings on Eligible Property and the addition of machinery, equipment, and fixtures to the Property.

Deli Partners intends to apply for a Michigan business tax ("MBT") credit at the Eligible Property pursuant to Act 36 of the Public Acts of Michigan of 2007, as amended.

Exhibit A

Property Description

Property Address: 418 Detroit Street
Ann Arbor, Michigan

Parcel ID No.: 09-09-29-116-027

Legal Description: PRT OF LOT 140, ASSESSOR'S PLAT NO 29 DESC AS BEG AT A PT ON WLY LINE OF LOT 140, DIST S 38 DEG 51 MIN 00 SEC W 12.72 FT FROM NWLY COR OF LOT 140, TH S 50 DEG 58 MIN 07 SEC E 30.74 FT, TH S 44 DEG 02 MIN 00 SEC E 27.56 FT, TH S 68 DEG 31 MIN 00 SEC E 42.68 FT, TH S 03 DEG 56 MIN 51 SEC W 48.57 FT, TH N 85 DEG 50 MIN 35 SEC W 44.77 FT, TH N 51 DEG 09 MIN 00 SEC W 89.8 FT, TH N 38 DEG 51 MIN 00 SEC E 56.09 FT TO POB

Property Address: 422 Detroit Street
Ann Arbor, Michigan

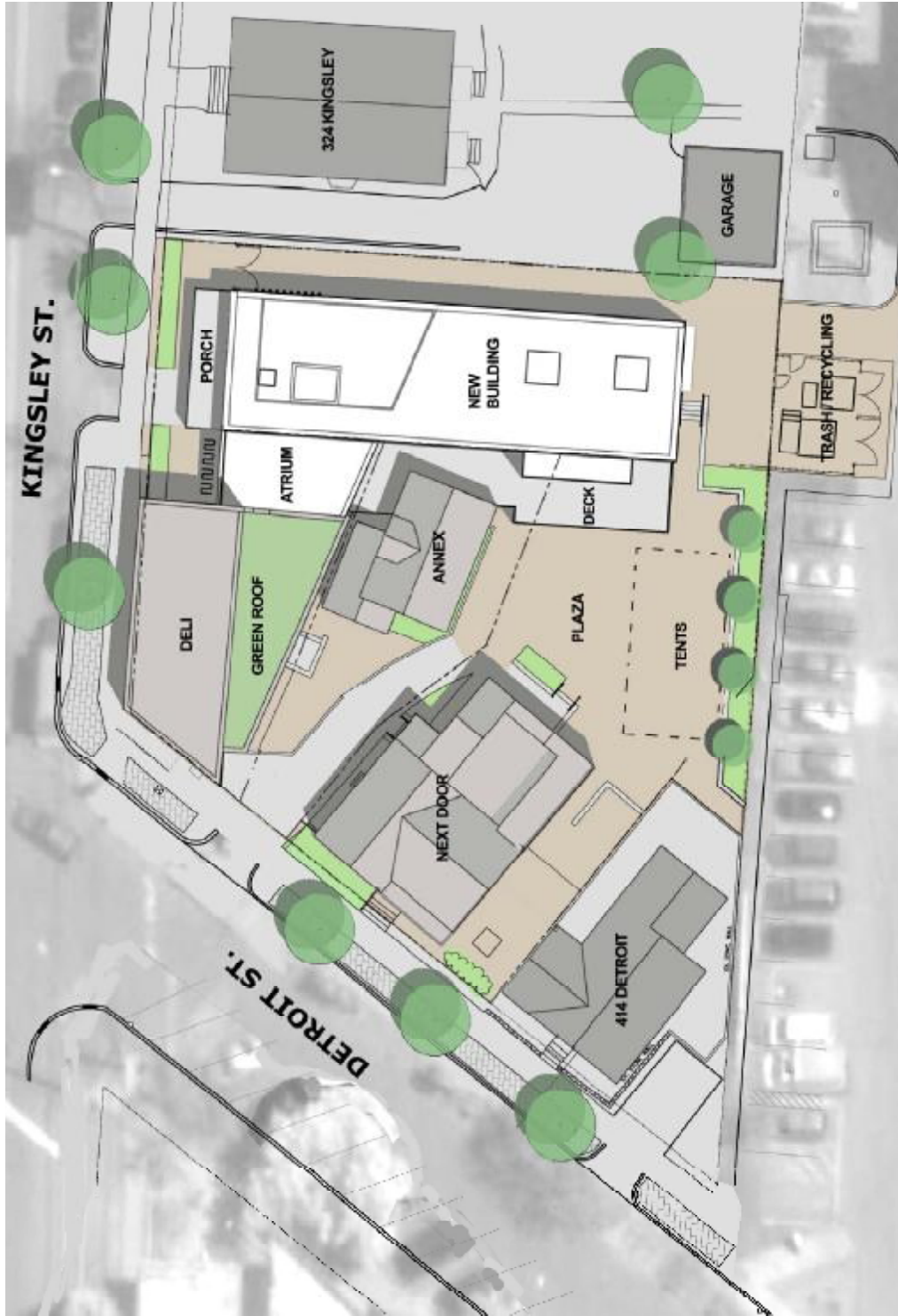
Parcel ID No.: 09-09-29-116-028

Legal Description: LOT 139 & PRT OF LOT 140 DESC AS BEG AT NWLY COR OF LOT 140, TH S 68 DEG 04 MIN 26 SEC E 83.1 FT, TH S 03 DEG 56 MIN 51 SEC W 33.76 FT, TH N 68 DEG 31 MIN 00 SEC W 42.68 FT, TH N 44 DEG 02 MIN 00 SEC W 27.56 FT, TH N 50 DEG 58 07 SEC W 30.74 FT, TH N 38 DEG 51 00 SEC E 12.72 FT TO POB. 2353 SQ FT. ASSESSOR'S PLAT NO 29

Property Address: 322 E. Kingsley Street
Ann Arbor, Michigan

Parcel ID No.: 09-09-29-116-010

Legal Description: LOT 141 ASSESSORS PLAT NO 29



DIAGRAMMATIC SITE PLAN

CONCEPT DESIGN
 2014-2015

Zingerman's Deli Expansion
 DELI EXPANSION



Diagrammatic Site Plan - A000
 April 16, 2010

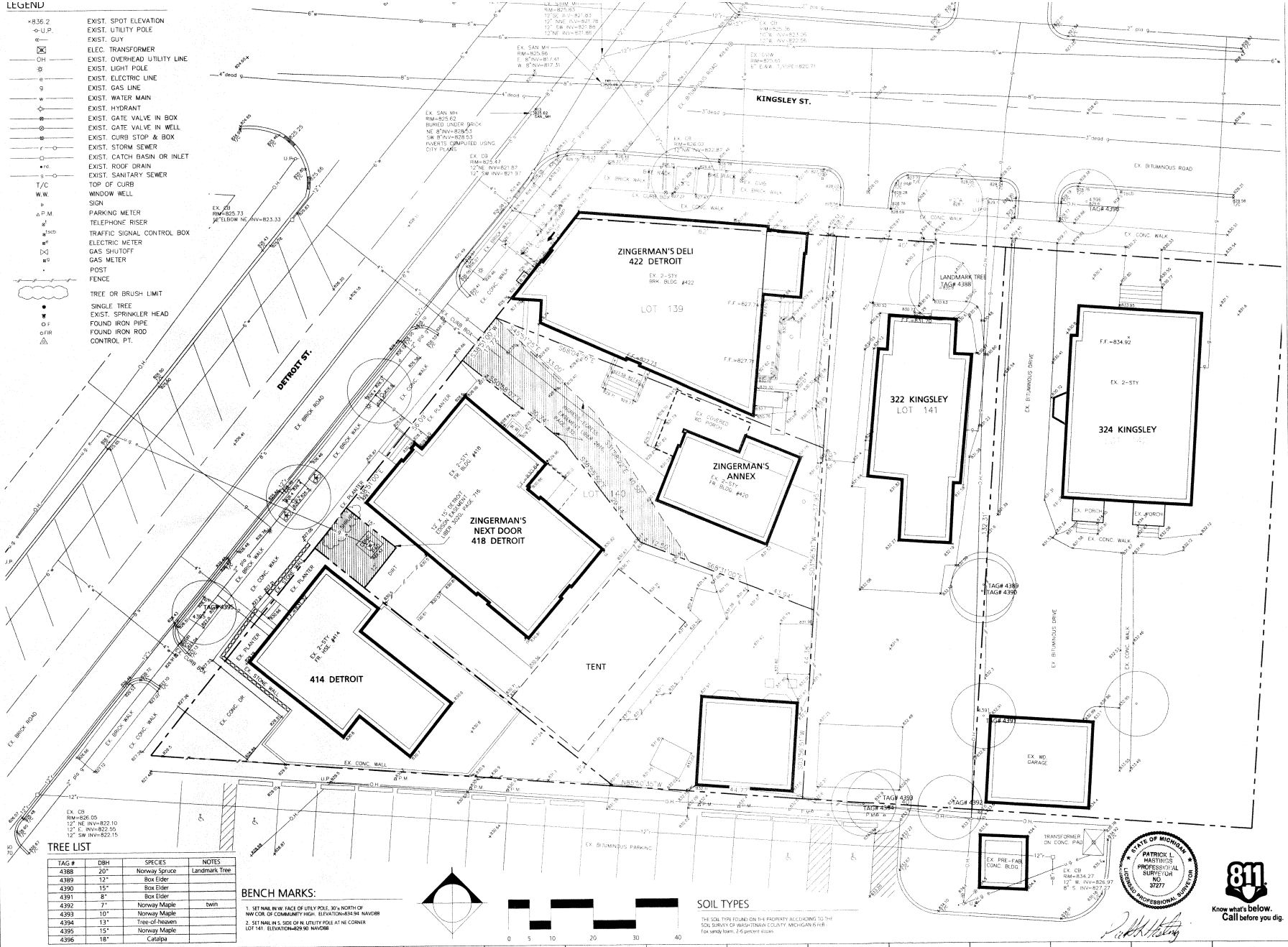
Maps of Eligible Property





LEGEND

- +836.2 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- EXIST. GUY
- ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. ROOF DRAIN
- EXIST. SANITARY SEWER
- T/C TOP OF CURB
- W.W. WINDOW WELL
- SIGN
- P.M. PARKING METER
- TELEPHONE RISER
- TRAFFIC SIGNAL CONTROL BOX
- ELECTRIC METER
- GAS SHUTOFF
- GAS METER
- POST
- FENCE
- TREE OR BRUSH LIMIT
- SINGLE TREE
- EXIST. SPRINKLER HEAD
- FOUND IRON PIPE
- FOUND IRON ROD
- CONTROL PT.



TREE LIST

TAG #	DBH	SPECIES	NOTES
4388	20"	Norway Spruce	Landmark Tree
4389	12"	Box Elder	
4390	15"	Box Elder	
4391	8"	Box Elder	
4392	7"	Norway Maple	twin
4393	10"	Norway Maple	
4394	13"	Tree-of-heaven	
4395	15"	Norway Maple	
4396	18"	Catalpa	

BENCH MARKS:

1. SET NAIL IN W. FACE OF UTILITY POLE, 30" NORTH OF NW COR. OF CORRIDOR HIGH. SEANTHENS NAD83
2. SET NAIL IN S. SIDE OF N. UTILITY POLE AT NE CORNER LOT 141. ELEVATION=429.90 NAVD83



SOIL TYPES

THE SOIL TYPE SHOWN ON THIS PROPERTY ACCORDING TO THE SOIL SURVEY OF WASHTENAW COUNTY, MICHIGAN IS: For sandy loam, 2-6 percent silt.



219 1/2 N MAIN STREET
ANN ARBOR, MI 48104
V 734 663 5888
F 734 663 5044
WWW.QUINNEVANS.COM

Beckett & Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services
535 West William, Suite 101
Ann Arbor, MI 48103
734 663 2622

Zingerman's Deli Expansion

Ann Arbor, Michigan
QEA No. 20900123

EXISTING CONDITIONS

MIDWESTERN CONSULTING

Civil, Environmental, and
Transportation Engineers
Planners, Surveyors,
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0299

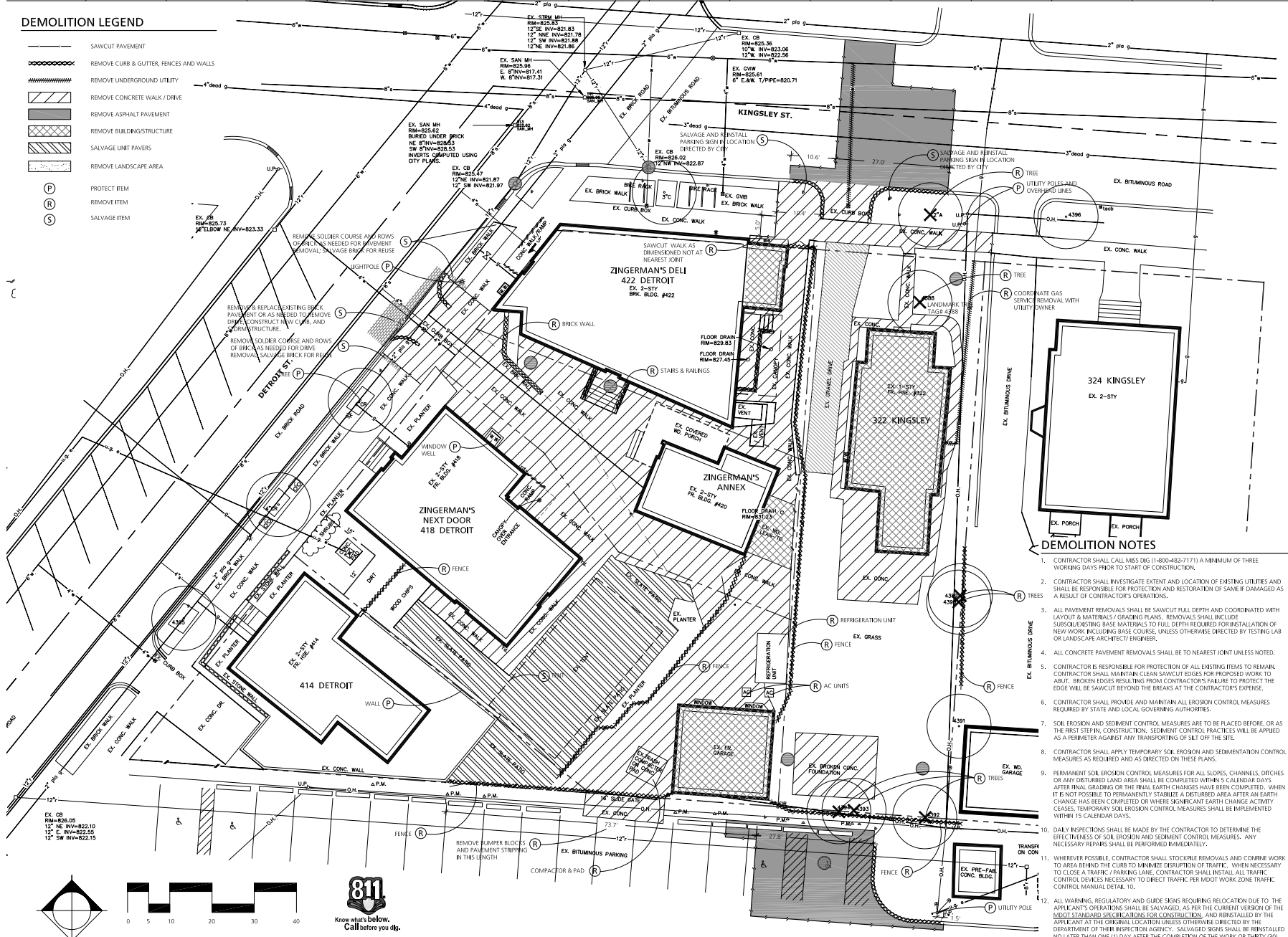
NO	TITLE	DATE
	SITE PLAN REVIEW	3/29/10

FILE NAME: ZDE C100 DWG

C-100

DEMOLITION LEGEND

- SAWCUT PAVEMENT
- REMOVE CURB & GUTTER, FENCES AND WALLS
- REMOVE UNDERGROUND UTILITY
- REMOVE CONCRETE WALK / DRIVE
- REMOVE ASPHALT PAVEMENT
- REMOVE BUILDING STRUCTURE
- SALVAGE UNIT PAVERS
- REMOVE LANDSCAPE AREA
- PROTECT ITEM
- REMOVE ITEM
- SALVAGE ITEM



DEMOLITION NOTES

1. CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
3. ALL PAVEMENT REMOVALS SHALL BE SAWCUT FULL DEPTH AND COORDINATED WITH LAYOUT & MATERIALS / GRADING PLANS. REMOVALS SHALL INCLUDE SUBSISTING BASE MATERIALS TO FULL DEPTH REQUIRED FOR INSTALLATION OF NEW WORK, INCLUDING BASE COURSE, UNLESS OTHERWISE DIRECTED BY TESTING LAB OR LANDSCAPE ARCHITECT/ENGINEER.
4. ALL CONCRETE PAVEMENT REMOVALS SHALL BE TO NEAREST JOINT UNLESS NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL MAINTAIN CLEAN SAWCUT EDGES FOR PROPOSED WORK TO ADJUT. BROKEN EDGES RESULTING FROM CONTRACTOR'S FAILURE TO PROTECT THE EDGE WILL BE SAWCUT BEYOND THE BREAKS AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES REQUIRED BY STATE AND LOCAL GOVERNING AUTHORITIES.
7. SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED BEFORE, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A FEMETER AGAINST ANY TRANSPORT OF SILT OFF THE SITE.
8. CONTRACTOR SHALL APPLY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS.
9. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 15 CALENDAR DAYS.
10. ONLY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF SOIL EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
11. WHEREVER POSSIBLE, CONTRACTOR SHALL STOCKPILE REMOVALS AND CORNRE WORK TO AREA BEHIND THE CURB TO MINIMIZE DISRUPTION OF TRAFFIC. WHEN NECESSARY TO CLOSE A TRAFFIC / PARKING LANE, CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES NECESSARY TO DIRECT TRAFFIC. PER MDOT WORK ZONE TRAFFIC CONTROL MANUAL, DETAIL 10.
12. ALL WARNING, REGULATORY AND GUIDE SIGNS REQUIRING RELOCATION DUE TO THE APPLICANT'S OPERATIONS SHALL BE SALVAGED, AS PER THE CURRENT VERSION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND REINSTALLED BY THE APPLICANT AT THE ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT OF THEIR INSPECTION AGENCY. SALVAGED SIGNS SHALL BE REINSTALLED NO LATER THAN ONE (1) DAY AFTER THE COMPLETION OF THE WORK OR THIRTY (30) DAYS AFTER THEIR REMOVAL, WHICHEVER OCCURS FIRST.



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ANN ARBOR, MI 48104
734 663 5888
734 663 5044
WWW.QUINNEVANS.COM

Beckett & Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services
535 Wood Village, Suite 101
Ann Arbor, MI 48103
734.663.0322

Zingerman's Deli Expansion

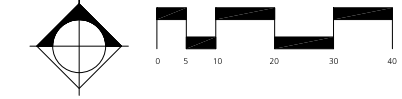
Ann Arbor, Michigan
CEJA No. 20900123

DEMOLITION PLAN

NO.	TITLE	DATE
	SITE PLAN REVIEW	3/28/10

ZDE 0101.DWG

C-101



LAYOUT & MATERIALS LEGEND

- PROPOSED BARRIER-FREE RAMPS (VJ ADA COMPLIANT TRUNCATED DOMES)
- PROPOSED TRASH RECEPTACLE
- PROPOSED BIKE RACK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS CONCRETE PAVERS
- PROPOSED ASPHALT
- PROPOSED STREET BRICK PAVING PATCH
- PROPOSED SIDEWALK BRICK PAVING (PER CITY DETAIL SDR-3)
- PROPOSED WOOD PRIVACY FENCE
- PROPOSED GREEN SCREEN FENCE

LAYOUT & MATERIAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF MATERIAL UNLESS OTHERWISE NOTED.
2. ALL LINES ARE PARALLEL OR PERPENDICULAR TO THE CURB / PAVEMENT LINE FROM WHICH THEY ARE DIMENSIONED UNLESS OTHERWISE NOTED.
3. WHEREVER POSSIBLE, CONTRACTOR SHALL STOCKPILE NEW MATERIALS SCHEDULED FOR INSTALLATION AND CONFINING WORK TO AREA BEHIND THE CURB TO MINIMIZE DISRUPTION OF TRAFFIC. WHEN NECESSARY TO CLOSE A TRAFFIC LANE, THE CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES NECESSARY TO DIRECT TRAFFIC PER MDOT WORK ZONE TRAFFIC CONTROL MANUAL DETAIL 10, FOR WORK BEHIND THE CURB.
4. CONTRACTOR SHALL UTILIZE HIGH EARLY CONCRETE AT ALL DRIVE APPROACHES IN ORDER TO MINIMIZE DURATION OF BUSINESS INTERRUPTION.
5. PER CHAPTER 49, SECTION 4-38 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS."

PROPOSED LEGAL DESCRIPTION

Beginning at the NW corner of Lot 139 of Assessor's Plat No. 29 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 9 of Plats, Page 20, Washtenaw County Records;

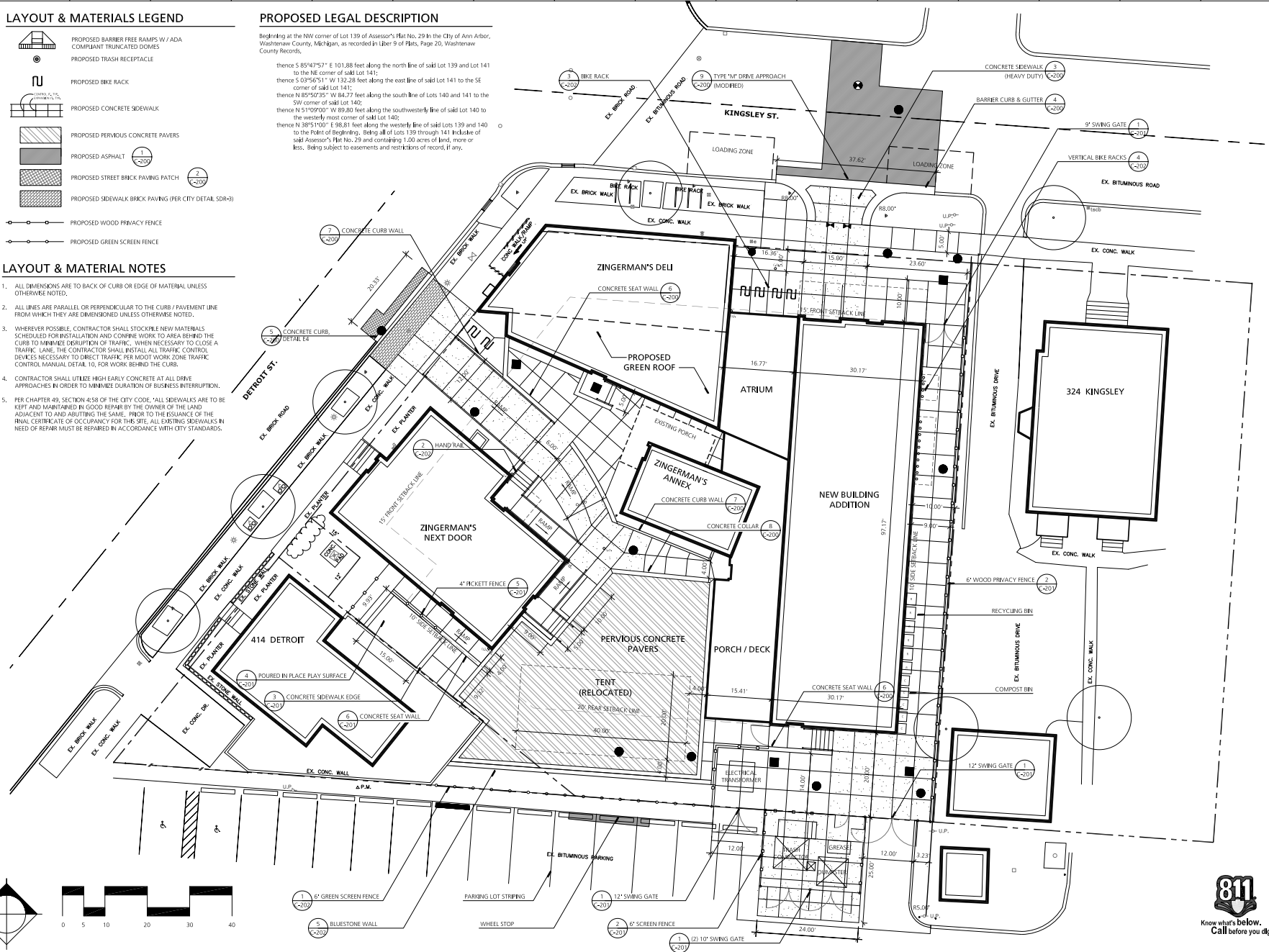
thence S 85°47'57" E 101.88 feet along the north line of said Lot 139 and Lot 141 to the NE corner of said Lot 141;

thence S 03°56'51" W 132.28 feet along the east line of said Lot 141 to the SE corner of said Lot 141;

thence N 80°50'35" W 84.77 feet along the south line of Lots 140 and 141 to the SW corner of said Lot 140;

thence N 51°09'00" W 89.80 feet along the southwesterly line of said Lot 140 to the westerly most corner of said Lot 140;

thence N 38°51'00" E 98.81 feet along the westerly line of said Lots 139 and 140 to the Point of Beginning, Being All of Lots 139 through 141 Inclusive of said Assessor's Plat No. 29 and containing 1.40 acres of land, more or less. Being subject to easements and restrictions of record, if any.



QUINN EVANS ARCHITECTS

219 1/2 N MAIN STREET
ANN ARBOR, MI 48104

Y 734 663 5888
F 734 663 5044
WWW.QUINNEVANS.COM

Beckett & Raeder

Landscape Architecture
Planning, Engineering &
Environmental Services

535 West William, Suite 101
Ann Arbor, MI 48103
734.663.3022

Zingerman's Deli Expansion

Ann Arbor, Michigan

OEJA No. 20900123

LAYOUT PLAN

NO.	TITLE	DATE
	SITE PLAN REVIEW	3/28/10

FILE NAME: ZDE C102.LDWG



C-102

Exhibit B

Letter of Functional Obsolescence

AFFIDAVIT OF DAVID PETRAK

STATE OF MICHIGAN)

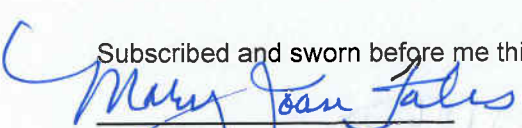
COUNTY OF WASHTENAW)

David Petrak, being sworn, says:

1. I have personal knowledge of the facts stated in this affidavit and, if sworn as a witness, I am competent to testify thereto.
2. I am the City Assessor, CMAE4, PPE, for the City of Ann Arbor, a Michigan municipal corporation, a "qualified local governmental unit" as provided in Act 146 of 2000, as amended.
3. The property consists of approximately 0.34-acre located in the City of Ann Arbor, Washtenaw County, at 418 (Next Door), 420 (Annex) & 422 (Deli) Detroit Street and 322 E. Kingsley Street, situated at the southeast intersection of Detroit Street and E. Kingsley Street. The property is current composed of three parcels (09-09-29-116-010, 09-09-29-116-027 and 09-09-29-116-028) (the "Property") containing the Deli, Next Door and the Annex occupied by Zingerman's Delicatessen. City of Ann Arbor regulations require the Property Owner, Deli Partners, LLC, to combine the three parcels into one parcel.
4. I made a physical inspection of the subject property on June 29, 2010. The 322 E. Kingsley Street site contains one dilapidated uninhabitable residential structure. The annex structure on 420 Detroit Street is, based on age and condition, blighted and not readily adaptable to continued or future use.
5. The Brownfield Redevelopment Financing Act provides under MCL 125.2652(2)(q) that "functional obsolete" means the property is unable to be used to adequately perform the function for which it was intended due to, among other conditions, deficiencies or inadequacies in design or other similar factors that affect the property itself or the property's relationship to surrounding property.
6. On the basis of my physical inspection of the aforementioned property and my professional training and experience as an Assessor for the City of Ann Arbor, I have determined that the portions of the property comprised of 322 E. Kingsley Street and 420 Detroit Street are "functionally obsolete" within the meaning of the Brownfield Redevelopment Act and unable to be used as intended.
7. The above determination is not intended to reflect the official opinion of the City Assessor's Office in determination of value for the current and/or any future assessment roll but is made for the sole purpose of determining whether the property is an "eligible property" under the provisions of the Brownfield Redevelopment Act.
8. Further affiant sayeth not.


David Petrak

Subscribed and sworn before me this 30th day of June, 2010.


Mary Joan Fales, Notary Public
Monroe County, Michigan
Acting in Washtenaw County, Michigan

Commission Expires: October 7, 2015

Funding Sources and Costs for Redevelopment Activities

Project Name: Deli Partners, L.L.C.
Project Address: 418 & 422 Detroit St., 322 E. Kingsley St.
Parcel Number(s): 09-09-29-116-010, 09-09-29-116-027, 09-09-29-116-028

Item/Activity	Total Cost	Cost Breakdown by Funding Source		
		Developer	BRA TIF	MBT
Site Preparation/Development (building demolition, utilities, and engineering/architectural/design services, etc)				
Demolition Activities	\$100,000		\$100,000	
Lead and Asbestos Abatement	\$25,000		\$25,000	
Infrastructure Improvements (city walk repairs)	\$5,700		\$5,700	
Infrastructure Improvements (street repairs)	\$6,800		\$6,800	
Infrastructure Improvements (Utility upgrades)	\$27,300		\$27,300	
Infrastructure Improvements (concrete curb)	\$1,500		\$1,500	
Site Preparation (erosion control)	\$2,000		\$2,000	
Site Preparation (soils excavation, removal)	\$94,800		\$94,800	
Site Preparation (fill material)	\$35,000		\$35,000	
Site Preparation (earth retention)	\$150,000		\$150,000	
Site Preparation (storm water retention system)	\$154,000		\$154,000	
Site Preparation (temporary site control)	\$50,000		\$50,000	
Site Preparation (design, engineering and testing)	\$49,000		\$49,000	
Contingency				
15% Contingency	\$105,165		\$105,165	
Professional Services				
Reasonable costs of developing and preparing brownfield plans and work plans	\$11,000		\$11,000	
Building Construction				
Building construction *	\$5,900,000	\$5,900,000		\$1,003,000**
Projected Totals	\$6,717,265	\$5,900,000	\$817,265	

*Estimated Eligible Investment

**Developer may utilize some of the credit to offset their own liability. Value assumes \$5.9 in eligible investment and 20% MBT credit with net benefit of MBT after applying 85% statutory refund minimum.

***TIF figures above are net of interest cost (\$416,672), which is only an estimate based on current projections. Interest reimbursement under the Plan will reflect actual interest costs

TIF: Tax Increment Financing

MBT: Michigan Business Tax Credit

Tax Capture by Jurisdiction

Deli Partners, L.L.C. - TIF Schedule

Project Name: Deli Partners, L.L.C.

Community: Ann Arbor

Schedule 2 - Combined Brownfield TIF Capture (DDA and Non-DDA Property)

Eligible Expenses for Reimbursement under Public Act 381	
MEGA - Core Community Related Activities	\$817,265
MDEQ - Contamination Activities	\$0
Total Eligible Activities (Principal)	\$817,265
Brownfield Program Administrative Fee (1)	\$71,884
Local Site Remediation Revolving Fund Capture (2)	\$122,590
Total Eligible Principal Costs for TIF Reimbursement	\$1,011,738

	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)
Existing Taxable Value (TV) (6):	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228
New Taxable Value for Non-Homestead: (3)	\$669,228	\$675,920	\$1,982,429	\$3,302,004	\$3,335,024	\$3,368,374	\$3,402,058	\$3,436,078	\$3,470,439	\$3,505,144
New Taxable Value for Homestead: (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Difference (New Taxable Value - Existing):	\$0	\$6,692	\$1,313,201	\$2,632,776	\$2,665,796	\$2,699,146	\$2,732,830	\$2,766,850	\$2,801,211	\$2,835,916

Millage Category	Millage Rates

State Capture (4)

	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)
State Education Tax (SET)	6.00000	\$ -	\$ 22	\$ 6,385	\$ 12,811	\$ 12,961	\$ 13,113	\$ 13,266	\$ 13,421	\$ 13,578
School Operating	17.96940	\$ -	\$ 67	\$ 19,121	\$ 38,366	\$ 38,817	\$ 39,272	\$ 39,731	\$ 40,196	\$ 40,664
STATE TOTAL	23.9694	\$ -	\$ 89	\$ 25,506	\$ 51,177	\$ 51,778	\$ 52,385	\$ 52,998	\$ 53,617	\$ 54,242
State - Accumulated Capture	\$ -	\$ 89	\$ 25,595	\$ 76,772	\$ 128,550	\$ 180,934	\$ 233,932	\$ 287,549	\$ 341,791	\$ 396,665

Local Capture (5)

	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)
Intermediate School District (ISD)	3.97450	\$ -	\$ 15	\$ 4,229	\$ 8,486	\$ 8,586	\$ 8,686	\$ 8,788	\$ 8,891	\$ 8,994
Community College	3.68560	\$ -	\$ 3	\$ 3,004	\$ 6,035	\$ 6,098	\$ 6,162	\$ 6,226	\$ 6,291	\$ 6,357
County Operating	5.67680	\$ -	\$ 4	\$ 4,680	\$ 9,402	\$ 9,500	\$ 9,599	\$ 9,700	\$ 9,801	\$ 9,903
CVT	0.98610	\$ -	\$ 7	\$ 1,295	\$ 2,596	\$ 2,629	\$ 2,662	\$ 2,695	\$ 2,728	\$ 2,762
Library	1.92140	\$ -	\$ 1	\$ 1,263	\$ 2,538	\$ 2,565	\$ 2,591	\$ 2,618	\$ 2,646	\$ 2,673
City Operating	6.16820	\$ -	\$ 5	\$ 5,027	\$ 10,100	\$ 10,205	\$ 10,312	\$ 10,420	\$ 10,529	\$ 10,639
Local Enhancement	10.14820	\$ -	\$ 8	\$ 8,271	\$ 16,617	\$ 16,790	\$ 16,966	\$ 17,143	\$ 17,322	\$ 17,503
LOCAL - TOTAL CAPTURE	32.5608	\$ -	\$ 42	\$ 27,769	\$ 55,773	\$ 56,373	\$ 56,978	\$ 57,590	\$ 58,207	\$ 58,831
Local - Accumulated Capture	\$ -	\$ 42	\$ 27,811	\$ 83,584	\$ 139,956	\$ 196,934	\$ 254,524	\$ 312,731	\$ 371,562	\$ 431,023

TOTAL TAX CAPTURE (school and local)	56.53020	\$ -	\$ 131	\$ 53,275	\$ 106,950	\$ 108,150	\$ 109,363	\$ 110,587	\$ 111,824	\$ 113,073	\$ 114,335
Accumulated Tax Capture	\$ -	\$ 131	\$ 53,406	\$ 160,355	\$ 268,506	\$ 377,868	\$ 488,456	\$ 600,280	\$ 713,353	\$ 827,688	
WCBRA Administrative Fees (10% of Eligible Costs)*	\$ -	\$ 7	\$ 2,664	\$ 5,347	\$ 5,408	\$ 5,468	\$ 5,529	\$ 5,591	\$ 5,654	\$ 5,717	
Local Site Remediation Revolving Fund Capture*	\$ -	\$ 7	\$ 2,664	\$ 5,347	\$ 5,408	\$ 5,468	\$ 5,529	\$ 5,591	\$ 5,654	\$ 5,717	
Total Tax Capture Available for Core Community Activities	\$ -	\$ 118	\$ 47,947	\$ 96,255	\$ 97,335	\$ 98,426	\$ 99,529	\$ 100,642	\$ 101,766	\$ 102,901	

MEGA Eligible Activities	\$ -	\$ 118	\$ 47,947	\$ 96,255	\$ 97,335	\$ 98,426	\$ 99,529	\$ 100,642	\$ 101,766	\$ 102,901
Total Capture Available for Reimbursement	\$ -	\$ 118	\$ 47,947	\$ 96,255	\$ 97,335	\$ 98,426	\$ 99,529	\$ 100,642	\$ 101,766	\$ 102,901

Accumulated Tax Capture Available for Reimbursement of Core Community Activities	\$ -	\$ 118	\$ 48,065	\$ 144,320	\$ 241,655	\$ 340,081	\$ 439,610	\$ 540,252	\$ 642,018	\$ 744,919
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(1) Administrative Fees:

Allowable through Public Act 381 -- Ten percent (10%) of the yearly TIF for the length of the reimbursement period.
Taken from Local Taxes Only.

(2) Local Site Remediation Revolving Fund:

Allowable through Public Act 381 -- 15% capture for the LSRRF.

(3) Taxable Value (TV) is increased 1% per year for inflation.

(4) State Capture does not include Debt

(5) Local Capture cannot include any debt. All millage rates are listed without debt.

(6) Includes TV increases of \$486,250 in 2012 and 2013 on the DDA parcels and \$813,500 in 2012 and 2013 on Non-DDA property.

Schedule 2 - Combined Brownfield TIF Capture (DDA and Non-DDA Property)

Year 11 (2020)	Year 12 (2021)	Year 13 (2022)	Year 14 (2023)	Year 15 (2024)	Year 16 (2025)	Year 17 (2026)	
\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	\$669,228	
\$3,540,195	\$3,575,597	\$3,611,353	\$3,647,466	\$3,683,941	\$3,720,781	\$3,795,196	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$2,870,967	\$2,906,369	\$2,942,125	\$2,978,238	\$3,014,713	\$3,051,553	\$3,125,968	Total Project Capture

\$ 13,896	\$ 14,057	\$ 14,220	\$ 999	\$ -	\$ -	\$ -	\$ 142,464
\$ 41,616	\$ 42,099	\$ 42,587	\$ 2,993	\$ -	\$ -	\$ -	\$ 426,666
\$ 55,512	\$ 56,156	\$ 56,807	\$ 3,992	\$ -	\$ -	\$ -	\$ 569,131
\$ 452,176	\$ 508,332	\$ 565,139	\$ 569,131	\$ 569,131	\$ 569,131	\$ 569,131	

\$ 9,205	\$ 9,312	\$ 9,419	\$ 9,528	\$ 9,638	\$ 12,128	\$ 12,424	\$ 137,428
\$ 6,490	\$ 6,558	\$ 6,626	\$ 6,695	\$ 6,765	\$ 6,835	\$ 6,977	\$ 93,543
\$ 10,111	\$ 10,216	\$ 10,323	\$ 10,430	\$ 10,539	\$ 10,648	\$ 10,870	\$ 145,732
\$ 2,831	\$ 2,866	\$ 2,901	\$ 2,937	\$ 2,973	\$ 1,829	\$ 1,867	\$ 38,374
\$ 2,729	\$ 2,758	\$ 2,787	\$ 2,816	\$ 2,845	\$ 2,875	\$ 2,934	\$ 39,340
\$ 10,862	\$ 10,975	\$ 11,089	\$ 11,205	\$ 11,321	\$ 11,439	\$ 11,677	\$ 156,554
\$ 17,870	\$ 18,056	\$ 18,244	\$ 18,435	\$ 18,626	\$ 18,820	\$ 19,212	\$ 257,569
\$ 60,098	\$ 60,740	\$ 61,390	\$ 62,045	\$ 62,708	\$ 64,575	\$ 65,962	\$ 868,541
\$ 491,121	\$ 551,861	\$ 613,251	\$ 675,296	\$ 738,004	\$ 802,579	\$ 868,541	

\$ 115,609	\$ 116,896	\$ 118,196	\$ 66,037	\$ 62,708	\$ 64,575	\$ 65,962	\$ 1,437,671
\$ 943,297	\$ 1,060,194	\$ 1,178,390	\$ 1,244,427	\$ 1,307,135	\$ 1,371,710	\$ 1,437,671	
\$ 5,780	\$ 5,845	\$ 5,910	\$ 3,302	\$ 3,135	\$ 3,229	\$ 3,298	\$ 71,884
\$ 5,780	\$ 5,845	\$ 5,910	\$ 3,302	\$ 3,135	\$ 3,831	\$ 53,402	\$ 122,590
\$ 104,048	\$ 105,207	\$ 106,377	\$ 59,434	\$ 56,437	\$ 57,515	\$ -	\$ 1,243,198

\$ 104,048	\$ 105,207	\$ 106,377	\$ 59,434	\$ 56,437	\$ 57,515	\$ -	\$ 1,233,936
\$ 104,048	\$ 105,207	\$ 106,377	\$ 59,434	\$ 56,437	\$ 57,515	\$ -	\$ 1,233,936

\$ 848,968	\$ 954,174	\$ 1,060,551	\$ 1,119,984	\$ 1,176,421	\$ 1,233,936	\$ 1,233,936	
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Tax Capture by Jurisdiction - Non DDA Parcel

Deil Partners, L.L.C.

Project Name: Deil Partners, L.L.C.

Schedule 2 - Brownfield TIF Capture from Non-DDA Property

Community: Ann Arbor

Eligible Expenses for Reimbursement under Public Act 381																	
Contamination/Core Community Related Activities	\$0																
Brownfield Program Administrative Fee (1)	\$0																
Local Site Remediation Revolving Fund Capture (2)	\$0																
Total Eligible Costs for TIF Reimbursement	\$0																
Existing Taxable Value (TV):	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775	\$74,775
New Taxable Value for Non-Homestead: (3)	\$74,775	\$75,523	\$89,778	\$1,712,176	\$1,729,298	\$1,746,590	\$1,764,056	\$1,781,697	\$1,799,514	\$1,817,509	\$1,835,684	\$1,854,041	\$1,872,581	\$1,891,307	\$1,910,220	\$1,929,322	\$1,948,614
New Taxable Value for Homestead: (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Difference (New Taxable Value - Existing):	\$0	\$748	\$815,003	\$1,637,401	\$1,654,523	\$1,671,815	\$1,689,281	\$1,706,922	\$1,724,739	\$1,742,734	\$1,760,909	\$1,779,266	\$1,797,806	\$1,816,532	\$1,835,445	\$1,854,547	\$1,873,839

Total Project Capture

Millage Category	Millage Rates																	
State Capture (4)																		
State Education Tax (SET)	6.00000	\$ -	\$ 4	\$ 4,890	\$ 9,824	\$ 9,927	\$ 10,031	\$ 10,136	\$ 10,242	\$ 10,348	\$ 10,456	\$ 10,565	\$ 10,676	\$ 10,787	\$ 10,899	\$ 11,013	\$ 11,127	\$ 140,926
School Operating	17.96940	\$ -	\$ 13	\$ 14,645	\$ 29,423	\$ 29,731	\$ 30,042	\$ 30,355	\$ 30,672	\$ 30,993	\$ 31,316	\$ 31,642	\$ 31,972	\$ 32,306	\$ 32,642	\$ 32,982	\$ 33,325	\$ 422,059
STATE TOTAL	23.9694	\$ -	\$ 18	\$ 19,535	\$ 39,248	\$ 39,658	\$ 40,072	\$ 40,491	\$ 40,914	\$ 41,341	\$ 41,772	\$ 42,208	\$ 42,648	\$ 43,092	\$ 43,541	\$ 43,995	\$ 44,452	\$ 562,985
State - Accumulated Capture		\$ -	\$ 18	\$ 19,593	\$ 39,801	\$ 39,458	\$ 38,531	\$ 37,022	\$ 34,936	\$ 32,277	\$ 29,049	\$ 25,257	\$ 20,905	\$ 16,997	\$ 12,539	\$ 7,973	\$ 3,303	\$ 562,985

Local Capture (5)																		
Intermediate School District (ISD)	3.97450	\$ -	\$ 3	\$ 3,239	\$ 6,508	\$ 6,576	\$ 6,645	\$ 6,714	\$ 6,784	\$ 6,855	\$ 6,926	\$ 6,999	\$ 7,072	\$ 7,145	\$ 7,220	\$ 7,295	\$ 7,371	\$ 93,352
Community College	3.88560	\$ -	\$ 3	\$ 3,004	\$ 6,035	\$ 6,098	\$ 6,162	\$ 6,226	\$ 6,291	\$ 6,357	\$ 6,423	\$ 6,490	\$ 6,558	\$ 6,626	\$ 6,695	\$ 6,765	\$ 6,835	\$ 86,566
County Operating	5.74190	\$ -	\$ 4	\$ 4,680	\$ 9,402	\$ 9,500	\$ 9,599	\$ 9,700	\$ 9,801	\$ 9,903	\$ 10,006	\$ 10,111	\$ 10,216	\$ 10,323	\$ 10,430	\$ 10,539	\$ 10,648	\$ 134,862
CVT	0.98910	\$ -	\$ 1	\$ 804	\$ 1,615	\$ 1,632	\$ 1,649	\$ 1,666	\$ 1,683	\$ 1,701	\$ 1,719	\$ 1,736	\$ 1,755	\$ 1,773	\$ 1,791	\$ 1,810	\$ 1,829	\$ 23,161
Library	1.55000	\$ -	\$ 1	\$ 1,263	\$ 2,528	\$ 2,565	\$ 2,591	\$ 2,618	\$ 2,646	\$ 2,673	\$ 2,701	\$ 2,729	\$ 2,758	\$ 2,787	\$ 2,816	\$ 2,845	\$ 2,875	\$ 36,406
City Operating	6.16820	\$ -	\$ 5	\$ 5,027	\$ 10,100	\$ 10,205	\$ 10,312	\$ 10,420	\$ 10,529	\$ 10,639	\$ 10,750	\$ 10,862	\$ 10,975	\$ 11,089	\$ 11,205	\$ 11,321	\$ 11,439	\$ 144,877
Local Enhancement	10.14820	\$ -	\$ 8	\$ 8,271	\$ 16,617	\$ 16,790	\$ 16,966	\$ 17,143	\$ 17,322	\$ 17,503	\$ 17,686	\$ 17,870	\$ 18,056	\$ 18,244	\$ 18,435	\$ 18,626	\$ 18,820	\$ 238,358
LOCAL - TOTAL CAPTURE	32.2544	\$ -	\$ 24	\$ 26,287	\$ 52,813	\$ 53,366	\$ 53,923	\$ 54,487	\$ 55,056	\$ 55,630	\$ 56,211	\$ 56,797	\$ 57,389	\$ 57,987	\$ 58,591	\$ 59,201	\$ 59,817	\$ 757,581
Local - Accumulated Capture		\$ -	\$ 24	\$ 26,312	\$ 79,125	\$ 132,491	\$ 186,414	\$ 240,901	\$ 295,956	\$ 351,587	\$ 407,798	\$ 464,595	\$ 521,984	\$ 579,971	\$ 638,562	\$ 697,763	\$ 757,581	\$ 757,581

TOTAL TAX CAPTURE (school and local)	56.22380	\$ -	\$ 42	\$ 45,823	\$ 92,061	\$ 93,024	\$ 93,996	\$ 94,978	\$ 95,970	\$ 96,971	\$ 97,983	\$ 99,005	\$ 100,037	\$ 101,080	\$ 102,132	\$ 103,196	\$ 104,270	\$ 1,320,566
Accumulated Tax Capture		\$ -	\$ 42	\$ 45,865	\$ 137,925	\$ 230,949	\$ 324,945	\$ 418,923	\$ 515,892	\$ 612,864	\$ 710,847	\$ 809,852	\$ 909,889	\$ 1,010,968	\$ 1,113,101	\$ 1,216,296	\$ 1,320,566	\$ 1,320,566
WCBRA Administrative Fees (10% of Eligible Costs)		\$ -	\$ 2	\$ 2,291	\$ 4,693	\$ 4,651	\$ 2,696	\$ 2,724	\$ 2,753	\$ 2,782	\$ 2,811	\$ 2,840	\$ 2,869	\$ 2,899	\$ 2,930	\$ 2,960	\$ 2,991	\$ 42,802
Total Tax Capture Available for Reimbursement of Core Community Activities	\$ -	\$ 40	\$ 43,531	\$ 87,458	\$ 88,372	\$ 91,300	\$ 92,253	\$ 93,217	\$ 94,190	\$ 95,173	\$ 96,165	\$ 97,168	\$ 98,180	\$ 99,203	\$ 100,236	\$ 101,279	\$ 1,277,764	
Accumulated Tax Capture Available for Reimbursement of Core Community Activities	\$ -	\$ 40	\$ 43,571	\$ 131,029	\$ 219,402	\$ 310,701	\$ 402,955	\$ 496,172	\$ 590,361	\$ 685,534	\$ 781,699	\$ 878,867	\$ 977,047	\$ 1,076,250	\$ 1,176,485	\$ 1,277,764	\$ 1,277,764	

(1) Administrative Fees: Allowable through Public Act 381 -- Ten percent (10%) of the yearly TIF for the length of the reimbursement period. Taken from Local Taxes Only.

(2) Local Site Remediation Revolving Fund: Allowable through Public Act 381 -- 15% capture for the LSRRF.

(3) Taxable Value (TV) is increased 1% per year for inflation.

(4) State Capture does not include Debt

(5) Local Capture cannot include any debt. All millage rates are listed without debt.

Non-DDA Parcel represents approximately 35% of total acreage of the site and 63% of proposed tax increment development

Tax Capture by Jurisdiction - DDA Parcels

Deil Partners, L.L.C.

Project Name: Deil Partners, L.L.C. (Zingerman's)

Schedule 2 - Brownfield TIF Capture from DDA Property

Community: Ann Arbor

Eligible Expenses for Reimbursement under Public Act 381	
Contamination/Core Community Related Activities	\$0
Brownfield Program Administrative Fee (1)	\$0
Local Site Remediation Revolving Fund Capture (2)	\$0
Total Eligible Costs for TIF Reimbursement	\$0

	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)	Year 11 (2020)	Year 12 (2021)	Year 13 (2022)	Year 14 (2023)	Year 15 (2024)	Year 16 (2025)
Existing Taxable Value (TV):	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453	\$594,453
New Taxable Value for Non-Homestead: (3)	\$594,453	\$600,398	\$1,092,652	\$1,589,828	\$1,605,726	\$1,621,784	\$1,638,001	\$1,654,381	\$1,670,925	\$1,687,634	\$1,704,511	\$1,721,556	\$1,738,771	\$1,756,159	\$1,773,721	\$1,791,458
New Taxable Value for Homestead: (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Difference (New Taxable Value - Existing):	\$0	\$5,945	\$498,199	\$995,375	\$1,011,273	\$1,027,331	\$1,043,548	\$1,059,928	\$1,076,472	\$1,093,181	\$1,110,058	\$1,127,103	\$1,144,318	\$1,161,706	\$1,179,268	\$1,197,005

Total Project Capture

Millage Category

Millage Rates (6)

State Capture (4)	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)	Year 11 (2020)	Year 12 (2021)	Year 13 (2022)	Year 14 (2023)	Year 15 (2024)	Year 16 (2025)
State Education Tax (SET)	6.00000	\$ -	18	1,495	2,986	3,034	3,082	3,131	3,180	3,229	3,280	3,330	3,381	3,433	3,485	3,538
School Operating	17.96940	\$ -	53	4,476	8,943	9,086	9,230	9,376	9,523	9,672	9,822	9,974	10,127	10,281	10,436	10,595
STATE TOTAL	23.96940	\$ -	71	5,971	11,929	12,120	12,312	12,507	12,703	12,901	13,101	13,304	13,508	13,714	13,923	14,133
State - Accumulated Capture	\$ -	\$ -	\$ 6,042	\$ 17,971	\$ 30,091	\$ 42,403	\$ 54,910	\$ 67,613	\$ 80,514	\$ 93,616	\$ 106,919	\$ 120,427	\$ 134,142	\$ 148,064	\$ 162,197	\$ 190,889

Local Capture (5)	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)	Year 11 (2020)	Year 12 (2021)	Year 13 (2022)	Year 14 (2023)	Year 15 (2024)	Year 16 (2025)
Intermediate School District (ISD)	3.97450	\$ -	12	990	1,978	2,010	2,042	2,074	2,106	2,139	2,172	2,206	2,240	2,274	2,309	2,343
Community College	3.68560	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
County Operating	5.74180	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CVT	0.98610	\$ -	6	491	982	997	1,013	1,029	1,046	1,062	1,078	1,095	1,111	1,128	1,146	1,163
Library	1.55000	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Operating	6.16820	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Enhancement	10.14820	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LOCAL - TOTAL CAPTURE	32.2544	\$ -	18	1,481	2,960	3,007	3,055	3,103	3,152	3,201	3,250	3,301	3,351	3,402	3,454	3,506
Local - Accumulated Capture	\$ -	\$ -	\$ 1,499	\$ 4,459	\$ 7,465	\$ 10,520	\$ 13,623	\$ 16,774	\$ 19,975	\$ 23,226	\$ 26,526	\$ 29,877	\$ 33,280	\$ 36,734	\$ 40,240	\$ 44,998

TOTAL TAX CAPTURE (school and local)	56.22380	\$ -	89	7,452	14,889	15,127	15,367	15,609	15,854	16,102	16,352	16,604	16,859	17,117	17,377	17,640	33,449	235,887
Accumulated Tax Capture	\$ -	\$ -	\$ 89	\$ 7,541	\$ 22,430	\$ 37,557	\$ 52,923	\$ 68,533	\$ 84,387	\$ 100,489	\$ 116,841	\$ 133,445	\$ 150,305	\$ 167,421	\$ 184,796	\$ 202,438	\$ 235,887	
WCBRA Administrative Fees (10% of Eligible Costs)	\$ -	\$ -	\$ 4	\$ 373	\$ 744	\$ 756	\$ 768	\$ 780	\$ 793	\$ 805	\$ 818	\$ 830	\$ 843	\$ 856	\$ 869	\$ 882	\$ 1,672	\$ 11,794
Total Tax Capture Available for Reimbursement of Core Community Activities	\$ -	\$ 84	\$ 7,079	\$ 14,144	\$ 14,370	\$ 14,599	\$ 14,829	\$ 15,062	\$ 15,297	\$ 15,534	\$ 15,774	\$ 16,016	\$ 16,261	\$ 16,508	\$ 16,758	\$ 31,777	\$ 224,092	
Accumulated Tax Capture Available for Reimbursement of Core Community Activities	\$ -	\$ 84	\$ 7,164	\$ 21,308	\$ 35,679	\$ 50,277	\$ 65,106	\$ 80,168	\$ 95,465	\$ 110,999	\$ 126,773	\$ 142,789	\$ 159,050	\$ 175,558	\$ 192,316	\$ 224,092		

(1) Administrative Fees:

Allowable through Public Act 381 -- Ten percent (10%) of the yearly TIF for the length of the reimbursement period. Taken from Local Taxes Only.

(2) Local Site Remediation Revolving Fund:

Allowable through Public Act 381 -- 15% capture for the LSRRF.

(3) Taxable Value (TV) is increased 1% per year for inflation.

(4) State Capture does not include debt.

(5) Local Capture cannot include any debt. All millage rates are listed without debt.

(6) Full rates are listed, but only 50% of the three millages (State Education Tax, School Operating, and ISD) is captured by the Brownfield Redevelopment Authority.

The DDA captures 100% of local millage except ISD and CVT. The Smart Zone captures 50% of State Education, School Operating and ISD.

DDA Parcel represents approximately 65% of total acreage of site but only 37% of projected taxable improvements

Deli Partners, L.L.C..
TIF Reimbursement Schedule

Year	Local Increment Captured ⁽¹⁾	School Increment Captured	Annual Tax Increment Captured	Cumulative Tax Increment Captured	Amount Due Developer (2)	Interest at 5%	Payments to Developer From Local Tax Capture	Payments to Developer from School Tax Capture	Balance Due Developer			
2010	\$ -	\$ -	\$0	\$0	\$0		\$0	\$0	\$0			
2011	\$ -	\$ -	\$0	\$0	\$400,000	\$20,000	\$ -	\$ -	\$420,000			
2012	\$ 29	\$ 89	\$118	\$118	\$837,265	\$41,863	\$ 29	\$ 89	\$879,010			
2013	\$ 22,441	\$ 25,506	\$47,947	\$48,065	\$879,010	\$43,951	\$ 22,441	\$ 25,506	\$875,014			
2014	\$ 45,078	\$ 51,177	\$96,255	\$144,320	\$875,014	\$43,751	\$ 45,078	\$ 51,177	\$822,510			
2015	\$ 45,557	\$ 51,778	\$97,335	\$241,655	\$822,510	\$41,125	\$ 45,557	\$ 51,778	\$766,300			
2016	\$ 46,042	\$ 52,385	\$98,426	\$340,081	\$766,300	\$38,315	\$ 46,042	\$ 52,385	\$706,188			
2017	\$ 46,531	\$ 52,998	\$99,529	\$439,610	\$706,188	\$35,309	\$ 46,531	\$ 52,998	\$641,969			
2018	\$ 47,025	\$ 53,617	\$100,642	\$540,252	\$641,969	\$32,098	\$ 47,025	\$ 53,617	\$573,426			
2019	\$ 47,524	\$ 54,242	\$101,766	\$642,018	\$573,426	\$28,671	\$ 47,524	\$ 54,242	\$500,331			
2020	\$ 48,028	\$ 54,874	\$102,901	\$744,919	\$500,331	\$25,017	\$ 48,028	\$ 54,874	\$422,447			
2021	\$ 48,537	\$ 55,512	\$104,048	\$848,968	\$422,447	\$21,122	\$ 48,537	\$ 55,512	\$339,521			
2022	\$ 49,051	\$ 56,156	\$105,207	\$954,174	\$339,521	\$16,976	\$ 49,051	\$ 56,156	\$251,290			
2023	\$ 49,570	\$ 56,807	\$106,377	\$1,060,551	\$251,290	\$12,564	\$ 49,570	\$ 56,807	\$157,478			
2024	\$ 55,442	\$ 3,992	\$59,434	\$1,119,984	\$157,478	\$7,874	\$ 55,442	\$ 3,992	\$105,918			
2025	\$ 56,437	\$ -	\$56,437	\$1,176,421	\$105,918	\$5,296	\$ 56,437	\$ -	\$54,777			
2026	\$ 57,515	\$ -	\$57,515	\$1,233,936	\$54,777	\$2,739	\$ 57,515	\$ -	\$0			
						\$416,672	\$664,805	\$569,131	\$1,233,937	Total Reimbursed		
							54%	46%	Percentage of Total Capture			
⁽¹⁾ Reduced by 10% of total capture for administrative fees and 5% for local site remediation revolving fund capture annually.												
⁽²⁾ Assumes \$400,000 of eligible activities incurred in 2011 with the balance of \$417,265 incurred in 2012.												

Tax Capture by Jurisdiction

Deli Partners, L.L.C. - TIF Capture Summary

Project Name: Deli Partners, L.L.C.

Community: Ann Arbor

Eligible Expenses for Reimbursement under Public Act 381	
MEGA - Core Community Related Activities	\$817,265
MDEQ - Contamination Activities	\$0
Total Eligible Activities (Principal)	\$817,265
Brownfield Program Administrative Fee (1)	\$71,884
Local Site Remediation Revolving Fund Capture (2)	\$122,590
Total Eligible Principal Costs for TIF Reimbursement	\$1,011,738

Millage Category	Millage Rates	Total Project Capture
State Capture (4)		
State Education Tax (SET)	6.00000	\$ 142,464
School Operating	17.96940	\$ 426,666
STATE TOTAL	23.9694	\$ 569,131
State - Accumulated Capture		

Local Capture (5)		
Intermediate School District (ISD)	3.97450	\$ 137,428
Community College	3.68560	\$ 93,543
County Operating	5.67680	\$ 145,732
CVT	0.98610	\$ 38,374
Library	1.92140	\$ 39,340
City Operating	6.16820	\$ 156,554
Local Enhancement	10.14820	\$ 257,569
LOCAL - TOTAL CAPTURE	32.5608	\$ 868,541
Local - Accumulated Capture		

TOTAL TAX CAPTURE (school and local)	56.53020	\$ 1,437,671
Accumulated Tax Capture		
WCBRA Administrative Fees (10% of Eligible Costs)*		\$ 71,884
Local Site Remediation Revolving Fund Capture*		\$ 122,590
Total Tax Capture Available for Reimbursement of Non-Environmental Core Community Activities		\$ 1,243,198

MEGA Eligible Activities		\$ 1,233,936
Total Capture Available for Reimbursement		\$ 1,233,936