

BROWNFIELD PLAN FOR:

3874 Research Park Drive, Ann Arbor, Michigan

Washtenaw County Brownfield Redevelopment Authority

c/o Washtenaw County Office of Community & Economic Development
415 W. Michigan Avenue, Suite 2200
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PROJECT SUMMARY

Project Name:	3874 Research Park Drive
Estimated Investment:	\$52,586,359
Project Location:	The project site (the Property) consists of five parcels of land with addresses 3874, 3886, 3944, 3950, and 3958 Research Park Drive (Tax IDs: 09-12-09-303-012, 09-12-09-303-003, 09-12-09-303-011, 09-12-09-303-010, 09-12-09-303-015). The Property is approximately 17-acres in size and is bounded by light industrial development to the north and south, and Research Park Drive to the east and west.
Property Eligibility:	The 3874 Research Park Drive parcel meets the definition of a “facility” as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). The remaining four parcels are adjacent and contiguous to 3874 Research Park Drive. An industrial manufacturing building was constructed in the central portion of the 3874 Research Park Drive parcel in 1966. Federal Mogul Corp manufactured automotive gaskets and sealants at the Property from 1966 to at least 2005. Chromium, mercury, and polychlorinated biphenyls (PCBs) been documented in the soil at concentrations greater than generic residential and nonresidential use criteria promulgated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), formerly the Michigan Department Environmental Quality.
Eligible Activities:	Beyond capturing tax increment revenues for the State Revolving Fund, Brownfield Redevelopment Authority Administrative fees, and the Local Brownfield Revolving Fund, this plan contains the following eligible activities: Department Specific Activities – Baseline environmental assessment (BEA); due care activities; brownfield plan prep; and 15% in contingency costs. Non-Environmental Activities – Asbestos abatement, demolition, infrastructure improvements, site preparation activities; preparation and implementation of an Act 381 Work Plan; 15% in contingency costs; and interest.
Eligible Costs:	Department Specific – \$145,125 Non-Environmental – \$5,865,501 Total – \$6,010,626

Capture Period: Total capture period – 18 years
Developer reimbursement – 18 years
Funding of LBRF – 18 years

Project Summary: The project will consist of the demolition of the existing building and the construction of a new 130,000 square foot flex/lab space intended for occupancy by companies in the high tech and biotech industries.

I. INTRODUCTION

A. PLAN PURPOSE

The Washtenaw County Brownfield Redevelopment Authority (Authority; WCBRA), duly established by resolution of the Washtenaw County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the Washtenaw County, acting on behalf of its member communities. The purpose of this Brownfield Plan (the Plan), to be implemented by the WCBRA, is to satisfy the requirements of Act 381 for including the eligible property described below, designated as the 3874 Research Park Drive Redevelopment in Ann Arbor, Michigan (the “Property”), in a Brownfield Plan. The Property is located within the boundaries of the City of Ann Arbor, a WCBRA member community.

The Authority proposes to implement this Plan to promote economic development and brownfield redevelopment within the County. The capture and use of tax increment revenues (TIR) generated by redevelopment are necessary to support needed environmental response actions and ensure the economic viability of the project. This Plan allows the Authority to capture TIR generated by redevelopment of the Property for the following purposes: reimbursement of the developer, PCP-ARRPOZ, LLC, a development entity formed by the Portage Capital Partners (the Developer), for the costs of eligible activities required to prepare the Property for safe redevelopment and reuse (see Section III); funding of the State Revolving Fund (SRF) and the Authority’s Local Brownfield Revolving Fund (LBRF); and, at the Authority’s discretion, payment of some or all of the Authority’s annual administrative expenses.

B. PROPERTY DESCRIPTION

The Property consists of five parcels totaling 17 acres surrounded by Research Park Drive and north of West Ellsworth Road. The 3874 Research Park Drive parcel contains an approximately 27,000 square-foot, commercial/R&D building, an approximately 500 square-foot storage building, and an approximately 100 square-foot storage shed. The remainder of the Property is developed with paved parking and landscaping or is vacant land. Tax parcel identification numbers and addresses for the parcels constituting the Property are shown in the table below. Additional property information is provided in Section III (G).

Parcel ID	Address	Method of Qualification
09-12-09-303-012	3874 Research Park Drive	Part 201 “facility”
09-12-09-303-003	3886 Research Park Drive	Adjacent and contiguous to a “facility”
09-12-09-303-010	3950 Research Park Drive	Adjacent and contiguous to a “facility”
09-12-09-303-011	3944 Research Park Drive	Adjacent and contiguous to a “facility”
09-12-09-303-015	3958 Research Park Drive	Adjacent and contiguous to a “facility”

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because the 3874 Research Park Drive parcel meets the definition of a “facility” pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter “Part 201”. Soil on the Property is contaminated with chromium, mercury, and PCBs at levels above generic residential use criteria established pursuant to Part 201. The other four parcels constituting the Property are adjacent and contiguous to the 3874 Research Park Drive parcel; redevelopment of these parcels is estimated to increase the captured taxable value of the eligible property.

The Developer has acquired the Property and will comply with the requirements of the Part 201 Baseline Environmental Assessment (BEA) process to qualify for the limitations to environmental liability afforded purchasers of brownfield sites under federal and state environmental statutes.

D. PROJECT DESCRIPTION

THE PROPERTY

The 17-acre Property lies northeast of the intersection of West Ellsworth Road and South State Street in Ann Arbor. The Property is zoned RE for research district. The building present on the 3874 Research Park Drive parcel is currently vacant and the remainder of the parcel is covered by the landscaping and parking lots. The building is obsolete. The remainder of the Property is vacant land. Other light industrial development borders the Property to the north and south; in general, the land uses surrounding the Property are primarily light industrial and commercial.

The Property was agricultural land from at least 1937 to 1962, when it was prepared for industrial development. An industrial manufacturing building was constructed in the central portion of the 3874 Research Park Drive parcel in 1966. The building is a single story with basement. The remainder of the Property consisted of paved parking, sidewalks, landscaped areas, and vacant land. Federal Mogul Corp manufactured automotive gaskets and sealants at the Property from 1966 to at least 2005.

THE REDEVELOPMENT

The project will consist of the demolition of the existing building and the construction of a new 130,000 square foot flex/lab space intended for occupancy by companies in the high tech and biotech industries.

BROWNFIELD CONDITIONS

Given the Property's location in a predominantly light industrial area of Ann Arbor, it is ideal for high tech and biotech use; however, redevelopment is hindered by obsolescence of the existing building and surrounding infrastructure. The project is not financially viable as a result of brownfield conditions.

While the Property's environmental conditions create issues and costs that need to be managed during construction, the most significant brownfield costs associated with redevelopment are due to the Property's obsolescence. The existing building was constructed in 1966 and is incompatible with current demand in the high tech and biotech industries. Its basement is flooded. Moreover, surrounding infrastructure needs to be improved, and green stormwater improvements are planned for the new development.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The Developer will be reimbursed for the costs of eligible activities necessary to address brownfield conditions and prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property after redevelopment and captured by the

WCBRA, subject to any limitations and conditions described in this Plan, approvals of EGLE, as appropriate, and Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of a Reimbursement Agreement between Developer and the Authority (the “Reimbursement Agreement”). If available, this Plan will capture all new personal property taxes generated by this project.

The estimated total cost of eligible Department Specific and Non-Environmental Activities eligible for reimbursement from tax increment revenues under this Plan are \$145,125 and \$5,865,501, respectively. The eligible activities are summarized in Table 1a and Table 1b (Appendix A). The costs of individually identified Department Specific and Non-Environmental activities eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions encountered during redevelopment.

No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1994, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, \$6,010,626, subject to reimbursement. As long as the total of eligible costs described in this Plan or in the Department Specific and Non-Environmental cost categories are not exceeded, line-item eligible activities, tasks, and costs within each respective Department Specific or Non-Environmental category may be adjusted without Plan amendment after the date of this Plan, to the extent the adjustments do not violate the terms of Act 381. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Pursuant to Act 381, the Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. It is the intent of the Authority to capture seven percent (7%) of the available incremental taxes annually during the term of this plan, totaling \$341,103 as shown in Table 3, and deposit those funds in the LBRF; however, at the sole discretion of the WCBRA, all or part of the incremental local taxes captured for the LBRF in any tax year may be used to pay the administrative and operational costs of the Authority incurred in that year.

Fifty percent (50%) of the available incremental state education tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The estimated 2021 taxable value of the Property is \$1,045,394, which is the initial taxable value for this Plan. This value was obtained from the City of Ann Arbor’s Online Property and Land Search. The anticipated taxable value at project completion is \$8,772,319, which is expected to be attained in calendar year 2022 (for tax year 2023); however, the actual taxable value in each year of this Plan will be determined by the City Assessor.

Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 and Table 3 (Appendix B). The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

The WCBRA will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Additionally, tax revenue associated with all new personal property will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is further limited to those eligible activities and costs approved by EGLE or MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursement and LBRF funding described in this Plan are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. It is estimated that all the developer's eligible costs will be reimbursed within 18 years after the first year of capture. Capture of incremental taxes in the amount of \$341,103 to fund the LBRF, and administrative operations as needed, will occur annually during the developer's reimbursement period, as shown in Table 3. Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elect not to participate in this Project, or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local taxes) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school taxes.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

Developer will be responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor the City of Ann Arbor will advance any funds to finance the eligible activities. All Plan financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cumulative eligible costs limit described in this Plan, unless the Plan is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursement of \$6,010,626 or 2) the maximum duration provided for in Act 381 (MCLA 125.2663(22)). The proposed date for beginning tax capture is tax year 2023, unless said date is amended by action of the WCBRA. It is anticipated that the eligible expenses will be fully reimbursed, and the LBRF will be fully funded, within 18 years after the first year of tax increment capture.

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

Available incremental local and school operating tax revenues generated by the project will be captured by the WCBRA until all incurred eligible brownfield redevelopment costs and WCBRA administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan. The tax revenues available for capture by the WCBRA will be split between local and state sources, with approximately 60% being reimbursed with local tax revenues and approximately 40% being reimbursed with school operating tax revenues, based on the millage rates obtained from the City of Ann Arbor Treasurer's Office. The impact of the WCBRA incremental tax capture on local taxing jurisdictions is presented in Table 2 and Table 3 (Appendix B).

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND

PERSONAL PROPERTY

The Property consists of approximately 17 acres having a planned address of 3874 Research Park Drive. A Property survey and legal description is included in Appendix C. Incremental revenue generated by personal property is not anticipated to be a significant source of tax increment revenue; but to the extent available, will be captured for reimbursement of eligible activities.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)

The Authority has established a Local Site Remediation Revolving Fund (LBRF) in accordance with Act 381. Funds from the LBRF may be used, at the sole discretion of the Authority, to finance or reimburse eligible activities described in this Brownfield Plan or eligible activities subsequently approved, solely for LBRF funding, by administrative action of the Authority to be conducted on the eligible property described in this Brownfield Plan.

\$341,103, minus any local tax increment revenues used for administrative operations of the Authority, as described in Section III.A., is projected to be deposited in the LBRF under this Plan through capture of tax increment revenues during the developer reimbursement period. The LBRF contribution will be funded by capture of 7% of the available cumulative incremental taxes in each year that the developer is reimbursed. The LBRF funds will be used to support future redevelopment of brownfield sites within Washtenaw County.

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

This Plan has been approved by resolution of the City of Ann Arbor's City Council and includes any limitations and/or conditions pursuant to that approval. The project is requesting a P.A. 198 property tax abatement.

APPENDIX A
SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS



DEPARTMENT SPECIFIC ACTIVITIES
RESEARCH PARK REDEVELOPMENT

9/16/2021

DEPARTMENT SPECIFIC ELIGIBLE (EGLE) ACTIVITIES								
TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST	TIF SOURCES	
							State	Local
BEA Activities								
Environmental Due Diligence ¹	Phase I ESA	\$ 3,000	ea.	3	\$ 9,000	\$ 9,000	\$ 2,790	\$ 6,210
	BEA report	\$ 3,500	ea.	2	\$ 7,000	\$ 7,000	\$ 2,170	\$ 4,830
BEA Activities Subtotal:						\$ 16,000	\$ 4,960	\$ 11,040
Due Care Activities								
Site Control for Response Actions	Install perimeter fence for security and third-party protection; install warning signs	\$ 24	l.f.	100	\$ 2,400	\$ 2,400	\$ 744	\$ 1,656
Water Sampling & Remediation	Sampling and disposal of contaminated basement water	\$ 0.24	gal	250,000	\$ 60,000	\$ 60,000	\$ 18,600	\$ 41,400
Remediation of GSI Issue	Disposal sampling and characterization	\$ 2,500	ea.	1	\$ 2,500	\$ 15,100	\$ 4,681	\$ 10,419
	Excavate Impacted Sil	\$ 15	ton	120	\$ 1,800			
	Remediation field observation and consulting	\$ 1,800	day	1	\$ 1,800			
	Transport and dispose contaminated soil at a licensed Type II landfill.	\$ 30	ton	120	\$ 3,600			
	Place and compact imported backfill	\$ 35	ton	120	\$ 4,200			
	Remediation verification sampling and analysis (100 samples)	\$ 120	ea.	10	\$ 1,200			
Due Care Activities Subtotal:						\$ 77,500	\$ 24,025	\$ 53,475
Brownfield Plan and Work Plan								
Preparation of Brownfield Plan ¹	Act 381 Brownfield Plan	\$ 10,000	ea.	1	\$ 10,000	\$ 10,000	\$ 3,100	\$ 6,900
Preparation and review of Act 381 Work Plan ¹	Act 381 Work Plan	\$ -	ea.	1	\$ -	\$ -	\$ -	\$ -
	Implementation of Brownfield Plan	\$ 30,000	ea.	1	\$ 30,000	\$ 30,000	\$ 9,300	\$ 20,700
Brownfield Plan and Work Plan Subtotal:						\$ 40,000	\$ 12,400	\$ 27,600
Environmental Subtotal:						\$ 133,500	\$ 41,385	\$ 92,115
Contingency		\$ 77,500	Percentage	15%	\$ 11,625	\$ 11,625	\$ 3,604	\$ 8,021
TOTAL ELIGIBLE DEPARTMENT SPECIFIC (EGLE) COSTS:						\$ 145,125	\$ 44,989	\$ 100,136

Notes:

¹ Costs not included in contingency calculation



**MSF ELIGIBLE ACTIVITIES AND COSTS
RESEARCH PARK REDEVELOPMENT**

9/16/2021

MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES								
TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST	TIF SOURCES	
							State	Local
Asbestos and Hazardous Materials								
Asbestos Abatement	Assess and abate asbestos containing materials in the existing structures	\$ 147,500	ea.	1	\$ 147,500	\$ 147,500	\$ 45,725	\$ 101,775
Asbestos and Hazardous Materials Subtotal:						\$ 147,500	\$ 45,725	\$ 101,775
Demolition Activities								
Demolition	Demolish existing structure, remove and dispose remaining pavement/asphalt/slabs, abandoned utilities, and residual subsurface structures	\$ 133,700	ea.	1	\$ 133,700	\$ 543,580	\$ 168,510	\$ 375,070
	Engineered backfill	\$ 409,880	ea.	1	\$ 409,880			
	Demolition Staffing/GCs/Fee	\$ 88,844	ea.	1	\$ 88,844			
Demolition Activities Subtotal:						\$ 632,424	\$ 196,052	\$ 436,372
Infrastructure Improvements								
Public Infrastructure Improvements	Curbs & Gutters	\$ 168,245	LS	1	\$ 168,245	\$ 308,903	\$ 95,760	\$ 213,143
	Sidewalks	\$ 140,658	LS	1	\$ 140,658			
Municipal Water Main	Water Main, Hydrants; TS&V	\$ 230,000	LS	1	\$ 230,000	\$ 658,125	\$ 204,019	\$ 454,106
	New 12" Water Main Work and Testing	\$ 140,400	LS	1	\$ 140,400			
	MDOT Road Replacement associated with Water Main (e.g., asphalt remove/replace, barricades)	\$ 287,725	LS	1	\$ 287,725			
Municipal Sanitary Sewer Improvements	Sewer mains replacement	\$ 25,500	ea.	1	\$ 25,500	\$ 25,500	\$ 7,905	\$ 17,595
Stormwater Improvements (green stormwater incremental increase over traditional)	Limestone at Infiltration Basin (includes geofabric wrap)	\$ 160,050	LS	1.0	\$ 160,050	\$ 275,877	\$ 85,522	\$ 190,355
	Infiltration Basin Live Plugs	\$ 63,327	LS	1.0	\$ 63,327			
	Permeable Soil for Infiltration Basin	\$ 52,500	LS	1.0	\$ 52,500			
Architectural/Engineering Design/Surveying/Staking	Design, engineering, and surveying services	3.0%	ea.	\$ 1,268,405	\$ 38,052	\$ 228,313	\$ 70,777	\$ 157,536
Site Construction Management	Planning, design, administrative, and management	5.0%	ea.	\$ 1,268,405	\$ 63,420			
General Conditions	Contractor's mobilization, demobilization, site security, site office, etc.	10.0%	ea.	\$ 1,268,405	\$ 126,841			
Infrastructure Improvements Subtotal:						\$ 1,496,718	\$ 463,983	\$ 1,032,735
Site Preparation Activities								
Construction Preparation Activities	Clearing and grubbing	\$ 58,400	LS	1.0	\$ 58,400	\$ 985,300	\$ 305,443	\$ 679,857
	Export Topsoil and Excess Soil Off Site	\$ 56,000	LS	1.0	\$ 56,000			
	Site grading and land balancing	\$ 870,900	LS	1.0	\$ 870,900			
Geotechnical Engineering	Engineering, Testing, and Inspection	\$ 50,000	LS	1.0	\$ 50,000	\$ 50,000	\$ 15,500	\$ 34,500
Temporary Site Costs	Temporary Road	\$ 10,600	LS	1.0	\$ 10,600	\$ 402,200	\$ 124,682	\$ 277,518
	SESC and mud tracking	\$ 12,500	LS	1.0	\$ 12,500			
	Soil Erosion Measures - Maintenance and Removal	\$ 10,000	LS	1.0	\$ 10,000			
	Street Cleaning and snow removal	\$ 25,000	LS	1.0	\$ 25,000			
	Construction Period Utilities	\$ 150,000	LS	1.0	\$ 150,000			
	Temporary Electrical	\$ 17,000	LS	1.0	\$ 17,000			
	Temporary water	\$ 5,000	LS	1.0	\$ 5,000			
	Temporary construction field office and sheds	\$ 40,000	LS	1.0	\$ 40,000			
	Sanitary facilities	\$ 5,100	LS	1.0	\$ 5,100			
	Temporary enclosure of window and door openings	\$ 50,000	LS	1.0	\$ 50,000			
	Temporary construction fencing	\$ 57,000	LS	1.0	\$ 57,000			
Temporary Project Signage, Barricades, and Traffic Controls	\$ 20,000	LS	1.0	\$ 20,000				
Utility Relocation	Electrical and gas relocation	\$ 110,500	LS	1.0	\$ 110,500	\$ 110,500	\$ 34,255	\$ 76,245
Architectural/Engineering Design/Surveying/Staking	Design, engineering, and surveying services	3.0%	ea.	\$ 1,548,000	\$ 46,440	\$ 278,640	\$ 86,378	\$ 192,262
Site Construction Management	Planning, design, administrative, and management	5.0%	ea.	\$ 1,548,000	\$ 77,400			
General Conditions	Contractor's mobilization, demobilization, site security, site access, site office, etc.	10.0%	ea.	\$ 1,548,000	\$ 154,800			
Site Preparation Activities - Public Space						\$ 1,826,640	\$ 566,258	\$ 1,260,382
Brownfield Work Plans								
Preparation and review of Act 381 Work Plan	Act 381 Work Plan ¹	\$ 15,000	ea.	1	\$ 15,000	\$ 15,000	\$ 4,650	\$ 10,350
	Implementation of Act 381 Work Plan ¹	\$ 30,000	ea.	1	\$ 30,000	\$ 30,000	\$ 9,300	\$ 20,700
Brownfield Work Plans Subtotal:						\$ 45,000	\$ 13,950	\$ 31,050
Non-Environmental Subtotal:						\$ 4,148,282	\$ 1,285,968	\$ 2,862,314
Non-Environmental Contingency		\$ 4,103,282	eligible costs	15%	\$ 615,492	\$ 615,492	\$ 190,803	\$ 424,689
Interest (not to exceed the lesser of 5% or City of Ann Arbor Fee-In-Lieu)		\$ 1,101,727	LS	1	\$ 1,101,727	\$ 1,101,727	\$ 341,535	\$ 760,192
TOTAL ELIGIBLE NON-ENVIRONMENTAL (MSF) COSTS:						\$ 5,865,501	\$ 1,818,306	\$ 4,047,195

Notes:

¹ Costs not included in contingency calculation

² Costs not included in construction support (architectural/engineering, construction management and general conditions) cost calculation

APPENDIX B
SUMMARY OF TAX INCREMENT REVENUE (TIR) CAPTURE AND TIR
REIMBURSEMENT ALLOCATION



TABLE 2A.
Tax Increment Revenue Capture Estimates

Research Park Redevelopment
Ann Arbor, Michigan
9/16/2021

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394
Estimated New TV	\$ 8,772,319	\$ 8,947,766	\$ 9,126,721	\$ 9,309,255	\$ 9,495,440	\$ 9,685,349	\$ 9,879,056	\$ 10,076,637	\$ 10,278,170	\$ 10,483,733	\$ 10,693,408	\$ 10,907,276	\$ 11,125,422	\$ 11,347,930	\$ 11,574,889
Incremental Difference (New TV - Base TV)	\$ 7,726,925	\$ 7,902,372	\$ 8,081,327	\$ 8,263,861	\$ 8,450,046	\$ 8,639,955	\$ 8,833,662	\$ 9,031,243	\$ 9,232,776	\$ 9,438,339	\$ 9,648,014	\$ 9,861,882	\$ 10,080,028	\$ 10,302,536	\$ 10,529,495

School Capture	Millage Rate	PA 198														
State Education Tax (SET)	6.0000	\$ 46,362	\$ 47,414	\$ 48,488	\$ 49,583	\$ 50,700	\$ 51,840	\$ 53,002	\$ 54,187	\$ 55,397	\$ 56,630	\$ 57,888	\$ 59,171	\$ 60,480	\$ 61,815	\$ 63,177
School Operating Tax	18.0000	\$ 69,543	\$ 71,122	\$ 72,732	\$ 74,375	\$ 76,051	\$ 77,760	\$ 79,503	\$ 81,281	\$ 83,095	\$ 84,945	\$ 86,832	\$ 88,757	\$ 181,441	\$ 185,446	\$ 189,531
School Total	24.0000	\$ 115,905	\$ 118,536	\$ 121,220	\$ 123,958	\$ 126,751	\$ 129,600	\$ 132,505	\$ 135,468	\$ 138,492	\$ 141,575	\$ 144,720	\$ 147,928	\$ 241,921	\$ 247,261	\$ 252,708

Local Capture ⁵	Millage Rate															
Washtenaw County Operating	4.4511	\$ 17,197	\$ 17,587	\$ 17,986	\$ 18,392	\$ 18,806	\$ 19,229	\$ 19,660	\$ 20,100	\$ 20,548	\$ 21,006	\$ 21,472	\$ 21,948	\$ 44,867	\$ 45,858	\$ 46,868
Washtenaw County Parks	0.7114	\$ 2,749	\$ 2,811	\$ 2,875	\$ 2,940	\$ 3,006	\$ 3,073	\$ 3,142	\$ 3,213	\$ 3,284	\$ 3,357	\$ 3,432	\$ 3,508	\$ 7,171	\$ 7,329	\$ 7,491
EECS	0.1955	\$ 756	\$ 773	\$ 790	\$ 808	\$ 826	\$ 845	\$ 864	\$ 883	\$ 903	\$ 923	\$ 943	\$ 964	\$ 1,971	\$ 2,014	\$ 2,059
County Vet Relief	0.0983	\$ 380	\$ 389	\$ 397	\$ 406	\$ 416	\$ 425	\$ 434	\$ 444	\$ 454	\$ 464	\$ 474	\$ 485	\$ 991	\$ 1,013	\$ 1,035
HCMA	0.2129	\$ 823	\$ 841	\$ 861	\$ 880	\$ 900	\$ 920	\$ 941	\$ 962	\$ 983	\$ 1,005	\$ 1,027	\$ 1,050	\$ 2,146	\$ 2,193	\$ 2,242
WCC	3.3978	\$ 13,128	\$ 13,426	\$ 13,730	\$ 14,040	\$ 14,356	\$ 14,679	\$ 15,008	\$ 15,343	\$ 15,686	\$ 16,035	\$ 16,391	\$ 16,755	\$ 34,250	\$ 35,006	\$ 35,777
AAATA County	0.6773	\$ 2,617	\$ 2,676	\$ 2,737	\$ 2,799	\$ 2,862	\$ 2,926	\$ 2,992	\$ 3,059	\$ 3,127	\$ 3,197	\$ 3,268	\$ 3,340	\$ 6,827	\$ 6,978	\$ 7,132
Ann Arbor City Operating	5.9407	\$ 22,952	\$ 23,473	\$ 24,005	\$ 24,547	\$ 25,100	\$ 25,664	\$ 26,239	\$ 26,826	\$ 27,425	\$ 28,035	\$ 28,658	\$ 29,293	\$ 59,882	\$ 61,204	\$ 62,553
Ann Arbor City Benefits	1.9802	\$ 7,651	\$ 7,824	\$ 8,002	\$ 8,182	\$ 8,367	\$ 8,555	\$ 8,746	\$ 8,942	\$ 9,142	\$ 9,345	\$ 9,553	\$ 9,764	\$ 19,960	\$ 20,401	\$ 20,851
AATA City	1.9802	\$ 7,651	\$ 7,824	\$ 8,002	\$ 8,182	\$ 8,367	\$ 8,555	\$ 8,746	\$ 8,942	\$ 9,142	\$ 9,345	\$ 9,553	\$ 9,764	\$ 19,960	\$ 20,401	\$ 20,851
Ann Arbor City Refuse	2.3759	\$ 9,179	\$ 9,388	\$ 9,600	\$ 9,817	\$ 10,038	\$ 10,264	\$ 10,494	\$ 10,729	\$ 10,968	\$ 11,213	\$ 11,462	\$ 11,716	\$ 23,949	\$ 24,478	\$ 25,017
Ann Arbor City Streets	2.0920	\$ 8,083	\$ 8,266	\$ 8,453	\$ 8,644	\$ 8,839	\$ 9,038	\$ 9,240	\$ 9,447	\$ 9,658	\$ 9,873	\$ 10,092	\$ 10,316	\$ 21,087	\$ 21,553	\$ 22,028
Ann Arbor City Parks	1.0594	\$ 4,093	\$ 4,186	\$ 4,281	\$ 4,378	\$ 4,476	\$ 4,577	\$ 4,679	\$ 4,784	\$ 4,891	\$ 5,000	\$ 5,111	\$ 5,224	\$ 10,679	\$ 10,915	\$ 11,155
Ann Arbor City Parks Acquisition	0.4601	\$ 1,778	\$ 1,818	\$ 1,859	\$ 1,901	\$ 1,944	\$ 1,988	\$ 2,032	\$ 2,078	\$ 2,124	\$ 2,172	\$ 2,220	\$ 2,269	\$ 4,638	\$ 4,740	\$ 4,845
Ann Arbor Library	1.8663	\$ 7,211	\$ 7,374	\$ 7,541	\$ 7,712	\$ 7,885	\$ 8,063	\$ 8,243	\$ 8,428	\$ 8,616	\$ 8,808	\$ 9,003	\$ 9,203	\$ 18,812	\$ 19,228	\$ 19,651
AAPS Voted Sinking Fund	2.4672	\$ 9,532	\$ 9,749	\$ 9,969	\$ 10,195	\$ 10,424	\$ 10,658	\$ 10,897	\$ 11,141	\$ 11,390	\$ 11,643	\$ 11,902	\$ 12,166	\$ 24,869	\$ 25,418	\$ 25,978
WISD	5.3641	\$ 20,724	\$ 21,195	\$ 21,675	\$ 22,164	\$ 22,664	\$ 23,173	\$ 23,693	\$ 24,222	\$ 24,763	\$ 25,314	\$ 25,877	\$ 26,450	\$ 54,070	\$ 55,264	\$ 56,481
Public Safety	0.9918	\$ 3,832	\$ 3,919	\$ 4,008	\$ 4,098	\$ 4,191	\$ 4,285	\$ 4,381	\$ 4,479	\$ 4,579	\$ 4,681	\$ 4,785	\$ 4,891	\$ 9,997	\$ 10,218	\$ 10,443
Local Total	36.3222	\$ 140,330	\$ 143,516	\$ 146,766	\$ 150,081	\$ 153,462	\$ 156,911	\$ 160,428	\$ 164,018	\$ 167,678	\$ 171,411	\$ 175,219	\$ 179,102	\$ 366,126	\$ 374,211	\$ 382,457

Non-Capturable Millages ⁵	Millage Rate															
AAPS Supplemental	4.1442	\$ 32,022	\$ 32,749	\$ 33,491	\$ 34,247	\$ 35,019	\$ 35,806	\$ 36,608	\$ 37,427	\$ 38,262	\$ 39,114	\$ 39,983	\$ 40,870	\$ 41,774	\$ 42,696	\$ 43,636
AAPS Debt Service	2.4500	\$ 18,931	\$ 19,361	\$ 19,799	\$ 20,246	\$ 20,703	\$ 21,168	\$ 21,642	\$ 22,127	\$ 22,620	\$ 23,124	\$ 23,638	\$ 24,162	\$ 24,696	\$ 25,241	\$ 25,797
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	6.5942	\$ 50,953	\$ 52,110	\$ 53,290	\$ 54,493	\$ 55,722	\$ 56,974	\$ 58,250	\$ 59,554	\$ 60,882	\$ 62,238	\$ 63,621	\$ 65,032	\$ 66,470	\$ 67,937	\$ 69,433

Total Tax Increment Revenue (TIR) Available for Capture	\$ 256,235	\$ 262,052	\$ 267,986	\$ 274,038	\$ 280,213	\$ 286,510	\$ 292,933	\$ 299,486	\$ 306,170	\$ 312,986	\$ 319,939	\$ 327,030	\$ 608,047	\$ 621,472	\$ 635,165
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Footnotes:



TABLE 2A.
Tax Increment Revenue Capture Estimates

Research Park Redevelopment
Ann Arbor, Michigan
9/16/2021

Estimated Taxable Value (TV) Increase Rate:

Plan Year	16	17	18	TOTAL
Calendar Year	2038	2039	2040	
Base Taxable Value	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	
Estimated New TV	\$ 11,806,387	\$ 12,042,514	\$ 12,283,365	
Incremental Difference (New TV - Base TV)	\$ 10,760,993	\$ 10,997,120	\$ 11,237,971	

School Capture	Millage Rate				
State Education Tax (SET)	6.0000	\$ 64,566	\$ 65,983	\$ 67,428	\$ 967,749
School Operating Tax	18.0000	\$ 193,698	\$ 197,948	\$ 202,283	\$ 2,026,798
School Total	24.0000	\$ 258,264	\$ 263,931	\$ 269,711	\$ 1,702,672

Local Capture ⁵	Millage Rate				
Washtenaw County Operating	4.4511	\$ 47,898	\$ 48,949	\$ 50,021	\$ 501,193
Washtenaw County Parks	0.7114	\$ 7,655	\$ 7,823	\$ 7,995	\$ 80,103
EECS	0.1955	\$ 2,104	\$ 2,150	\$ 2,197	\$ 22,015
County Vet Relief	0.0983	\$ 1,058	\$ 1,081	\$ 1,105	\$ 11,069
HCMA	0.2129	\$ 2,291	\$ 2,341	\$ 2,393	\$ 23,973
WCC	3.3978	\$ 36,564	\$ 37,366	\$ 38,184	\$ 382,593
AAATA County	0.6773	\$ 7,288	\$ 7,448	\$ 7,611	\$ 76,263
Ann Arbor City Operating	5.9407	\$ 63,928	\$ 65,331	\$ 66,761	\$ 668,922
Ann Arbor City Benefits	1.9802	\$ 21,309	\$ 21,776	\$ 22,253	\$ 222,970
AATA City	1.9802	\$ 21,309	\$ 21,776	\$ 22,253	\$ 222,970
Ann Arbor City Refuse	2.3759	\$ 25,567	\$ 26,128	\$ 26,700	\$ 267,526
Ann Arbor City Streets	2.0920	\$ 22,512	\$ 23,006	\$ 23,510	\$ 235,559
Ann Arbor City Parks	1.0594	\$ 11,400	\$ 11,650	\$ 11,906	\$ 119,289
Ann Arbor City Parks Acquisition	0.4601	\$ 4,951	\$ 5,060	\$ 5,171	\$ 51,808
Ann Arbor Library	1.8663	\$ 20,083	\$ 20,524	\$ 20,973	\$ 210,144
AAPS Voted Sinking Fund	2.4672	\$ 26,550	\$ 27,132	\$ 27,726	\$ 277,805
WISD	5.3641	\$ 57,723	\$ 58,990	\$ 60,282	\$ 603,998
Public Safety	0.9918	\$ 10,673	\$ 10,907	\$ 11,146	\$ 111,677
Local Total	36.3222	\$ 390,863	\$ 399,438	\$ 408,187	\$ 4,089,871

Non-Capturable Millages ⁵	Millage Rate				
AAPS Supplemental	4.1442	\$ 44,596	\$ 45,574	\$ 46,572	\$ 668,424
AAPS Debt Service	2.4500	\$ 26,364	\$ 26,943	\$ 27,533	\$ 395,164
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	6.5942	\$ 70,960	\$ 72,517	\$ 74,105	\$ 1,063,588

Total Tax Increment Revenue (TIR) Available for Capture \$ 649,127 \$ 663,369 \$ 677,898 \$ 3,837,390

Footnotes:



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
 Research Park Redevelopment
 Ann Arbor, Michigan
 9/16/2021

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	39.8%	\$ 2,375,620	\$ -	\$ 2,375,620
Local	60.2%	\$ 3,635,006	\$ -	\$ 3,635,006
TOTAL		\$ 6,010,626	\$ -	\$ 6,010,626
EGLE	2.4%	\$ 145,125	\$ -	\$ 145,125
MSF	97.6%	\$ 5,865,501	\$ -	\$ 5,865,501

Estimated Capture	
Administrative Fees	\$ -
State Revolving Fund	\$ 507,059
LBRF	\$ 341,103

Estimated Total Years of Plan:	18
Estimated Developer Reimbursement Years of Plan:	18

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total State Incremental Revenue	\$ 115,905	\$ 118,536	\$ 121,220	\$ 123,958	\$ 126,751	\$ 129,600	\$ 132,505	\$ 135,468	\$ 138,492	\$ 141,575	\$ 144,720	\$ 147,928	\$ 241,921	
State Brownfield Revolving Fund (50% of SET)	\$ 23,181	\$ 23,707	\$ 24,244	\$ 24,792	\$ 25,350	\$ 25,920	\$ 26,501	\$ 27,094	\$ 27,699	\$ 28,315	\$ 28,944	\$ 29,586	\$ 30,240	
State TIR Available for Reimbursement	\$ 92,724	\$ 94,829	\$ 96,976	\$ 99,166	\$ 101,401	\$ 103,680	\$ 106,004	\$ 108,374	\$ 110,793	\$ 113,260	\$ 115,776	\$ 118,342	\$ 211,681	
Total Local Incremental Revenue	\$ 140,330	\$ 143,516	\$ 146,766	\$ 150,081	\$ 153,462	\$ 156,911	\$ 160,428	\$ 164,018	\$ 167,678	\$ 171,411	\$ 175,219	\$ 179,102	\$ 366,126	
BRA Administrative Fee (0%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement	\$ 140,330	\$ 143,516	\$ 146,766	\$ 150,081	\$ 153,462	\$ 156,911	\$ 160,428	\$ 164,018	\$ 167,678	\$ 171,411	\$ 175,219	\$ 179,102	\$ 366,126	
Total State & Local TIR Available	\$ 233,054	\$ 238,345	\$ 243,742	\$ 249,247	\$ 254,863	\$ 260,591	\$ 266,432	\$ 272,392	\$ 278,471	\$ 284,671	\$ 290,995	\$ 297,444	\$ 577,807	
ROXBURY	Total Balance													
Developer Reimbursement Balance (end of year)	\$ 6,010,626	\$ 5,793,886	\$ 5,572,225	\$ 5,345,545	\$ 5,113,746	\$ 4,876,723	\$ 4,634,374	\$ 4,382,946	\$ 4,122,035	\$ 3,855,301	\$ 3,582,629	\$ 3,303,899	\$ 3,018,992	\$ 2,466,814
DEVELOPER REIMBURSEMENT														
MSF Non-Environmental Activities Costs	\$ 5,865,501	\$ 211,507	\$ 216,309	\$ 221,207	\$ 226,202	\$ 231,300	\$ 236,498	\$ 241,796	\$ 247,394	\$ 253,192	\$ 259,190	\$ 265,388	\$ 271,786	\$ 538,846
State Tax Reimbursement	\$ 1,818,306	\$ 84,151	\$ 86,062	\$ 88,010	\$ 89,997	\$ 92,026	\$ 94,094	\$ 96,202	\$ 98,350	\$ 100,539	\$ 102,769	\$ 105,039	\$ 107,349	\$ 206,570
Local Tax Reimbursement	\$ 4,047,195	\$ 127,356	\$ 130,247	\$ 133,196	\$ 136,205	\$ 139,274	\$ 142,404	\$ 145,596	\$ 148,854	\$ 152,176	\$ 155,563	\$ 159,020	\$ 162,543	\$ 332,276
MSF Activities Reimbursement Balance	\$ 5,653,994	\$ 5,437,685	\$ 5,216,478	\$ 4,990,276	\$ 4,758,976	\$ 4,522,478	\$ 4,277,121	\$ 4,022,509	\$ 3,762,216	\$ 3,496,127	\$ 3,224,127	\$ 2,946,099	\$ 2,407,253	
EGLE Environmental Costs	\$ 145,125	\$ 5,233	\$ 5,352	\$ 5,473	\$ 5,597	\$ 5,723	\$ 5,851	\$ 6,071	\$ 6,300	\$ 6,540	\$ 6,790	\$ 7,050	\$ 13,332	
State Tax Reimbursement	\$ 44,989	\$ 2,082	\$ 2,129	\$ 2,178	\$ 2,227	\$ 2,277	\$ 2,328	\$ 2,468	\$ 2,617	\$ 2,775	\$ 2,940	\$ 3,115	\$ 5,111	
Local Tax Reimbursement	\$ 100,136	\$ 3,151	\$ 3,223	\$ 3,296	\$ 3,370	\$ 3,446	\$ 3,523	\$ 3,602	\$ 3,683	\$ 3,765	\$ 3,849	\$ 3,934	\$ 8,221	
Total EGLE Reimbursement Balance	\$ 139,892	\$ 134,540	\$ 129,067	\$ 123,470	\$ 117,747	\$ 111,896	\$ 105,825	\$ 99,525	\$ 93,085	\$ 86,502	\$ 79,772	\$ 72,893	\$ 59,561	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -													
Less Fee-in-Lieu	\$ 216,740	\$ 221,661	\$ 226,680	\$ 231,799	\$ 204,847									
Total Annual Developer Reimbursement²	\$ 6,010,626	\$ -	\$ -	\$ -	\$ -	\$ 32,176	\$ 242,349	\$ 251,428	\$ 260,911	\$ 266,734	\$ 272,672	\$ 278,730	\$ 284,907	\$ 552,178
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits	\$ 16,314	\$ 16,684	\$ 17,062	\$ 17,448	\$ 17,840	\$ 18,242	\$ 18,654	\$ 19,076	\$ 19,508	\$ 19,950	\$ 20,402	\$ 20,864	\$ 25,629	
State Tax Capture	\$ 6,491	\$ 6,638	\$ 6,788	\$ 6,942	\$ 7,098	\$ 7,258	\$ 7,424	\$ 7,596	\$ 7,774	\$ 7,958	\$ 8,148	\$ 8,344	\$ 10,312	
Local Tax Capture	\$ 9,823	\$ 10,046	\$ 10,274	\$ 10,506	\$ 10,742	\$ 10,984	\$ 11,230	\$ 11,481	\$ 11,737	\$ 11,992	\$ 12,254	\$ 12,518	\$ 15,317	

Footnotes:
 1. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 7% removed for LBRF contributions.



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
 Research Park Redevelopment
 Ann Arbor, Michigan
 9/16/2021

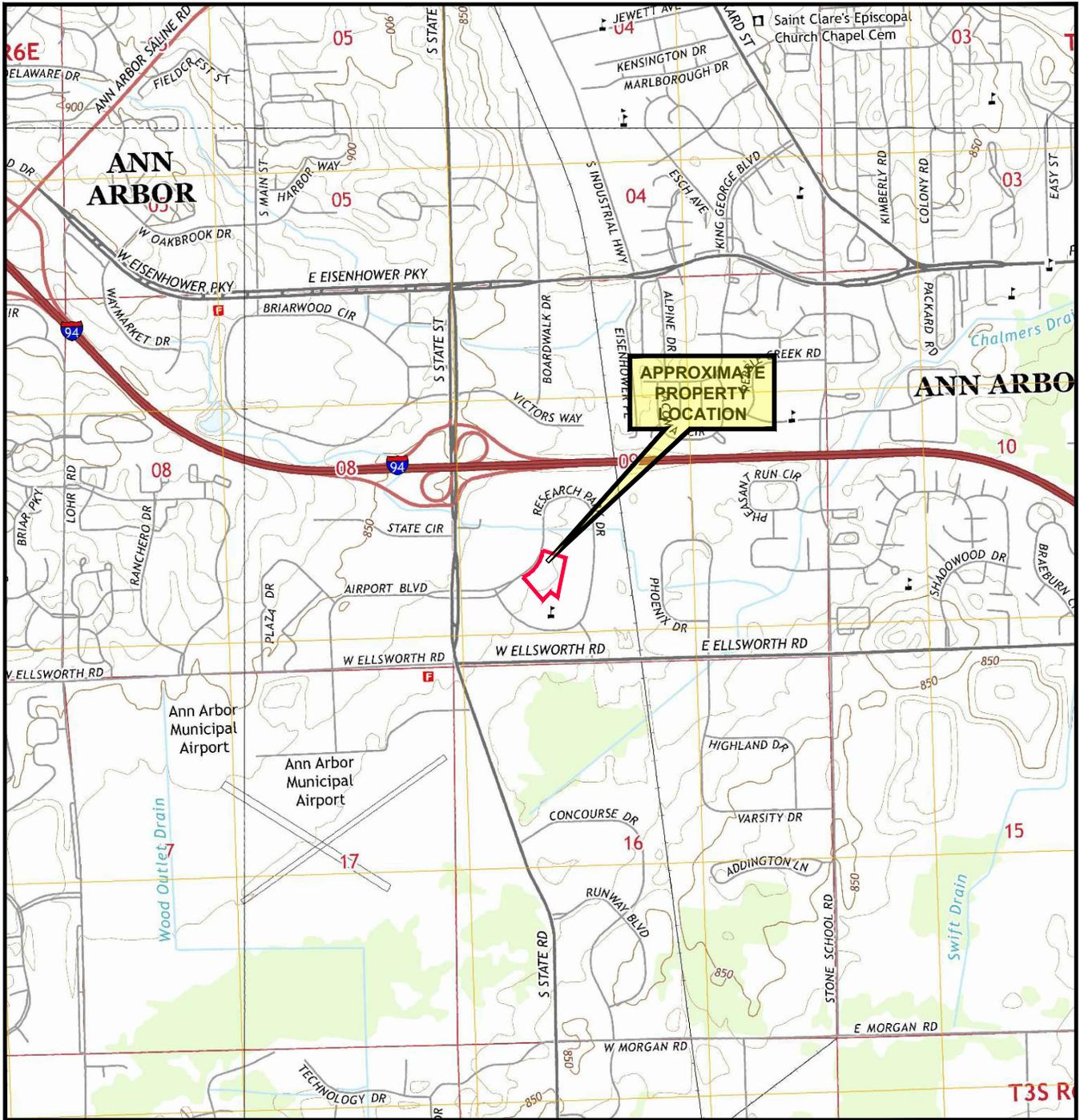
Plan Year	14	15	16	17	18	TOTAL
Calendar Year	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ 247,261	\$ 252,708	\$ 258,264	\$ 263,931	\$ 269,711	\$ 3,110,452
State Brownfield Revolving Fund (50% of SET)	\$ 30,908	\$ 31,589	\$ 32,283	\$ 32,992	\$ 33,714	\$ 507,059
State TIR Available for Reimbursement	\$ 216,353	\$ 221,119	\$ 225,981	\$ 230,939	\$ 235,997	\$ 2,603,395
Total Local Incremental Revenue	\$ 374,211	\$ 382,457	\$ 390,863	\$ 399,438	\$ 408,187	\$ 4,230,201
BRA Administrative Fee (0%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 374,211	\$ 382,457	\$ 390,863	\$ 399,438	\$ 408,187	\$ 4,230,204
Total State & Local TIR Available	\$ 590,564	\$ 603,576	\$ 616,844	\$ 630,377	\$ 644,184	\$ 6,833,599
ROXBURY						
Developer Reimbursement Balance (end of year)	\$ 1,902,445	\$ 1,325,641	\$ 736,157	\$ 133,741	\$ -	
DEVELOPER REIMBURSEMENT						
MSF Non-Environmental Activities Costs	\$ 550,742	\$ 562,877	\$ 575,251	\$ 587,871	\$ 130,512	\$ 5,865,501
State Tax Reimbursement	\$ 211,129	\$ 215,780	\$ 220,525	\$ 225,363	\$ 51,926	\$ 2,318,261
Local Tax Reimbursement	\$ 339,613	\$ 347,097	\$ 354,726	\$ 362,508	\$ 78,586	\$ 3,547,240
MSF Activities Reimbursement Balance	\$ 1,856,511	\$ 1,293,634	\$ 718,383	\$ 130,512	\$ -	\$ -
EGLE Environmental Costs	\$ 13,627	\$ 13,927	\$ 14,233	\$ 14,545	\$ 3,229	\$ 145,125
State Tax Reimbursement	\$ 5,224	\$ 5,339	\$ 5,456	\$ 5,576	\$ 1,285	\$ 57,359
Local Tax Reimbursement	\$ 8,403	\$ 8,588	\$ 8,777	\$ 8,969	\$ 1,944	\$ 87,766
Total EGLE Reimbursement Balance	\$ 45,934	\$ 32,007	\$ 17,774	\$ 3,229	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less Fee-in-Lieu						
Total Annual Developer Reimbursement ²	\$ 564,369	\$ 576,804	\$ 589,484	\$ 602,416	\$ 133,741	\$ 4,908,899
LOCAL BROWNFIELD REVOLVING FUND						
LBRF Deposits	\$ 26,195	\$ 26,772	\$ 27,360	\$ 27,961	\$ 28,573	\$ 341,103
State Tax Capture						\$ 44,989
Local Tax Capture	\$ 26,195	\$ 26,772	\$ 27,360	\$ 27,961	\$ 28,573	\$ 296,114

Footnotes:

1. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 7% removed for LBRF contributions.

APPENDIX C

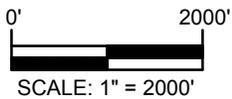
SITE MAPS LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN



Base map obtained from EDR®

USGS QUADRANGLE(S) REFERENCED

YPSILANTI WEST (MI) 2014
 ANN ARBOR EAST (MI) 2014
 SALINE (MI) 2014
 ANN ARBOR WEST (MI) 2014



No.	Revision Date	Date	05/14/19
	Drawn By	JGR	
	Designed By	AH	
	Scale	1" = 2000'	
	Project	082330.00	

PROPERTY LOCATION MAP
3874 RESEARCH PARK DRIVE
ANN ARBOR, MICHIGAN



www.sme-usa.com

Figure No. 1

APPENDIX D
PROJECT CONCEPTUAL DRAWINGS



WATER FEATURE

ENTRY PLAZA

PHASE 1
OFFICE - 60K
R+D / WAREHOUSE - 70K
SARTORIUS

PHASE 2
EXPANSION - 48K

PHASE 2 - PARKING

PHASE 3 - PARKING

PHASE 3
EXPANSION - 25K

DETENTION

PHASE 4 - PARKING

PHASE 4
EXPANSION - 38K



PARK / EVENT SPACE

FOOD TRUCKS



SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS





SARTORIUS

