

WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
MAPLE SHOPPES  
REDEVELOPMENT PROJECT

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Last Revision Date: 10/15/08

**COUNTY OF WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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## PROJECT SUMMARY

<b>Project Name:</b>	Maple Shoppes Redevelopment Project, Ann Arbor, Michigan
<b>Project Location:</b>	The property is located in the northwest quarter of Section 30 and the southwest quarter of Section 19, in the City of Ann Arbor (T. 2 S., R. 6E), Washtenaw County, Michigan. The property is situated on the northeast corner of North Maple Road and Dexter Avenue. The Property consists of three irregularly shaped parcels that are approximately 2.7 acres in size.
<b>Type of Eligible Property:</b>	Facility
<b>Eligible Activities:</b>	BEA, Due Care, and Additional Response Activities, Asbestos Abatement, Demolition, Site preparation
<b>Reimbursable Costs:</b>	\$1,209,027 (Includes administrative fees and local site revolving loan)
<b>Years to Complete Payback:</b>	~11 years
<b>Estimated Capital Investment:</b>	\$7,816,009.00

**Project Overview:** The project consists of the comprehensive redevelopment of the property located at the northeast corner of North Maple Road and Dexter Avenue in the City of Ann Arbor, Washtenaw County, Michigan. Chelsea Land Company Maple, LLC and Schultz Holdings, LLC are the current owners of the subject property. Historical operations on the property have included: automotive repair and fueling, storage of automobiles and construction vehicles, warehousing, retail and commercial businesses.

The Development Team comprised of Aldi Foods, Inc (Michigan) and Chelsea Land Company Maple, LLC, will demolish the existing buildings and construct an Aldi Food Center on the east end of the property and additional retail shops along Maple Road. The available retail space for new business is projected to provide ~25-30 new full-time service jobs and/or full-time management and administrative positions. This Brownfield Plan has been created to facilitate the rehabilitation and redevelopment of the property, to allow for the repayment of eligible activities through utilization of Tax Increment Financing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act of 1996, as amended.

## **I. INTRODUCTION**

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Washtenaw County (The County) established the Washtenaw County, Brownfield Redevelopment Authority (the Authority) in 1999, by adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution. The County Board of Commissioners established the Authority Board and appointed its members. Act 381, authorizes the Authority to undertake all activities allowed by law. The primary purpose of Act 381 is to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing for certain eligible activities and Brownfield Redevelopment Michigan Business Tax Credits.

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

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

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

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

## II. GENERAL PROVISIONS

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

The property is located in the northwest quarter of Section 30 and the southwest quarter of Section 19, in the City of Ann Arbor (T. 2 S., R. 6E), Washtenaw County, Michigan. The property is situated on the northeast corner of North Maple Road and Dexter Avenue. The property consists of three irregularly shaped parcels and contains approximately 2.7 acres. Each of the parcels meets the definition of a facility.

The property is located in an area of Ann Arbor that consists of commercial businesses, residential development, parkland, and surface roadways. Ann Arbor Pool Builders and Loys TV Center occupies the 512 and 522 N. Maple building; Kem Kraft (cabinet and countertop maker) occupies the 516 N. Maple building; a warehouse providing storage for the various occupants on the property is located at 2350-2358 Dexter Avenue; The Vacuum Shop occupies the 2380 Dexter Avenue building; and United Auto & Fleet Repair and Fox's Towing occupied the 2390 Dexter building. In addition, Fox Auto Service occupies the 2330 Dexter building. Imperial Auto Service occupies the 2344 Dexter building. Lastly, the 2340 Dexter building is divided into two sections. The northern portion is occupied by Schultz Holdings, LLC and is utilized for automobile storage. The southern portion of the building was occupied by Imperial Auto and utilized as additional space for automotive repair and maintenance activities but is currently vacant and is utilized for the storage of a "project" vehicle. The majority of the property's parking and access drives are comprised of unpaved gravel. The property's parcel identification numbers are 09-09-30-227-036, 09-09-30-227-001 and 09-09-19-310-024.

The Property is currently zoned C3 Commercial, is commercially developed, and located in an area of the City of Ann Arbor characterized by commercial and residential properties, a municipal park and surface roadways. The property will be rezoned C1B Community Convenience Center on October 20, 2008. The zoning is in concurrence with the existing City of Ann Arbor Master Plan for the West Area of Ann Arbor.. Currently, the Property is serviced by City of Ann Arbor municipal water and sewer. Currently, there are no existing storm water controls on the Property. The Developer plans on installing rain gardens and a storm water detention basin under the proposed parking areas.

Aldi, Inc. (Michigan), and Chelsea Land Company Maple, LLC are the project developers ("Developer"). However, the identified "Developer" in the Brownfield Plan is subject to change. The project will include the demolition of existing buildings, environmental remediation activities, site preparation, and the construction of an Aldi Foods Center and additional retail shops with associated parking. The project is planned to meet the requirements on Leadership on Energy and Environmental Design (LEED) certification, the recognized standard for measuring building sustainability and "green" design and construction practices.

The eligible property will include all tangible personal property to be located on the real property. Parcel information is outlined below.

Attachment A includes several site maps of the eligible property, refer to: Figure 1, Topographic Location Map; Figure 2, Parcel Map; and Figure 3, Eligible Property Boundary Map. The legal descriptions of the property parcels are presented in Attachment B.

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

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Ann Arbor, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility as defined by Act 381.

The investigation at the Property was divided between the west portion of the property and the east portion of the Property. Basis of Eligibility for each is described below:

**West Portion of the Property**

The Property is located at the northeast corner of North Maple Road and Dexter Avenue and consists of the properties addressed 512, 516, 522, and 540 North Maple Road, and 2350, 2356, 2358, 2366, 2380, and 2390 Dexter Avenue in Ann Arbor, Michigan, and comprises two, irregularly shaped parcels (Parcel Identification Numbers 09-09-30-227-001 and 09-09-19-310-024) consisting of approximately 1.6 acres.

On September 18 and 19, 2007, AKT Peerless conducted a subsurface investigation at the subject property to address the environmental concerns identified during previous environmental investigations. AKT Peerless (1) drilled 22 soil borings, (2) installed five temporary monitoring wells, and (3) collected soil and groundwater samples for laboratory analyses. AKT Peerless submitted soil and groundwater samples for laboratory analyses of select parameters, including: leaded gasoline parameters, waste oil parameters, and VOCs.

The laboratory analytical results from soil samples collected at the property indicate that concentrations of several VOCs, PNAs, and lead exceeded Michigan Department of Environmental Quality (MDEQ) Tier I Residential Drinking Water Protection and/or Groundwater Surface Water Interface Protection Criteria. Concentrations of lead exceeded MDEQ Tier I Residential Soil Direct Contact Criteria. The laboratory analytical results from groundwater samples collected at the property indicate that concentrations of several VOCs, PNAs, chromium, and lead exceeded MDEQ Tier I Residential Drinking Water and/or Groundwater Surface Water Interface Criteria.

Based on laboratory analytical results, the Property meets the definition of a “facility”, as defined in Part 201 of Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act (PA) 451, 1994, as amended.

**East Portion of the Property**

The property is located at 2330, 2340, and 2344 Dexter Avenue in Ann Arbor, Washtenaw County, Michigan, and comprises one parcel that contains approximately 1.13 acres (Parcel Identification Number 09-09-30-227-036 AKA I-09-30-260-004).

On April 21 and 22, 2008, AKT Peerless conducted a subsurface investigation at the subject property to address the environmental concerns identified during their Phase I ESA. AKT Peerless (1) completed a geophysical survey, (2) drilled 17 soil borings, (3) installed five temporary monitoring wells, and (4) collected soil and groundwater samples for laboratory analyses. AKT Peerless submitted soil and groundwater samples for laboratory analyses of waste oil parameters. The laboratory analytical results of the groundwater samples indicate that concentrations of several VOCs, and lead exceeded MDEQ GRCC for Drinking Water, Groundwater Surface Water Interface Criteria, Groundwater Volatilization to Indoor Air Inhalation Criteria, and/or Groundwater Contact Criteria. Based on laboratory analytical results, the Property meets the definition of a “facility”, as defined in Part 201 of Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act (PA) 451, 1994, as amended.

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, as amended, because they include BEA and Due Care Activities, additional response activities, demolition, asbestos abatement, site preparation, and public infrastructure improvements. A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in below:

Description of Eligible Activities	Estimated Cost
1. Phase I, Phase II, BEA	\$ 40,107
2. Due Care Plan	\$ 10,000
3. Storage Tank Removal (MEGA activity)	\$ 14,500
4. UST and Contaminated Soil Removal	\$ 145,500
5. Contaminated Soil Removal at floor drain	\$ 46,000
6. Asbestos Abatement activities	\$ 85,000
7. Removal of Hazardous Materials (hydraulic hoists)	\$ 25,000
8. Demolition	\$ 78,600
9. Site Preparation - removal of septic fill	\$ 44,000
10. Environmental assessment of septic fill	\$ 6,000
11. Site Preparation - removal of poor fill/grubbing/grading/civil engineering	\$ 204,000
12. Public Infrastructure Improvement	\$ 81,090
13. Disposal of fill material (MDEQ activity)	\$ 80,000
14. Workplan review fees (MDEQ \$1500, MEGA \$2000)	\$ 3,500
15. Environmental Consulting/project management (\$7500 MDEQ, \$7500 MEGA)	\$ 15,000
16. Contingency (15%)	\$ 131,745

<b>Description of Eligible Activities</b>	<b>Estimated Cost</b>
17. Interest (3% on MDEQ and Local only Environmental Activities depreciated)	\$ 41,282
<b>Eligible Activities to be funded by TIF (excluding interest)</b>	<b>\$ 1,010,042</b>
<b>Eligible Activities to be funded by TIF (including interest)</b>	<b>\$ 1,051,324</b>
Authority Administrative Costs	\$ 52,571
Local Site Revolving Fund	\$ 105,132
<b>Total Eligible Activities to be funded by TIF</b>	<b>\$ 1,209,027</b>

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in Table 1, see Attachment C. The Brownfield Authority will reimburse the developer interest on the unpaid balance of reimbursable MDEQ Eligible Environmental Activities. The interest rate will be 3% of the unpaid balance of the reimbursable eligible environmental activities, calculated yearly. The interest amount will not to exceed \$80,000 for this Brownfield Plan. Interest as presented in the TIF table has been approved by the WCBRA subcommittee and the City of Ann Arbor Brownfield Review Committee. Table 2 (see Attachment D) depicts MDEQ and local only depreciated interest. We have included this allowance in case of projects delays, and or reimbursement delays.

It is currently anticipated construction will begin in Winter 2009 and eligible activities will be completed within 24-36 months.

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

The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs of \$878,297 (excluding interest) by more than 15% or \$131,745 without requiring an amendment to this Plan. As long as the total costs, adjusted by the 15% factor, are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by County Board of Commissioners. The aforementioned costs do not include interest, administrative fees, or local site revolving loan funds.



**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(1)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(1)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured and summary of impact of the taxing jurisdictions is attached to this Plan as Attachment D. Tax increment revenue capture shall start January 1<sup>st</sup> of the year after a certificate of occupancy is issued on the building.

The total estimated cost of the eligible activities and other costs (including estimated interest, administrative fees and local site remediation revolving fund) to be reimbursed through the capture of tax increment revenue is \$1,209,027. The Developer shall invest approximately \$8 million in personal and real property improvements on the Property. The effective initial taxable value for this Plan is \$543,968, and is based on land and real property tax only. No personal property tax was included for the initial taxable value. Redevelopment of the Property is expected to initially generate incremental taxable value in 2009 with the first significant increase in taxable value of approximately \$1,853,532 beginning in 2010.

It is estimated that the Authority will capture the 2010 through 2020 tax increment revenues to reimburse the cost of the eligible activities and payment of Authority administrative fees. The Authority will capture 10% of the total eligible activity costs in tax increment revenues for deposit into the local site revolving fund generated by the increase in taxable value, resulting from the redevelopment of the Property. It is estimated that a portion of this amount will be deposited into the local site revolving fund starting in ~2020 and the full amount deposited in ~2021.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of Authority administrative and operating expenses, and (ii) make deposits into the Authority's Local Site Remediation Revolving Fund, as shown on Attachment D.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

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

Washtenaw County, using funding from their USEPA Petroleum Assessment Grant financed ~\$40,107 of the costs related to completion of BEA activities at the site to define the extent of the contamination at the Property. The remaining eligible activities are to be financed solely by the Developer (see Table 1). The Authority will reimburse

the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the County or the Authority for the costs of eligible activities under this Plan.

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

Unless otherwise agreed upon by the Developer, the Authority, and the State of Michigan, the Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

**F. Michigan Business Tax Credit**

A Michigan Business Tax Credit is not being sought. The inclusion of the property within the Plan would enable “qualified taxpayers” as defined by Michigan Public Act 36 of 2007, as amended (the “Michigan Business Tax Act”) to avail themselves of eligibility for a credit against their Michigan business tax liability for “eligible investments”, as defined by Section 437(31) of Michigan Business Tax Act, incurred on the Property after the adoption of this Plan.

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

In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(1)(f) of Act 381 for the duration of this Plan.

**H. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the County.

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

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

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

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources. The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$105,132.

**III. ATTACHMENTS**

DRAFT

**ATTACHMENT A**

**Site Maps**

DRAFT

ANN ARBOR WEST QUADRANGLE

MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)



T.2 S. - R.6 E.

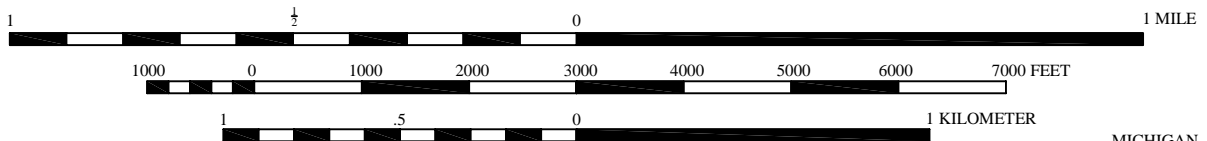
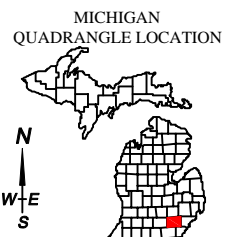


IMAGE TAKEN FROM 1965 U.S.G.S. TOPOGRAPHIC MAP  
PHOTOREVISED 1983



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SCALED PROPERTY LOCATION  
MAP  
MAPLE SHOPPERS REDEVELOPMENT PROJECT  
NORTHEAST CORNER OF NORTH MAPLE  
& DEXTER AVENUE  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 5108F-5-25

DRAWN BY: KHE  
DATE: 7/17/08

FIGURE 1

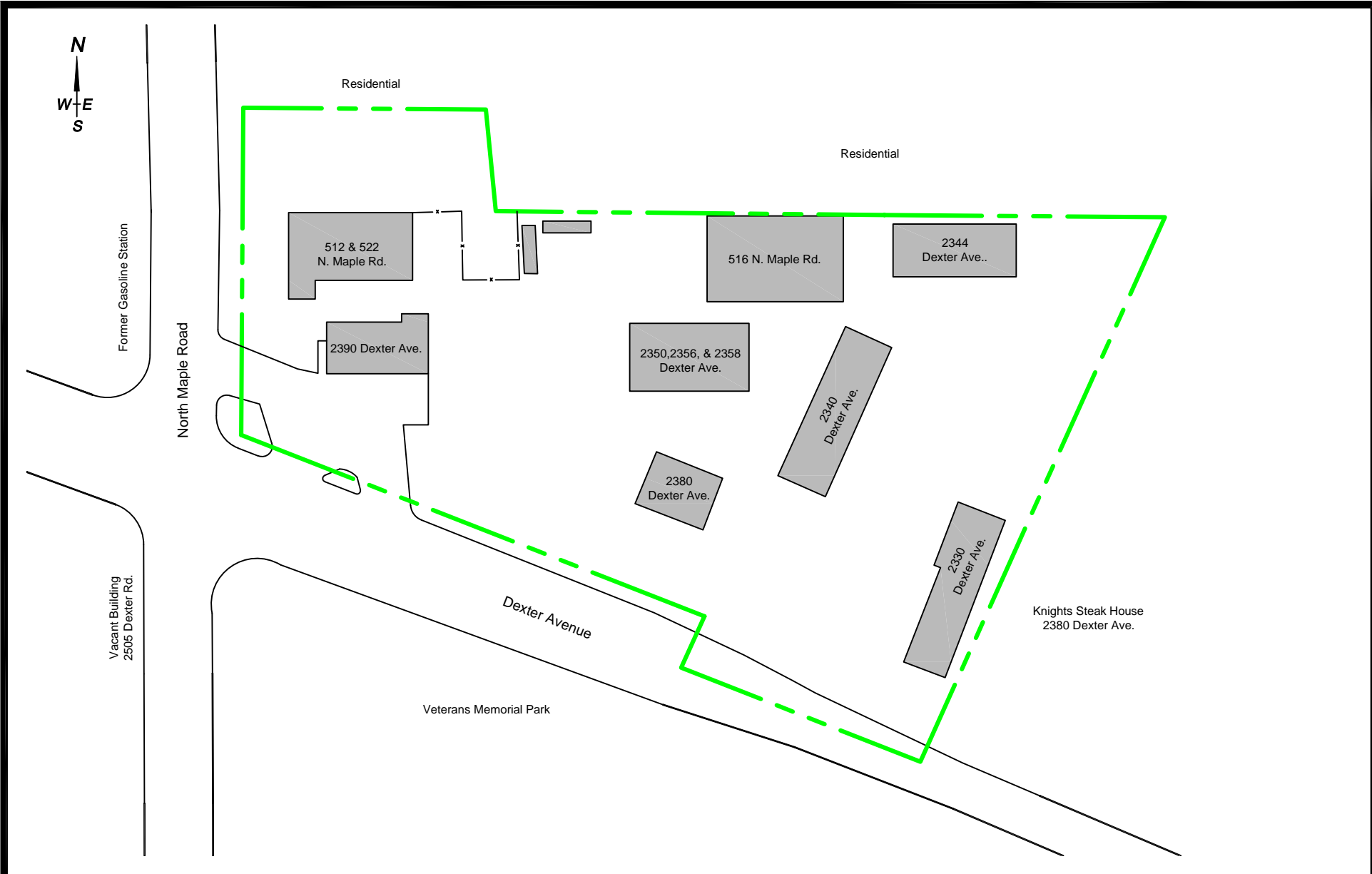


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PARCEL MAP  
 MAPLE SHOPPERS REDEVELOPMENT PROJECT  
 NORTHEAST CORNER OF NORTH MAPLE  
 & DEXTER AVENUE  
 ANN ARBOR, MICHIGAN  
 PROJECT NUMBER : 5108F-5-25

DRAWN BY: KHE  
 DATE: 7/17/08

FIGURE 2



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*ELIGIBLE PROPERTY BOUNDARY MAP*  
 MAPLE SHOPPERS REDEVELOPMENT PROJECT  
 NORTHEAST CORNER OF NORTH MAPLE  
 & DEXTER AVENUE  
 ANN ARBOR, MICHIGAN  
 PROJECT NUMBER : 5108F-5-25

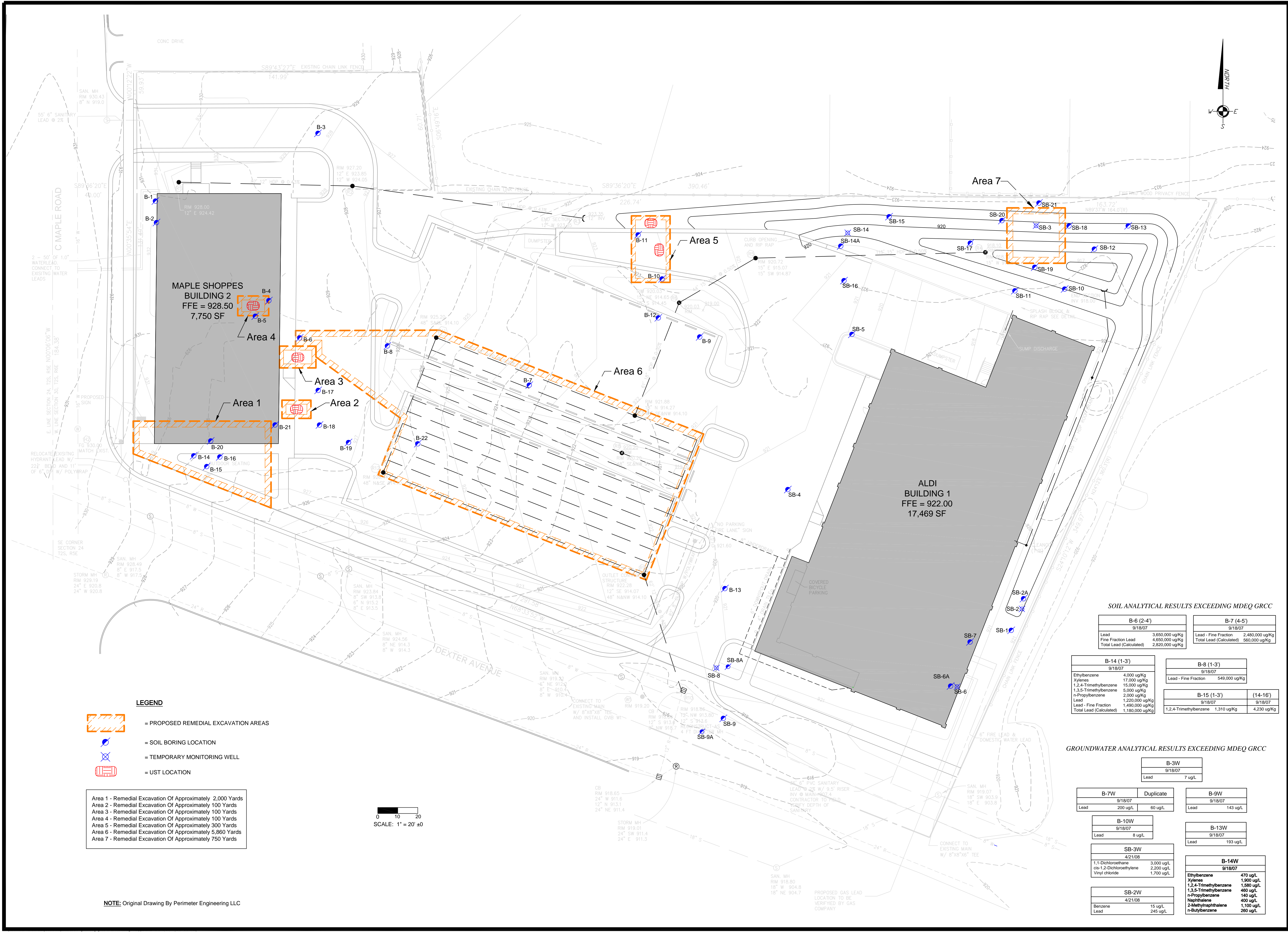
**LEGEND**  
 - - - - - = PROPERTY LINE

DRAWN BY: K Edmond  
 DATE: 7/17/08

0 40 80  
 SCALE: 1" = 80' ±

FIGURE 3





MAPLE SHOPPES  
BUILDING 2  
FFE = 928.50  
7,750 SF

ALDI  
BUILDING 1  
FFE = 922.00  
17,469 SF

**LEGEND**

- = PROPOSED REMEDIAL EXCAVATION AREAS
- = SOIL BORING LOCATION
- = TEMPORARY MONITORING WELL
- = UST LOCATION

- Area 1 - Remedial Excavation Of Approximately 2,000 Yards
- Area 2 - Remedial Excavation Of Approximately 100 Yards
- Area 3 - Remedial Excavation Of Approximately 100 Yards
- Area 4 - Remedial Excavation Of Approximately 100 Yards
- Area 5 - Remedial Excavation Of Approximately 300 Yards
- Area 6 - Remedial Excavation Of Approximately 5,860 Yards
- Area 7 - Remedial Excavation Of Approximately 750 Yards

SCALE: 1" = 20' ±0

**SOIL ANALYTICAL RESULTS EXCEEDING MDEQ GRCC**

B-6 (2-4)		B-7 (4-5)	
9/18/07		9/18/07	
Lead - Fine Fraction	3,650,000 ug/Kg	Lead - Fine Fraction	2,480,000 ug/Kg
Total Lead (Calculated)	4,850,000 ug/Kg	Total Lead (Calculated)	560,000 ug/Kg

B-14 (1-3)		B-8 (1-3)	
9/18/07		9/18/07	
Ethylbenzene	4,000 ug/Kg	Lead - Fine Fraction	549,000 ug/Kg
Xylenes	17,000 ug/Kg		
1,2,4-Trimethylbenzene	15,000 ug/Kg		
1,3,5-Trimethylbenzene	5,000 ug/Kg		
n-Propylbenzene	2,000 ug/Kg		
Lead - Fine Fraction	1,220,000 ug/Kg		
Total Lead (Calculated)	1,490,000 ug/Kg		

B-15 (1-3)		(14-16)	
9/18/07		9/18/07	
1,2,4-Trimethylbenzene	1,310 ug/Kg		

**GROUNDWATER ANALYTICAL RESULTS EXCEEDING MDEQ GRCC**

B-3W	
9/18/07	
Lead	7 ug/L

B-7W		Duplicate		B-9W	
9/18/07		9/18/07		9/18/07	
Lead	200 ug/L	60 ug/L		Lead	143 ug/L

B-10W		B-13W	
9/18/07		9/18/07	
Lead	8 ug/L	Lead	193 ug/L

SB-3W		B-14W	
4/21/08		9/18/07	
1,1-Dichloroethane	3,000 ug/L	Ethylbenzene	470 ug/L
cis-1,2-Dichloroethylene	2,200 ug/L	Xylenes	1,900 ug/L
Vinyl chloride	1,700 ug/L	1,2,4-Trimethylbenzene	1,580 ug/L
		1,3,5-Trimethylbenzene	460 ug/L
		n-Propylbenzene	140 ug/L
		Naphthalene	400 ug/L
		2-Methylnaphthalene	1,100 ug/L
		n-Butylbenzene	260 ug/L

SB-2W	
4/21/08	
Benzene	15 ug/L
Lead	245 ug/L

**PROPOSED REMEDIAL ACTIVITIES LOCATION MAP**

MAPLE SHOPPES REDEVELOPMENT PROPERTY  
512-540 MAPLE ROAD AND 2330-2344 DEXTER AVENUE  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 5108F-5-25

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DRAWN BY: KHE  
DATE: 8/26/08

FIGURE 3

NOTE: Original Drawing By Perimeter Engineering LLC



# Maple Shoppes

Maple Road and Dexter Avenue  
Ann Arbor, Michigan



**SITE LAYOUT**  
25,133 sq.ft.

Aldi Foods 17,469 SF  
Shoppes 7,750 SF

## CENTER STATS

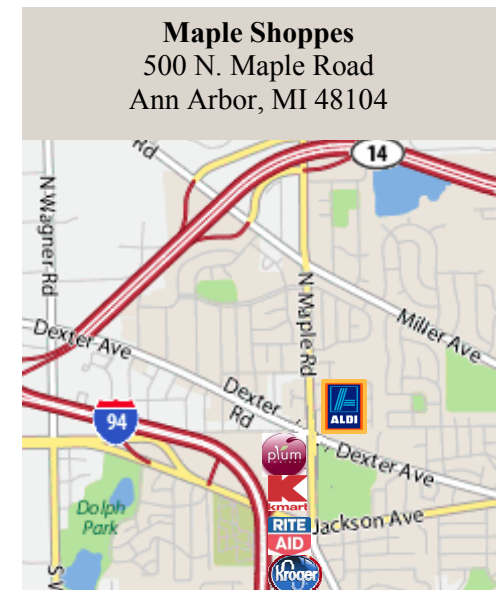
**Total Buildings:** 25,133 sq. ft.

**2005 Population:** 144,728 (5 mile)

**Average Household Income:** \$78,921

**Anchor:** ALDI Foods Market

**Traffic Count:** 28,926 cars per day



**Maple Shoppes**  
500 N. Maple Road  
Ann Arbor, MI 48104

Maple Shoppes is the proposed redevelopment of an old gas station brownfield site at the corner of Maple and Dexter Roads in Ann Arbor. Aldi Foods, a neighborhood affordable grocery store, will anchor the eastern end of the site with retail shops opposite. The new development will provide goods and services to the neighborhood in a convenient and close location with Aldi offering area residents an alternative to buy everyday groceries at affordable prices.



# Maple Shoppes

Maple Road and Dexter Avenue  
Ann Arbor, Michigan



## PROJECT DESCRIPTION

Maple Shoppes is the proposed redevelopment of an old gas station corner in the City of Ann Arbor into a viable cluster of retail buildings supported by onsite parking. The proposed development is situated on 2.7 acres located at the Northeast corner of Maple and Dexter Roads and will reutilize existing public infrastructure. The site layout includes a new Aldi Food Market and a retail building at opposite ends of the site together with an internalized parking area for 95 cars. Design elements will include various roof heights, high quality architectural details and material types, such as brick, stone, wood and stucco, to provide an attractive and architecturally distinctive streetscape. The site design utilizes innovative and efficient land use by placing the buildings along the street frontage away from the residential area to encourage pedestrian activity of shoppers and to achieve the goal of providing an urban shopping opportunity to Ann Arbor residents while minimizing impacts to the surrounding area and the environment.



## ALDI FOOD MARKET

Aldi is a national food market operating with the philosophy that people should have the opportunity to buy everyday groceries of the highest quality at the lowest possible prices. Aldi provides an affordable alternative and with more than 900 stores in the United States, consumers of every persuasion are enjoying up to 50% savings on 90% of their weekly shopping needs. In situating stores, Aldi considers its demographic market area of only three miles as experience has shown that customers won't regularly travel further. Aldi markets contribute to reducing urban sprawl and improving the urban quality of life by providing affordable food choices within the city limits and decreasing the need to travel to supercenters outside the city. Locating in neighborhoods provides customers with the option to shop by walking and bicycles, reducing travel times and easing the impact on our environment.



## BROWNFIELD REDEVELOPMENT

Redevelopment of obsolete gas stations and auto repair facilities helps to reduce urban sprawl and effectively encourages the continued use and investment of the existing infrastructure of our cities. The project parcel has been determined to be a contaminated site known as a "facility" pursuant to the Natural Resources Environmental Protection Act of the State of Michigan. Being a facility, the site is eligible for redevelopment under the Brownfield Redevelopment Act of Michigan which allows for the financing of environmental response activities at contaminated properties through tax increment financing and Michigan Business tax credits. A Brownfield plan for the project is near completion and will soon be submitted to the Washtenaw County Brownfield Redevelopment Authority. At the time the Brownfield plan is approved by the City of Ann Arbor, Washtenaw County and the MDEQ, cleanup and redevelopment can commence.



## GREEN BUILDINGS STRATEGIES

The project is planned to meet the requirements for Leadership on Energy and Environmental Design (LEED) certification, the recognized standard for measuring building sustainability and the best way to demonstrate that a project is "green". The ideal is to promote design and construction practices that reduce negative environmental impacts of buildings and improve occupant health and well being. Green design and construction practices will be used to promote the reuse of existing infrastructure and minimize sprawl. Green building strategies to reduce energy use and resource-savings measures, such as high efficiency HVAC systems, low flow plumbing fixtures and reflective white roofs will be used to contribute to building a sustainable project.

**ATTACHMENT B**

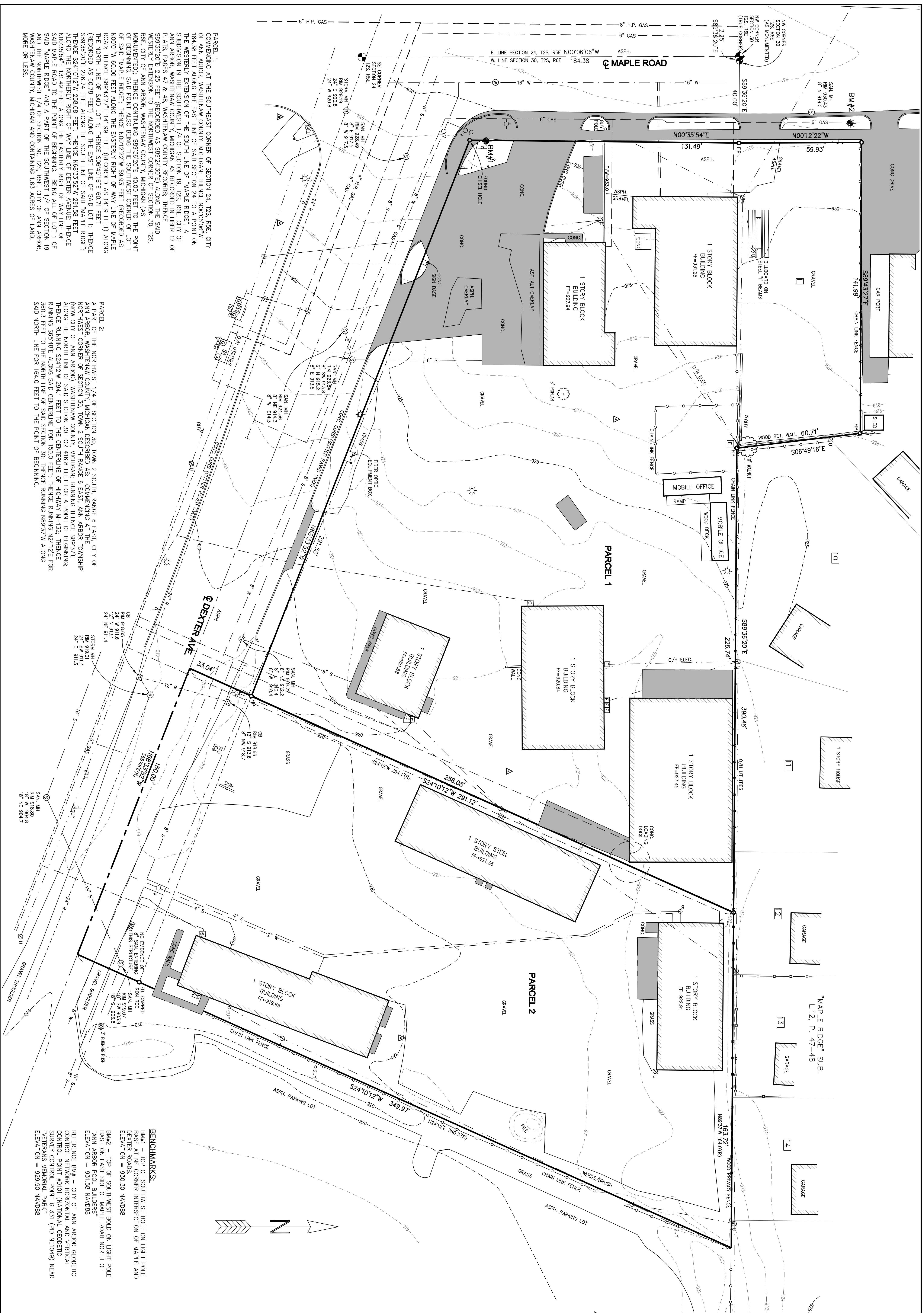
**Legal Descriptions of Eligible Property to which the Plan Applies**

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PARCEL 1: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THENCE N00°00'06"W 184.38 FEET ALONG THE EAST LINE OF SAID SECTION 24 TO A POINT ON THE WESTERN EXTENSION OF THE SOUTH LINE OF "MAPLE RIDGE", A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 19, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS, PAGES 47 & 48, WASHTENAW COUNTY RECORDS; THENCE S89°36'20"E 2.25 FEET (RECORDED AS S89°36'20"E) ALONG THE SAID WESTERN EXTENSION TO THE NORTHWEST CORNER OF SECTION 30, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN (AS MONUMENTED); THENCE CONTINUING S89°36'20"E 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID MAPLE RIDGE; THENCE N00°12'22"W 59.93 FEET (RECORDED AS N00°12'22"W 60.00 FEET ALONG THE EASTERN RIGHT-OF-WAY LINE OF MAPLE RIDGE, THENCE S89°42'27"E 141.99 FEET (RECORDED AS 141.9 FEET) ALONG THE NORTH LINE OF SAID LOT 1, THENCE S09°49'16"E 60.01 FEET (RECORDED AS 60.78 FEET) ALONG THE SOUTH LINE OF SAID MAPLE RIDGE; THENCE S89°20'52"E 228.74 FEET (RECORDED AS 228.74 FEET) ALONG THE NORTH LINE OF SAID SECTION 30, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP (NOW CITY OF ANN ARBOR), WASHTENAW COUNTY, MICHIGAN, RUNNING THENCE S89°37'E ALONG THE NORTH LINE OF SAID SECTION 30 FOR 416.8 FEET TO A POINT OF BEGINNING, THENCE RUNNING S24°12'W 294.1 FEET TO THE CENTERLINE OF HIGHWAY M-132; THENCE RUNNING S65°48'E ALONG SAID CENTERLINE FOR 150.0 FEET; THENCE RUNNING N24°12'E FOR 360.3 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE RUNNING N89°37'W ALONG SAID NORTH LINE FOR 164.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP (NOW CITY OF ANN ARBOR), WASHTENAW COUNTY, MICHIGAN, RUNNING THENCE S89°37'E ALONG THE NORTH LINE OF SAID SECTION 30 FOR 416.8 FEET TO A POINT OF BEGINNING, THENCE RUNNING S24°12'W 294.1 FEET TO THE CENTERLINE OF HIGHWAY M-132; THENCE RUNNING S65°48'E ALONG SAID CENTERLINE FOR 150.0 FEET; THENCE RUNNING N24°12'E FOR 360.3 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE RUNNING N89°37'W ALONG SAID NORTH LINE FOR 164.0 FEET TO THE POINT OF BEGINNING.



**BENCHMARKS:**  
 BM#1 - TOP OF SOUTHWEST BOLT ON LIGHT POLE BASE AT NE CORNER INTERSECTION OF MAPLE AND ELEVATION = 930.30 NAVD88  
 BM#2 - TOP OF SOUTHWEST BOLT ON LIGHT POLE BASE ON EAST SIDE OF MAPLE ROAD NORTH OF "ANN ARBOR POOL BUILDERS" ELEVATION = 931.58 NAVD88  
 REFERENCE BM#3 - CITY OF ANN ARBOR GEODETIC CONTROL NETWORK HORIZONTAL AND VERTICAL CONTROL POINT #010 (NATIONAL GEODETIC SURVEY CONTROL POINT G 331 (PD N1049)) NEAR VETERANS MEMORIAL PARK ELEVATION = 923.50 NAVD88

<p>3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171</p>	<p>THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.</p>	<p>SECTION CORNER</p> <p>FOUND IRON PIPE</p> <p>FOUND IRON ROD</p> <p>SET IRON PIPE</p> <p>SET MAG NAIL</p> <p>FOUND MAG NAIL</p> <p>UTILITY POLE</p> <p>TELEPHONE RISER</p> <p>GAS MAIN RISER</p> <p>FIRE HYDRANT</p> <p>GATE VALVE</p>	<p>WATER MANHOLE</p> <p>BEEHIVE CATCH BASIN</p> <p>CATCH BASIN</p> <p>STORM MANHOLE</p> <p>SANITARY MANHOLE</p> <p>LIGHT POLE</p> <p>SURFACE FLOW</p> <p>MEASURED DIMENSION</p> <p>RECORDED DIMENSION</p> <p>CONTROL POINT</p> <p>MAIL BOX</p>	<p>OVERHEAD ELECTRIC</p> <p>GAS MAIN</p> <p>WATER MAIN</p> <p>STORM LINE</p> <p>SANITARY LINE</p> <p>CHAIN LINK FENCE</p> <p>WOOD FENCE</p> <p>BARBED WIRE FENCE</p> <p>CABLE TV</p> <p>PHONE</p>	<p>CLIENT: CHELSEA LAND CO.</p> <p><b>TOPOGRAPHIC SURVEY</b></p> <p>OF 2 PARCELS OF LAND IN THE NW 1/4 OF SECTION 19, T2S, R6E CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.</p>	<p><b>Arbor Land Consultants, Inc.</b></p> <p>Registered Land Surveyors</p> <p>2936 Madrono Ct.        Ann Arbor, MI 48103        Tel 1-734-669-2960        Fax 1-734-669-2961</p>
		<p>SCALE 1" = 20 FEET</p> <p>JOB No. 12507</p> <p>SHEET 1 OF 1</p> <p>DATE 10-25-2007</p> <p>REVISION -</p>				

**ATTACHMENT C**

**Table 1 - Estimated Cost of Eligible Activities**

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**Table 1- MEGA and MDEQ Eligible Activities - Maple Dexter Property**

Item/Activity	Total Estimated Cost	MEGA Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities	Comments
<b>BEA Environmental Assessment Activities - No prior MDEQ or MEGA work plan approval necessary if costs are included in the Plan (even if incurred before Brownfield Plan approval)</b>				
	\$40,107.00		\$40,107.00	
Phase I, II ESA and BEA - Developer fees				
Phase I, II ESA and BEA - WCBRA -EPA Cost Share	\$32,550.00			
<b>Section 7a Compliance Analysis (Due Care Plan)</b>				
<b>Due Care Plan</b>	\$10,000.00		\$10,000.00	
<b>Preparation of Brownfield Incentives covered by Developer and WCBRA EPA Assessment Grant (does not include MBT application)</b>				
Brownfield Plan -EPA cost share	\$10,000.00			
Act 381 Workplan-EPA cost share	\$8,000.00			
<b>Additional Response Activities and Site Preparation (UST Removal, Contaminated soil and groundwater removal, due care activities, etc.)</b>				
Storage Tank Removal	\$12,000.00	\$12,000.00		Removal and disposal of five USTs located onsite
Soil Excavation, Transport, Disposal, and backfill for USTs	\$75,000.00		\$75,000.00	Excavation of soil surrounding USTs, transportation and disposal of impacted soils to a Type II Landfill. Backfilling of excavated areas and former UST locations with sand. Cost per cubic yard = \$29.00, estimated volume 2,600 yards
Dewatering and Disposal for UST	\$30,000.00		\$30,000.00	Dewatering necessary to remove USTs and excavate soils. Cost per gallon = \$0.35, estimated volume 85,000 gallons
Lab/Analytical Data for UST	\$10,000.00		\$10,000.00	Laboratory analysis of soil samples collected within excavation cavity to verify site condition
Security fencing	\$8,000.00		\$8,000.00	Fencing to secure area, approximately 5' in height
Field Oversight and Reporting (HASP, UST Removal Reports)	\$25,000.00	\$2,500.00	\$22,500.00	
<b>Additional Response Activities (Related to historic release from floor drain under building, Contaminated soil and groundwater removal, due care activities, etc.)</b>				
Soil Excavation, Dewatering, Transport, Disposal, and backfill	\$30,000.00		\$30,000.00	Excavation of soil and disposal to a Type II Landfill. Dewatering of trapped groundwater beneath building structure. Cost per cubic yard = \$29.00, estimated volume 750 cubic yards. Cost per gallon disposal = \$0.35, estimated volume 20,000 gallons
Lab/Analytical Data	\$3,500.00		\$3,500.00	Laboratory analysis of soil samples collected within excavation cavity to verify site condition
Field Oversight and Reporting	\$12,500.00		\$12,500.00	
<b>Asbestos Survey and Hazardous Mat Activities</b>				
Asbestos and Hazardous Material Survey	\$18,000.00	\$18,000.00		
Asbestos Abatement	\$55,000.00	\$55,000.00		
Hydraulic Hoist Removal	\$10,000.00		\$10,000.00	Removal of hydraulic hoists and associated components
Lab/Analytical Data for Hydraulic Hoists	\$3,000.00		\$3,000.00	Laboratory analysis of soil samples collected within former hydraulic hoist cavities to verify site condition
Oversight and Reporting	\$24,000.00	\$12,000.00	\$12,000.00	
<b>Demolition</b>				
Demolition	\$78,600.00	\$78,600.00		
<b>Site Preparation - Septic Field Fill Removal Activities</b>				
Septic Field Removal, transportation, disposal, and backfill	\$36,000.00	\$36,000.00		Excavation of soil and disposal to a Type II Landfill. Contaminated soil was encountered in the vicinity of each septic field. Cost per cubic yard = \$29.00, estimated volume 1,250 cubic yards
Lab/Analytical Data for Septic Field	\$6,000.00		\$6,000.00	Laboratory analysis of soil samples collected within former septic field to verify site condition.
Oversight and Reporting	\$8,000.00	\$8,000.00		
<b>Public Infrastructure Improvements</b>				
Sidewalks		\$24,500.00		
Streetscape		\$56,590.00		
<b>Site Preparation related to existing fill that must be removed from the site to ready the site for construction and installation of storm water detention and rain gardens</b>				
Excavation	\$40,000.00	\$40,000.00		Soil removal and disposal within the storm water detention system - Cost per cubic yard = \$29.00, estimated volume 5,860
Transportation	\$60,000.00	\$60,000.00		
Disposal	\$70,000.00		\$70,000.00	
Oversight and Reporting	\$20,000.00	\$10,000.00	\$10,000.00	
Civil Engineering	\$24,000.00	\$24,000.00		
Grubbing/Grading	\$70,000.00	\$70,000.00		
<b>Consulting Services-</b>				
Washtenaw Co. BRA Fee /MEGA and MDEQ admin. Fees	\$3,500.00	\$2,000.00	\$1,500.00	
Environmental Consulting (Administrative tasks, such as, invoicing and progress meetings)	\$15,000.00	\$7,500.00	\$7,500.00	
<b>Project Sub Totals</b>	<b>\$878,297.00</b>	<b>\$516,690.00</b>	<b>\$361,607.00</b>	
<b>15% Contingency on Eligible Activities</b>	<b>\$131,744.55</b>	<b>\$77,503.50</b>	<b>\$54,241.05</b>	
<b>Interest - 3% yearly declining</b>	<b>\$41,282.00</b>		<b>\$41,282.00</b>	interest on environmental eligible activities only
<b>WCBRA Administrative Fees</b>	<b>\$52,571.00</b>			local tax capture only
<b>Local Site Revolving Loan Fund</b>	<b>\$105,132.00</b>			School (up to \$457,189 allowable under Act 381) and Local capture
<b>Total Cost of Eligible Activities to be Funded through TIF (includes WCBRA admin. Fees and LSRLF)</b>	<b>\$1,209,027</b>	<b>\$594,194</b>	<b>\$415,848</b>	

**ATTACHMENT D**

**Table 2 - TIF Tables**

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Tax Increment Financing Estimates  
Table 2  
Maple Shoppes, Ann Arbor, Michigan

		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
<b>Land and Real Property Taxable Value*</b>		\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968		
<b>Comm. Tax Increment Value (increase of 1%)</b>		\$ 2,397,500	\$ 2,421,475	\$ 2,445,690	\$ 2,470,147	\$ 2,494,848	\$ 2,519,797	\$ 2,544,995	\$ 2,570,445	\$ 2,596,149	\$ 2,622,110	\$ 2,648,332	\$ 2,674,815			
<b>Incremental Difference (New Taxes-Existing)</b>		\$ 1,853,532	\$ 1,877,507	\$ 1,901,722	\$ 1,926,179	\$ 1,950,880	\$ 1,975,829	\$ 2,001,027	\$ 2,026,477	\$ 2,052,181	\$ 2,078,142	\$ 2,104,364	\$ 2,130,847			
<b>School Taxes - Millage</b>																
School Operating	18.000000	\$ 33,364	\$ 33,795	\$ 34,231	\$ 34,671	\$ 35,116	\$ 35,565	\$ 36,018	\$ 36,477	\$ 36,939	\$ 37,407	\$ 37,879	\$ 38,355	\$ 429,816		
State Educ Tax	6.000000	\$ 11,121	\$ 11,265	\$ 11,410	\$ 11,557	\$ 11,705	\$ 11,855	\$ 12,006	\$ 12,159	\$ 12,313	\$ 12,469	\$ 12,626	\$ 12,785	\$ 143,272		
<b>Total School Taxes -</b>	<b>24.000000</b>													\$ 573,088		
<b>Local Taxes - Millage</b>																
Ann Arbor City Combined	11.793400	\$ 21,859	\$ 22,142	\$ 22,428	\$ 22,716	\$ 22,999	\$ 23,282	\$ 23,565	\$ 23,848	\$ 24,131	\$ 24,414	\$ 24,697	\$ 24,980	\$ 288,026		
Refuse Collection	2.467000	\$ 4,573	\$ 4,632	\$ 4,692	\$ 4,752	\$ 4,813	\$ 4,874	\$ 4,937	\$ 4,999	\$ 5,063	\$ 5,127	\$ 5,191	\$ 5,257	\$ 58,909		
Library	1.921400	\$ 3,561	\$ 3,607	\$ 3,654	\$ 3,701	\$ 3,748	\$ 3,796	\$ 3,845	\$ 3,894	\$ 3,943	\$ 3,993	\$ 4,043	\$ 4,094	\$ 45,881		
AATA	2.056000	\$ 3,811	\$ 3,860	\$ 3,910	\$ 3,960	\$ 4,011	\$ 4,062	\$ 4,114	\$ 4,166	\$ 4,219	\$ 4,273	\$ 4,327	\$ 4,381	\$ 49,095		
Washtenaw County Operating	5.462200	\$ 10,124	\$ 10,255	\$ 10,388	\$ 10,521	\$ 10,656	\$ 10,792	\$ 10,930	\$ 11,069	\$ 11,209	\$ 11,351	\$ 11,494	\$ 11,639	\$ 130,430		
Washtenaw County Community College	3.405600	\$ 6,312	\$ 6,394	\$ 6,477	\$ 6,560	\$ 6,644	\$ 6,729	\$ 6,815	\$ 6,901	\$ 6,989	\$ 7,077	\$ 7,167	\$ 7,257	\$ 81,321		
Intermediate School General Operating	0.098400	\$ 182	\$ 185	\$ 187	\$ 190	\$ 192	\$ 194	\$ 197	\$ 199	\$ 202	\$ 204	\$ 207	\$ 210	\$ 2,350		
HCMA	0.214600	\$ 398	\$ 403	\$ 408	\$ 413	\$ 419	\$ 424	\$ 429	\$ 435	\$ 440	\$ 446	\$ 452	\$ 457	\$ 5,124		
Intermediate School Special Ed	3.876100	\$ 7,184	\$ 7,277	\$ 7,371	\$ 7,466	\$ 7,562	\$ 7,659	\$ 7,756	\$ 7,855	\$ 7,954	\$ 8,055	\$ 8,157	\$ 8,259	\$ 92,556		
<b>Total Local Taxes</b>	<b>31.294700</b>													\$ 288,026		
<b>Local Debt or Special Assessment (NC)</b>																
School Debt	1.138600	\$ 2,110	\$ 2,138	\$ 2,165	\$ 2,193	\$ 2,221	\$ 2,250	\$ 2,278	\$ 2,307	\$ 2,337	\$ 2,366	\$ 2,396	\$ 2,426	\$ 27,188		
WCCC Debt	0.290000	\$ 538	\$ 544	\$ 551	\$ 559	\$ 566	\$ 573	\$ 580	\$ 588	\$ 595	\$ 603	\$ 610	\$ 618	\$ 6,925		
City Debt	0.466100	\$ 864	\$ 875	\$ 886	\$ 898	\$ 911	\$ 924	\$ 937	\$ 950	\$ 963	\$ 977	\$ 990	\$ 1,003	\$ 11,107		
<b>Total School Yearly Incremental Taxes</b>		\$ 44,485	\$ 45,060	\$ 45,641	\$ 46,228	\$ 46,821	\$ 47,420	\$ 48,025	\$ 48,635	\$ 49,252	\$ 49,875	\$ 50,505	\$ 51,140	\$ 573,088		
<b>Total Non-School Yearly Incremental Taxes</b>		\$ 58,006	\$ 58,756	\$ 59,514	\$ 60,279	\$ 61,053	\$ 61,833	\$ 62,622	\$ 63,418	\$ 64,222	\$ 65,035	\$ 65,855	\$ 66,684	\$ 753,692		
<b>Total Combined Yearly Incremental Taxes</b>		\$ 102,490	\$ 103,816	\$ 105,155	\$ 106,507	\$ 107,874	\$ 109,253	\$ 110,646	\$ 112,053	\$ 113,475	\$ 114,910	\$ 116,360	\$ 117,825			
<b>Administrative Fee Captured by the WCBRA</b>	(5% of TIF eligible expenses)	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 52,571		
<b>Yearly Total Taxes Available for Capture</b>	=	\$ 97,711	\$ 99,037	\$ 100,376	\$ 101,728	\$ 103,099	\$ 104,474	\$ 105,867	\$ 107,274	\$ 108,696	\$ 110,131	\$ 111,581	\$ 113,059	\$ 1,274,209		
<b>Cumulative Taxes Captured for Reimbursement</b>		\$ 97,711	\$ 196,748	\$ 297,124	\$ 398,853	\$ 508,362	\$ 612,836	\$ 718,703	\$ 825,977	\$ 934,672	\$ 1,044,803	\$ 1,156,384	\$ 1,274,209			
<b>Local Site Revolving Fund Capture</b>	10% of TIF eligible expenses =	\$ 105,132	<	\$ 111,581	= One year capture								\$ 59,744	\$ 45,389	\$ 105,132	
<b>Cumulative Taxes Captured for Revolving Loan</b>													\$ 59,744	\$ 105,132		
<b>Remaining Capture for LUG</b>													\$ 72,436			
<b>Reimbursed Local Only Env Exp Capture</b>		\$ 40,751	\$ 10,188													
<b>Reimbursed MDEQ Expenses</b>			\$ 77,596	\$ 91,732	\$ 95,836	\$ 100,577										
<b>Interest on Unpaid Environmental Expenses (3%)</b>		\$ 12,475	\$ 11,253	\$ 8,644	\$ 5,892	\$ 3,017	\$ 41,282									
<b>Total Unreimbursed Environmental Expenses</b>		\$ 53,227	\$ 99,037	\$ 100,376	\$ 101,728	\$ 103,595										
<b>School Taxes</b>			\$ 45,060	\$ 45,641	\$ 46,228	\$ 44,964										
<b>Local Taxes</b>		\$ 53,227	\$ 53,977	\$ 54,735	\$ 55,500	\$ 58,631										
<b>Unreimbursed Local Only Environmental Expenses</b>		\$ 50,107	\$ 9,356	\$ -												
<b>Unreimbursed Work Plan Environmental Expenses</b>		\$ 365,741	\$ 365,741	\$ 288,145	\$ 196,413	\$ 100,577	\$ -									
<b>Reimbursed MEGA Non-Environmental Expenses</b>						\$ 5,915	\$ 104,474	\$ 105,867	\$ 107,274	\$ 108,696	\$ 110,131	\$ 51,837				
<b>School Taxes</b>						\$ 2,567	\$ 47,420	\$ 48,025	\$ 48,635	\$ 49,252	\$ 49,875	\$ 22,499				
<b>Local Taxes</b>						\$ 3,347	\$ 57,054	\$ 57,842	\$ 58,639	\$ 59,443	\$ 60,256	\$ 29,338				
<b>Unreimbursed Non-Environmental Expenses</b>			594,194			\$ 588,279	\$ 483,805	\$ 377,938	\$ 270,664	\$ 161,968	\$ 51,837	\$ -				

Description of Eligible Activities (see Table 1 for a detailed description)	Estimated Cost
1. Phase I, Phase II, BEA	\$ 40,107
2. Due Care Plan	\$ 10,000
3. Storage Tank Removal (MEGA activity)	\$ 14,500
4. UST and Contaminated Soil Removal	\$ 145,500
5. Contaminated Soil Removal at floor drain	\$ 46,000
6. Asbestos Abatement activities	\$ 85,000
7. Removal of Hazardous Materials (hydraulic hoists)	\$ 25,000
8. Demolition	\$ 78,600
9. Site Preparation - removal of septic fill	\$ 44,000
10. Environmental assessment of septic fill	\$ 6,000
11. Site Preparation - removal of poor fill/grubbing/grading/civil engineering	\$ 204,000
12. Public Infrastructure Improvements	\$ 81,090
13. Disposal of fill material (MDEQ activity)	\$ 80,000
14. Workplan review fees (MDEQ \$1500, MEGA \$2000)	\$ 3,500
15. Environmental Consulting/project management (\$7500 MDEQ, \$7500 MEGA)	\$ 15,000
16. Contingency (15%)	\$ 131,745
17. Interest (3% yearly on MDEQ and Local Only activities)	\$ 41,282
<b>Eligible Activities to be funded by TIF (excluding Interest)</b>	<b>\$ 1,010,042</b>
<b>Eligible Activities to be funded by TIF (including Interest)</b>	<b>\$ 1,051,324</b>
Authority Administrative Costs	\$ 52,571
Local Site Revolving Fund	\$ 105,132

Tax Increment Financing (Estimated Reimbursements)	
Developer Reimbursement	\$ 1,010,042
Authority Administrative Costs	\$ 52,571
Revolving Fund	\$ 105,132
Interest	\$ 41,282
<b>TOTAL</b>	<b>\$ 1,209,027</b>

	Dollar Value	Percentage
Environmental Activities	\$ 415,848	41%
Non-Environmental Activities	\$ 594,194	59%

	Millage	Percentage
Local	31.2947	57%
State	24.0000	43%



\*The base value of the Property includes Land and Real Property only no personal property was included

22725 Orchard Lake Road - Farmington, MI 48336 - Phone: 248-615-1333 - Fax: 248-615-1334