BROWNFIELD PLAN (AMENDMENT #1) FOR:

BROADWAY PARK REDEVELOPMENT, 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:	Broadway Park Redevelopment Amendment
Estimated Investment:	$100,000,000 initial (residential plus site preparation for commercial/retail) $200,000,000 final (residential, hotel, restaurant, and commercial/retail)
Project Location:	The project site (the Property) is one parcel of land with address 841 Broadway Street (Tax ID: 09-09-20-403-023). The Property is approximately 13.814-acres in size and is bounded by the Huron River to the north, Broadway Street to the east, and the Norfolk Southern/Amtrak Intercity Passenger Railway to the south and west.
Property Eligibility:	The Property 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). From 1899 until the 1940s the Property supported a manufactured gas plant, which was the source of significant environmental contamination on the site. Volatile organic compounds, semi-volatile organic compounds, metals, and other organic and inorganic compounds have been documented in the soil and groundwater at concentrations greater than generic residential and nonresidential use criteria promulgated by the Michigan Department of Environmental Quality. In addition, non-aqueous phase liquid in the form of coal tar is present at the Property.
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) and due care activities; preparation and implementation of an Act 381 Work Plan; and 15% in contingency costs and 5% simple interest. **Non-Environmental Activities** – Demolition, infrastructure improvements, and site preparation activities; preparation and implementation of an Act 381 Work Plan; and 15% in contingency costs and 5% simple interest.
Eligible Costs:	Environmental Eligible Activities – $6,208,500 Non-Environmental Eligible Activities – $11,128,499 Total – $17,336,999
Capture Period:	Total capture period – Not to exceed 14 years Developer reimbursement – Estimated 13 years Funding of LBRF – 14 years

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Project Summary:

Broadway Park is a multi-use redevelopment with residential, commercial, hospitality, food and beverage, and public-access recreation components. The 92-unit residential component will consist of four, six-story buildings that will provide two floors of for-sale townhomes and four floors of for-sale condominiums. A two-story parking deck at the residential buildings will provide 276 parking spaces, 50 percent of which will be available to the public. The design also includes approximately 8,500 to 10,900 square feet of commercial/retail space, primarily in two single-story, free-standing structures, with supplemental commercial space in the base of one or more of the residential structures. The northeast corner of the Property will be developed with a nine-story hotel and an approximately 10,000 square-foot destination restaurant.

The Broadway Park design was driven by the desire to incorporate publicly accessible, multifunctional, green space for the benefit of Ann Arbor residents and visitors into a larger mixed-use development. To fulfill that desire, approximately 8.7-acres of previously unused, environmentally impacted, vacant land north and west of the residential and commercial space will be transformed into inspired outdoor recreation space. A single-story, 7,800 square-foot all-season pavilion with an associated stepped terrace will be constructed to provide space for outdoor concerts and other activities. Adjoining the pavilion will be a water feature that can be converted into an ice-skating rink to provide recreation in all four seasons. A “River Trail” will be built along the Huron River to provide walking paths leading to an overlook of the Argo Dam, a pedestrian bridge across the river to connect to the Border-to-Border Trail, and connections to other existing and planned public trails along the river and into Ann Arbor. The riverfront will be activated with a paddle-craft launch area, several river access areas for kayaks, canoes, and pedestrians, and a play area for children. These amenities will be managed by an established Conservancy in perpetuity for the benefit of the public at no cost to the city or county that was formed at the onset of construction. The remaining space will be developed as grassy, flexible, open space or landscaped areas.

While the bulk of the parking demand will be accommodated by the parking deck, additional public parking will be made available through the creation of a paved surface lot parking and flexible grass-surface parking on the southeast and southwest sides of the site, respectively. Overall, this project design reflects Ann Arbor’s continuing efforts to reclaim vacant and contaminated multi-acre sites while simultaneously investing in redevelopments that provide public benefit to Ann Arbor citizens and visitors and enhance the city’s premier natural feature, the Huron River.

Since initial approval of the Brownfield Plan, the project has been impacted by COVID-19, the subsequent market conditions, and the application of American Rescue Plan Act (ARPA) funds made available to the project. This amendment is reflective of those changes.

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AMENDMENT SUMMARY

On August 7, 2019, the Washtenaw County Board of Commissioners approved this Brownfield Plan. Since the time of approval, the COVID-19 pandemic caused disruptions on project commencement. In addition, significant costs increases have occurred, construction and permanent financing interest rates have increased. The project was fortunate to receive funding assistance through the American Rescue Plan Act (ARPA). This amendment to the Brownfield Plan (Amendment #1) is for the following purpose:

1. Update eligible activity categories to more accurately reflect site conditions and developer incurred expenses with the exclusion of activities ARPA funds were utilized for.

2. Update capture period to reflect experienced project delays.

3. Table 1 reflects a current EGLE grant proposed for an additional $501,000 in funding, which if received, would help reduce the Brownfield TIF EGLE Eligible Activities.

No increase in total reimbursement amount is being requested, nor is the total duration of developer reimbursement period.

This Amendment #1 includes the following changes to the Brownfield Plan.

BROWNFIELD PLAN AMENDMENTS

AMENDMENT TO SECTION I.D PROJECT DESCRIPTION

Updates were made to describe environmental response activities to reflect current conditions and work that has taken place at the property since the initial Brownfield Plan approval.

AMENDMENT TO SECTION III.A (DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES)

BROWNFIELD PLAN TEXT WITH REDLINE CHANGES FOR AMENDMENT:

The estimated total cost of eligible Department Specific Activities eligible for reimbursement from tax increment revenues under this Plan are $5,909,039 and interest estimated capture of $299,461.

The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, $6,208,500, subject to reimbursement for EGLE activities.

The estimated total cost of eligible Non-Environmental Activities eligible for reimbursement from tax increment revenues under this Plan are $10,589,343 and interest capture of $539,156.

The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, $11,128,499, subject to reimbursement for MSF/MEDC activities.

The total projected capture for administrative operations and LBRF is $4,175,247, as shown in Table 3.

AMENDMENT #1 TEXT:

The estimated total cost of eligible Department Specific Activities eligible for reimbursement from tax increment revenues under this Plan are $5,909,039 and interest estimated capture of $299,461.

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The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, $6,208,500, subject to reimbursement for EGLE activities.

The estimated total cost of eligible Non-Environmental Activities eligible for reimbursement from tax increment revenues under this Plan are $10,589,343 and interest capture of $539,156.

The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, $11,128,499, subject to reimbursement for MSF/MEDC activities.

The total projected capture for administrative operations and LBRF is $4,175,247, as shown in Table 3.

AMENDMENT TO SECTION III.B (ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES)

BROWNFIELD PLAN TEXT WITH REDLINE CHANGES FOR AMENDMENT:

Capture of incremental taxes in the amount of ~~$2,734,496~~ $4,175,247 to fund the LBRF and administrative operations as needed, and ~~$1,075,348~~ $1,363,042 to fund the State Revolving Fund, will occur annually during and after the developer's reimbursement period, as shown in Table 3. The LBRF and administrative operations capture has been updated to reflect current Washtenaw County BRA policy.

AMENDMENT #1 TEXT:

Capture of incremental taxes in the amount of $4,175,247 to fund the LBRF and administrative operations as needed, and $1,363,042 to fund the State Revolving Fund, will occur annually during and after the developer's reimbursement period, as shown in Table 3.

AMENDMENT TO SECTION III.E (DURATION OF BROWNFIELD PLAN)

The proposed date for beginning tax capture is tax year 2020, 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 ~~12~~ 14 years after the first year of tax increment capture.

This also corrects an inconsistency identified in the initial Brownfield Plan, which Table 3 projected would anticipate 13 years for developer reimbursement. The proposed amendment updates developer reimbursement to a projected 13-year reimbursement and up to 1 year for LBRF additional capture, totaling the estimated 14-year period.

AMENDMENT #1 TEXT:

The proposed date for beginning tax capture is tax year ~~2020~~ 2024, 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 ~~12~~ 14 years after the first year of tax increment capture.

AMENDMENT TO SECTION III.L (DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF))

Up to approximately ~~$1,352,047~~ $4,175,247, 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/administrative contribution will be funded by capture of 7% of the available cumulative incremental taxes in each year that the developer is reimbursed, and an amount equal to 15% of eligible activity costs in the Plan after developer reimbursement is complete for up to one year following developer reimbursement.

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AMENDMENT #1 TEXT:

Up to approximately $4,175,247, 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/administrative contribution will be funded by capture of 7% of the available cumulative incremental taxes in each year that the developer is reimbursed, and an amount equal to 7% of eligible activity costs in the Plan after developer reimbursement is complete.

AMENDMENT TO SECTION III.M OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY FINDS PERTINENT

Language added:

At the time of this submission, the developer is seeking additional support through an EGLE brownfield grant in the estimated amount of $501,000. Should EGLE accept and approve a project proposal for the development, any costs sought under the EGLE grant will not be sought under the Brownfield Plan.

It is anticipated that $17,336,999 is the total not to exceed amount. **Should Eligible Activities be less than budgeted within this Brownfield Plan, TIF capture for the reimbursement of interest be maximized up to the not to exceed amount so long as it does not exceed 5% simple interest.**

OTHER CHANGES TO THE BROWNFIELD PLAN

Amendment #1 makes the following additional changes to the Brownfield Plan

1. The Brownfield Plan Project Summary is replaced with this Amendment Summary.
2. Brownfield Conditions on the site are updated to reflect current site conditions since 2019.
3. Tables 1, 2, and 3 are revised to reflect updated post-development taxable value estimates and to show the updated reimbursable eligible activities cost and the addition of capture for interest and the subsequent tax increment revenue reimbursement allocation.

Amendment #1 does not make any other changes to the Brownfield Plan.

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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 Broadway Park 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, Lower Town Partners, LLC, a development entity formed by the Developer Group, LLC (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. Since initial approval of the Brownfield Plan, the project has been impacted by COVID-19, the subsequent market conditions, and the application of American Rescue Plan Act (ARPA) funds made available to the project. This amendment is reflective of those changes.

B. PROPERTY DESCRIPTION

The Property consists of one, 13.814-acre parcel of vacant land at the northwest corner of Broadway Street and Depot Street in the City of Ann Arbor. The parcel address is 841 Broadway Street, and its tax identification number is 09-09-29-150-003. Concrete and asphalt pavements, building floor slabs, and subgrade structures remain on the Property as remnants from historical use. Additional property information is provided in Section III (G).

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because it 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 and groundwater on the Property is contaminated with multiple hazardous substances at levels above generic residential use criteria established pursuant to Part 201.

Developer owns the Property and complied with the requirements of CERCLA All Appropriate Inquiries and 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. The former owner of the Property is the DTE Gas Company (DTE), which is the liable party for contamination existing on the Property. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) - formerly the Michigan Department of Environmental Quality, DTE, and Developer have reached agreement on the continuing obligations of DTE with respect to environmental response activities associated with redevelopment and future management of the Property. The department specific activities included in this Brownfield Plan have been determined necessary to support redevelopment by the non-liable Developer and not to be part of DTE's responsibilities as the liable party. Additional information about DTE's liable party responsibilities are provided in Section III.M.

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D. PROJECT DESCRIPTION

THE PROPERTY

The 13.814-acre Property lies at the northwest corner of the intersection of Broadway Street and Depot Street in Ann Arbor. The Property is zoned M1 for industrial use and is currently vacant. The entitlement phase to change the zoning from M1 industrial to a Planned Unit Development (PUD) for the redevelopment project has been approved. The Huron River borders the Property to the north and northeast, and the land uses surrounding the Property are primarily residential and commercial.

The Property was occupied by a manufactured gas plant (MGP) from 1899 until it was decommissioned in the 1940s. The Property supported various MGP buildings and operations involved in the generation of coke oven gas and/or carbureted water gas. The above-ground MGP structures were demolished in the 1950s. In the 1960s, DTE converted the eastern portion of the Property into a service center by constructing an approximately 20,000 square-foot service center building, paved parking, and equipment storage areas. The western portion of the Property remained vegetated and unused. Service center operations ceased in 2008, and the service center building was completely deconstructed in early 2010. The Property has been vacant since 2010, except for occasional use for vehicle parking and miscellaneous materials storage by DTE. Foundations and floor slabs of the service center buildings, residual subsurface MGP foundations and structures, and paved areas remain on the eastern portion of the Property.

THE REDEVELOPMENT

Broadway Park will transform a large, vacant, riverfront site into a mixed-use redevelopment inclusive of public greenspace. The redevelopment will include the following: 104 residential condominium units in four buildings with a two-level parking structure; one nine-story hotel with a footprint of 7,200 square feet; a 10,000 square-foot destination restaurant; 8,500 to 10,900 square feet of commercial/retail space, primarily in two single-story, free-standing structures, with supplemental commercial space in the base of one or more of the residential structures; a 7,800 square-foot public pavilion; one paved surface parking lot and one unpaved, grass parking area; event lawn; flexible open greenspace; river-sports access; and a paved riverside trail. All structures will be built with floor slabs at grade to minimize the interaction with environmental issues on the site. The design reflects the continuing evolution of redevelopments satisfying residential and commercial needs while integrating outdoor environments to provide recreational space for citizens and visitors. The stepped-terrace event lawn, water feature, flexible open greenspace, play area for children, Argo Dam overlook, paddlecraft launch, and river access areas were designed to create a community gathering place that can provide recreational activities for all four seasons and activate and provide access to the Huron River, Ann Arbor's premier natural feature. The River Trail and a planned pedestrian bridge, pending relevant approvals, will connect the Property to existing community amenities via the Border-to-Border Trail and the future Treeline Greenway.

The project will create an integrated residential, commercial, and hospitality community catering to those that would like to live near or visit Ann Arbor's vibrant urban core while still having outdoor recreation at their fingertips. While occupancy will be open to all, it is expected that most residents will be active adults and working professionals, typically 27 - 65 years old, living alone or with a spouse/partner and/or with friends, or family members. There will be one-, two-, and three-bedroom units, each with incorporated outdoor space in the form of balconies or patios. Vertical access throughout the building, via both stairways and elevators, will be available in all multistory buildings from the main entrances. The architects were cognizant of a walkable, integrated community while designing the Broadway Park project. The residents and their visitors will have access to various outdoor features such as the Huron River, the Argo Cascades, the Argo Dam, Bluff's Nature Area, and Wheeler Park. In addition, the close proximity to downtown Ann Arbor provides easy access to the Amtrak Station, various restaurants, markets, churches, and educational and medical facilities.

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BROWNFIELD CONDITIONS

Given the Property's proximity to Ann Arbor's downtown area, its riverfront setting, and its vacant state, it is ideal for a mixed-use development that includes an unusually large amount of public space; however, redevelopment is hindered by the environmental challenges created by the presence of contaminated soil and groundwater.

The environmental conditions of the Property have been well documented through numerous environmental assessments conducted since the mid-1980s to evaluate the impact of the former MGP and DTE service center operations. The Property has been designated by EGLE as a Part 201 facility, number 81000617 (DTE Energy – Ann Arbor Service Center). Soil and groundwater are contaminated with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) including polynuclear aromatic hydrocarbons (PAHs), cyanide, sulfate, ammonia, and various metals at concentrations exceeding Part 201 Generic Residential and Nonresidential Cleanup Criteria. Non-aqueous phase liquid (NAPL) was found in former MGP tank structures on the eastern portion of the Property, and pockets of coal tar were found on the surface and below-ground throughout the Property. Foundations of the former MGP and service center buildings, residual subsurface MGP structures, and paved areas remain on the eastern portion of the Property.

Environmental cleanup activities have been conducted at the Property beginning in the 1990s and continuing through 2013. Cleanup activities have included removal of several petroleum-containing underground storage tanks (USTs), removal of buried coal tar on the eastern portion of the Property, removal of tarry soil from former MGP structures, installation of a microbial fence to treat organic constituents in the groundwater, removal of contaminated sediment from the Huron River, and installation of a NAPL Trapping Cap (NTC) along the Huron River at the north edge of the Property to catch shallow NAPL from the upland portion of the Property. A No Further Action Report for Near Shore Soil and Sediment was approved by EGLE in May 2013.

Despite the previous remedial activities, significant environmental and constructability challenges remain. The proposed redevelopment will require further remediation and/or mitigation to protect human health during the proposed future recreational, commercial, and residential uses. Threats to human health and the environment associated with known site contamination will be reduced or eliminated by the following project design elements and planned environmental response actions:

- Contaminated soil has been removed from the proposed public use area as needed to provide a minimum thickness of two feet of surface soil containing no identified hazardous constituents at levels greater than EGLE-approved, site specific, recreational direct contact criteria.
- Dermal contact with contaminated soils in the proposed residential and commercial areas will be prevented by contact exposure barriers, such as the building foundations and floors, pavements, and landscaping, that will cover the entire developed area after construction. An operations and maintenance program will be implemented to verify and maintain the integrity and effectiveness of the barriers.
- A sub-slab vapor intrusion mitigation system, consisting of a thermally-welded, ethylene vinyl alcohol (EVOH) vapor barrier and an active sub-slab depressurization system (SSDS), will be incorporated into the design and construction of each proposed building to prevent exposure to contaminant vapors migrating from subsurface soil and groundwater.
- A restrictive covenant will be in place prohibiting the use of groundwater for other than environmental monitoring or short-term dewatering for construction purposes.
- NAPL that remains on the Property at a depth of over 20 feet below grade will also be controlled through the Restrictive Covenant. The restrictions will serve to prevent unacceptable exposure to hazardous substances as a result of the conditions created by the presence of the NAPL and/or soil and/or groundwater contaminant concentrations that exceed the unrestricted residential criteria.

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- Groundwater venting to the Huron River from the Property will be demonstrated to meet site-specific mixing zone-based groundwater-surface water interface criteria issued by EGLE.

DTE is the responsible party for the contamination at the site. Since the 1980s, DTE and the predecessor owner, MichCon, have spent millions of dollars to conduct remedial investigations and remedial activities to address cleanup obligations, including removal of tar and contaminated soil from the site and the Huron River and construction of a barrier to prevent future impact to the river. EGLE recently concluded that if DTE would remain owner of the property, it would have likely sought a non-residential closure based on continued industrial zoning of the Property. This would require DTE to eliminate the direct contact pathway by removing contaminated soil sufficient to permit non-residential use, remove areas of residual tar near the river, remove approximately 3,500 tons of soil contaminated with iron ferricyanide (a.k.a. blue soil), and continue prohibiting public access. Therefore, as part of the site redevelopment, and in addition to the proposed developer-implemented environmental response activities described in this Brownfield Plan, DTE will be responsible for fulfilling its obligations by implementing the remedial activities described above. DTE's remedial costs are specifically excluded from this Brownfield Plan. Additional information is provided in Section III.M.

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

Developer will be reimbursed for the costs of eligible activities necessary to address environmental concerns 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 the Michigan Department of Environmental, Great Lakes and Energy (EGLE) 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~~, and Brownfield Plan Preparation Activities~~ eligible for reimbursement from tax increment revenues under this Plan are $6,208,500~~6,233,097~~, $11,128,499~~100,279~~, ~~and $0, respectively~~. The eligible activities are summarized in Table 1 (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, $17,336,999, 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.

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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, and 15% of the total developer requested amount of $17,336,999 following developer reimbursement, totaling $4,175,247, 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 2019 taxable value of the Property is $570,000, 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 $64,406,149, which is expected to be attained in calendar year 2028 (for tax year 2028); 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. The Principal Residence Tax Exemption (PRE) was assumed for all of the for-sale residential units when calculating the capturable incremental School Operating Taxes. 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 of the developer's eligible costs will be reimbursed within 20 years after the first year of capture. Capture of incremental taxes in the amount of $4,175,247~~2,734,496~~, to fund the LBRF, and administrative operations as needed, will occur annually during and after 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

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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 $17,336,999 or 2) the maximum duration provided for in Act 381 (MCLA 125.2663(22)). The proposed date for beginning tax capture is tax year 2024, 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 14 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 72.23~~69~~% being reimbursed with local tax revenues and approximately 27.77~~31~~% being reimbursed with school operating tax revenues, based on the millage rates obtained from the City of Ann Arbor Treasurer's Office and the Principle Residence Exemption. 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 13.814 acres, having a planned address of 841 Broadway Street. A Property survey and legal description is included in Appendix C.

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.

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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.

$~~2,734,496~~4,175,247, minus any local tax increment revenues used for administrative operations of the Authority, as described in Section III.A., will 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 and 15% the total developer requested amount, following developer reimbursement. 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

DTE is responsible under Part 201 for contamination that is on, and that has previously migrated from, the Property. To date, the company has conducted approximately $6 million in environmental response activities on the Property, including removing buried coal tar and contaminated sediment from the adjoining Huron River and installing riverbank stabilization and remediation measures to prevent future migration from the site. Prior to DTE's ownership, MichCon, the prior owner, removed large quantities of coal tar and contaminated soil from the site. EGLE has reviewed the proposed brownfield redevelopment plans for the Property and has determined the DTE still has environmental cleanup obligations on the site, above and beyond those environmental response activities described in this Plan. These obligations include removal of additional soil contaminated by historical manufactured gas plant operations and continued monitoring of previous remedies. EGLE has determined that the department specific activities described in this Plan are eligible under Act 381, and Developer and DTE have agreed that DTE's approximately $250,000 - $350,000 in additional cleanup obligations will be funded separately and not reimbursed under this Plan.

This Plan has been approved by resolution of the City of Ann Abor's City Council and includes any limitations and/or conditions pursuant to that approval.

At the time of this submission, the developer is seeking additional support through an EGLE brownfield grant in the estimated amount of $501,000. Should EGLE accept and approve a project proposal for the development, any costs sought under the EGLE grant will not be sought under the Brownfield Plan.

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It is anticipated that $17,336,999 is the total not to exceed amount. **Should Eligible Activities be less thant budgeted within this Brownfield Plan, TIF capture for the reimbursement of interest be maximized up to the not to exceed amount so long as it does not exceed 5% simple interest.**

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APPENDIX A
SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS

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BROWNFIELD PLAN AMENDMENT REQUEST			BREAKDOWN OF FUNDING ASSISTANCE			
ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST		Total Project Costs Incentivized	EGLE Grant	ARPA Grant	Brownfield TIF
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES[1]						
	Original Request	Amended Request				
BEA Activities[2] Phase I ESA BEA Report	**$14,500**	**$0**	**$ -**	**$ -**	**$ -**	**$ -**
Due Care Activities Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation No Further Action Report Security Fence Remediation of Direct Contact Issues in Public Space Management and Disposal of Contaminated Soil Management and Disposal of Contaminated Dewatering Effluent Soil Stabilization Vapor Mitigation Controls Human Direct Contact Mitigation - Developed Areas Dust, Runoff, and Track-out Control Prevent Exacerbation of Contaminated Groundwater - Utilities Prevent Exacerbation and Human Exposure - Utilities Due Care Design, Engineering, Management and Coordination Construction General Conditions Field Monitoring and Management - Environmental	**$8,044,564**	**$ 5,131,773**	**$ 7,270,312**	**$ 989,000**	**$ 1,149,539**	**$ 5,131,773**
Contingency (15%)	**$1,187,935**	**$769,766**	**$ 769,766**	**$ -**	**$ -**	**$ 769,766**
Act 381 Work Plan Preparation and Implementation [2]	**$45,000**	**$7,500**	**$ -**	**$ -**	**$ -**	**$ -**
Subtotal Department Specific Activities	**$9,291,999**	**$5,909,039**	**$8,040,078**	**$989,000**	**$1,149,539**	**$5,901,539**
Interest[3]	**$0**	**$299,461**	**$ 299,461**	**$ -**	**$ -**	**$ 299,461**
Total Department Specific Activities	***$9,291,999***	***$6,208,500***	***$8,339,539***	***$989,000***	***$1,149,539***	***$6,201,000***
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES[1]						
	Original Request	Amended Request				
Demolition Activities Remaining Pavements, Asphalts, Slabs, Utilities, and subsurface structures	$200,000	**$200,000**	**$ 200,000**			**$ 200,000**
Public Infrastructure Improvements - Public Right of Ways Paving and Streetscapes Traffic Control Utility/Power Pole Relocation Municipal Water Main Upgrades Sanitary Sewer Improvements Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	$1,230,150	**$1,178,747**	**$ 1,594,776**		**$ 416,028**	**$ 1,178,747**
Public Infrastructure Improvements - Public Area River Trail Paddle Craft Launch Pedestrian Bridge over Huron River Event Flex Parking Public Improvements to Broadway Park East Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	$2,329,454	**$1,108,131**	**$ 7,671,006**		**$ 6,562,875**	**$ 1,108,131**
Public Infrastructure Improvements - Other Infrastructure Repairs - Argo and Geddes Dams Parking Structures (50% Public) River Street Construction Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	$5,032,253	**$6,283,860**	**$ 11,075,305**		**$ 4,791,445**	**$ 6,283,860**
Site Preparation Activities - Public Area Geotechnical Engineering Design, Engineering, and Surveying Services Site Construction Management Construction General Conditions	$233,020	**$300,000**	**$ 300,000**			**$ 300,000**
Site Preparation Activities - Developed Area Clearing and Grubbing Site Grading and Land Balancing Permanent Retaining Wall Geotechnical Engineering Design, Engineering, and Surveying Services Site Construction Management Construction General Conditions	$320,930	**$130,864**	**$ 1,094,386**		**$ 963,522**	**$ 130,864**
Contingency (15%)	$1,401,871	**$1,380,240**	**$ 1,380,240**	**$ -**	**$ -**	**$ 1,380,240**
Act 381 Work Plan Preparation and Implementation[2]	$45,000	**$7,500**	**$ -**	**$ -**	**$ -**	**$ -**
Subtotal Non-Environmental Activities	**$10,792,678**	**$10,589,343**		**$23,315,714**	**$0**	**$12,733,870**	**$10,581,843**
Non-Environmental Activities Cap	**$8,000,000**	***N/A***				
Interest[3]	**$0**	**$539,156**	**$ 539,156**	**$ -**	**$ -**	**$ 539,156**
Total Non-Environmental Activities	***$8,000,000***	***$ 11,128,499***	***$ 23,854,870***	***$ -***	***$ 12,733,870***	***$ 11,120,999***
BROWNFIELD PLAN						
Brownfield Plan	**$ 45,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL ELIGIBLE ACTIVITIES[4]	**$ 17,336,999**	**$ 17,336,999**	**$ 32,194,409**	**$ 989,000**	**$ 13,883,409**	**$ 17,321,999**

Notes:

(1) Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

(2) These costs are not included in the contingency calculation and include costs for WCBRA Implementation.

(3) Based on the current estimated eligible activities and the not to exceed cap of $17,336,999, capture on simple interest of 5% is currently projected to be approximately $853,617. Interest will be calculated against actual eligible activity amounts and available TIR therefore this number may increase or decrease from the current projection so long as the total project reimbursement does not exceed $17,336,999.

(4) Total reimbursable expenses updated based on updated construction estimates and anticipated ARPA funding obtained.

APPENDIX B

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

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TABLE 2A.
Tax Increment Revenue Capture Estimates
Non-Personal Residence Exempt
Residential + Hotel + Commercial Buildings
Broadway Park Redevelopment
Ann Arbor, Michigan
4/28/2025

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

			Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
			Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
			Base Taxable Value[1,2]	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	$ 427,500	
			Estimated New TV[3]	$ -	$ 435,623	$ 441,721	$ 456,297	$ 467,550	$ 614,850	$ 627,147	$ 639,690	$ 38,633,479	$ 39,406,149	$ 40,194,272	$ 40,998,157	$ 41,818,120	$ 42,654,482	$ 43,507,572	
			Incremental Difference (New TV - Base TV)	$ -	**$ 8,123**	**$ 14,221**	**$ 28,797**	**$ 40,050**	**$ 187,350**	**$ 199,647**	**$ 212,190**	**$ 38,205,979**	**$ 38,978,649**	**$ 39,766,772**	**$ 40,570,657**	**$ 41,390,620**	**$ 42,226,982**	**$ 43,080,072**	
School Capture	2018 Millage Rate	2024 Millage Rate																	
State Education Tax (SET)	6.0000	6.0000	$ -	$ 49	$ 85	$ 173	$ 240	$ 1,124	$ 1,198	$ 1,273	$ 229,236	$ 233,872	$ 238,601	$ 243,424	$ 248,344	$ 253,362	$ 258,480	$ 1,708,914
School Operating Tax	18.0000	18.0000	$ -	$ 146	$ 256	$ 518	$ 721	$ 3,372	$ 3,594	$ 3,819	$ 687,708	$ 701,616	$ 715,802	$ 730,272	$ 745,031	$ 760,086	$ 775,441	$ 5,126,741
School Total	**24.0000**	**24.0000**	**$ -**	**$ 195**	**$ 341**	**$ 691**	**$ 961**	**$ 4,496**	**$ 4,792**	**$ 5,092**	**$ 916,944**	**$ 935,488**	**$ 954,403**	**$ 973,696**	**$ 993,375**	**$ 1,013,448**	**$ 1,033,921**	**$ 6,835,655**
Local Capture[4]	2018 Millage Rate	2024 Millage Rate																	
Washtenaw County Operating	4.4511	4.3512	$ -	$ 36	$ 63	$ 128	$ 178	$ 815	$ 869	$ 923	$ 166,242	$ 169,604	$ 173,033	$ 176,531	$ 180,099	$ 183,738	$ 187,450	$ 1,239,304
Washtenaw County Parks	0.7114	0.7121	$ -	$ 6	$ 10	$ 20	$ 28	$ 133	$ 142	$ 151	$ 27,206	$ 27,757	$ 28,318	$ 28,890	$ 29,474	$ 30,070	$ 30,677	$ 202,818
County EECS	0.1955	0.1910	$ -	$ 2	$ 3	$ 6	$ 8	$ 36	$ 38	$ 41	$ 7,297	$ 7,445	$ 7,595	$ 7,749	$ 7,906	$ 8,065	$ 8,228	$ 54,400
County Vet Relief	0.0983	0.1000	$ -	$ 1	$ 1	$ 3	$ 4	$ 19	$ 20	$ 21	$ 3,821	$ 3,898	$ 3,977	$ 4,057	$ 4,139	$ 4,223	$ 4,308	$ 28,483
HCMA	0.2129	0.2062	$ -	$ 2	$ 3	$ 6	$ 9	$ 39	$ 41	$ 44	$ 7,878	$ 8,037	$ 8,200	$ 8,366	$ 8,535	$ 8,707	$ 8,883	$ 58,730
WCC	3.3978	3.3548	$ -	$ 28	$ 48	$ 98	$ 136	$ 629	$ 670	$ 712	$ 128,173	$ 130,766	$ 133,410	$ 136,106	$ 138,857	$ 141,663	$ 144,525	$ 955,511
AAATA County	0.6773	2.3740	$ -	$ 6	$ 10	$ 20	$ 27	$ 445	$ 474	$ 504	$ 90,701	$ 92,535	$ 94,406	$ 96,315	$ 98,261	$ 100,247	$ 102,272	$ 676,160
Ann Arbor City Operating	5.9407	5.7903	$ -	$ 48	$ 84	$ 171	$ 238	$ 1,085	$ 1,156	$ 1,229	$ 221,224	$ 225,698	$ 230,262	$ 234,916	$ 239,664	$ 244,507	$ 249,447	$ 1,649,188
Ann Arbor City Benefits	1.9802	1.9299	$ -	$ 16	$ 28	$ 57	$ 79	$ 362	$ 385	$ 410	$ 73,734	$ 75,225	$ 76,746	$ 78,297	$ 79,880	$ 81,494	$ 83,140	$ 549,673
AATA City	1.9802	1.9299	$ -	$ 16	$ 28	$ 57	$ 79	$ 362	$ 385	$ 410	$ 73,734	$ 75,225	$ 76,746	$ 78,297	$ 79,880	$ 81,494	$ 83,140	$ 549,673
Ann Arbor City Refuse	2.3759	2.3156	$ -	$ 19	$ 34	$ 68	$ 95	$ 434	$ 462	$ 491	$ 88,470	$ 90,259	$ 92,084	$ 93,945	$ 95,844	$ 97,781	$ 99,756	$ 659,526
Ann Arbor City Streets	2.0920	2.0130	$ -	$ 17	$ 30	$ 60	$ 84	$ 377	$ 402	$ 427	$ 76,909	$ 78,464	$ 80,051	$ 81,669	$ 83,319	$ 85,003	$ 86,720	$ 573,341
Ann Arbor City Parks	1.0594	1.0720	$ -	$ 9	$ 15	$ 31	$ 42	$ 201	$ 214	$ 227	$ 40,957	$ 41,785	$ 42,630	$ 43,492	$ 44,371	$ 45,267	$ 46,182	$ 305,326
AAPS Supplemental	0.0000	0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ann Arbor City Parks Acquisition	0.4601	0.4483	$ -	$ 4	$ 7	$ 13	$ 18	$ 84	$ 90	$ 95	$ 17,128	$ 17,474	$ 17,827	$ 18,188	$ 18,555	$ 18,930	$ 19,313	$ 127,684
Ann Arbor Library	1.8663	1.8228	$ -	$ 15	$ 27	$ 54	$ 75	$ 342	$ 364	$ 387	$ 69,642	$ 71,050	$ 72,487	$ 73,952	$ 75,447	$ 76,971	$ 78,526	$ 519,168
AAPS Voted Sinking Fund	2.4672	2.4103	$ -	$ 20	$ 35	$ 71	$ 99	$ 452	$ 481	$ 511	$ 92,088	$ 93,950	$ 95,850	$ 97,787	$ 99,764	$ 101,780	$ 103,836	$ 686,499
WISD	5.3641	5.2389	$ -	$ 44	$ 76	$ 154	$ 215	$ 982	$ 1,046	$ 1,112	$ 200,157	$ 204,205	$ 208,334	$ 212,546	$ 216,841	$ 221,223	$ 225,692	$ 1,492,138
County - Public Safety	0.9918	0.9693	$ -	$ 8	$ 14	$ 29	$ 40	$ 182	$ 194	$ 206	$ 37,033	$ 37,782	$ 38,546	$ 39,325	$ 40,120	$ 40,931	$ 41,758	$ 276,077
County - Roads	0.0000	0.5000	$ -	$ -	$ -	$ -	$ -	$ 94	$ 100	$ 106	$ 19,103	$ 19,489	$ 19,883	$ 20,285	$ 20,695	$ 21,113	$ 21,540	$ 142,408
County - Conservation District	0.0000	0.0197	$ -	$ -	$ -	$ -	$ -	$ 4	$ 4	$ 4	$ 753	$ 768	$ 783	$ 799	$ 815	$ 832	$ 849	$ 5,611
County - Older Person Services	0.0000	0.5000	$ -	$ -	$ -	$ -	$ -	$ 94	$ 100	$ 106	$ 19,103	$ 19,489	$ 19,883	$ 20,285	$ 20,695	$ 21,113	$ 21,540	$ 142,408
City - New Sidewalk	0.0000	0.1983	$ -	$ -	$ -	$ -	$ -	$ 37	$ 40	$ 42	$ 7,576	$ 7,729	$ 7,886	$ 8,045	$ 8,208	$ 8,374	$ 8,543	$ 56,480
City - Affordable Housing	0.0000	0.9922	$ -	$ -	$ -	$ -	$ -	$ 186	$ 198	$ 211	$ 37,908	$ 38,675	$ 39,457	$ 40,254	$ 41,068	$ 41,898	$ 42,744	$ 282,599
City - Community Climate Action	0.0000	0.9989	$ -	$ -	$ -	$ -	$ -	$ 187	$ 199	$ 212	$ 38,164	$ 38,936	$ 39,723	$ 40,526	$ 41,345	$ 42,181	$ 43,033	$ 284,506
Local Total	**36.3222**	**40.4387**	$ -	**$ 297**	**$ 516**	**$ 1,046**	**$ 1,454**	**$ 7,581**	**$ 8,074**	**$ 8,582**	**$ 1,545,001**	**$ 1,576,245**	**$ 1,608,117**	**$ 1,640,622**	**$ 1,673,782**	**$ 1,707,605**	**$ 1,742,102**	**$ 11,517,711**
Non-Capturable Millages[4]	2018 Millage Rate	2024 Millage Rate																	
AAPS Debt Service	2.4500	4.1000	$ -	$ 20	$ 35	$ 71	$ 98	$ 768	$ 819	$ 870	$ 156,645	$ 159,812	$ 163,044	$ 166,340	$ 169,702	$ 173,131	$ 176,628	$ 1,167,759
Community College Debt Service	0.0000	0.2500	$ -	$ -	$ -	$ -	$ -	$ 47	$ 50	$ 53	$ 9,551	$ 9,745	$ 9,942	$ 10,143	$ 10,348	$ 10,557	$ 10,770	$ 71,206
Total Non-Capturable Taxes	**2.4500**	**4.3500**	$ -	$ 20	$ 35	$ 71	$ 98	$ 815	$ 869	$ 923	$ 166,196	$ 169,557	$ 172,986	$ 176,483	$ 180,050	$ 183,688	$ 187,398	$ 1,238,965
Total Tax Increment Revenue (TIR) Available for Capture			$ -	$ 492	$ 857	$ 1,737	$ 2,415	**$ 12,077**	**$ 12,866**	**$ 13,674**	**$ 2,461,945**	**$ 2,511,733**	**$ 2,562,520**	**$ 2,614,318**	**$ 2,667,157**	**$ 2,721,053**	**$ 2,776,023**	**$ 18,353,366**

Footnotes:
1. The base taxable value for non-PRE residential+hotel+commmercial spaces was assumed to be 75% of the total base taxable value for the parcel.
2. Assumes construction of development of the non-residential components of the project are 100% complete by the 2027 reassessment.
3. An annual inflation rate of 2% was applied.
4. Millage rates are those levied in tax year 2018.

TABLE 2B.
Tax Increment Revenue Capture Estimates
Personal Residence Exempt
Residential Buildings
Broadway Park Redevelopment
Ann Arbor, Michigan
4/28/2025

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

Plan Year		**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**TOTAL**
Calendar Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Base Taxable Value[1,2]		$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	$ 142,500	
Estimated New TV[3,4]		$ -	$ 145,208	$ 147,240	$ 152,099	$ 155,850	$ 204,950	$ 209,049	$ 213,230	$ 12,500,000	$ 25,000,000	$ 25,500,000	$ 26,010,000	$ 26,530,200	$ 27,060,804	$ 27,602,020	
Incremental Difference (New TV - Base TV)		$ -	**$ 2,708**	**$ 4,740**	**$ 9,599**	**$ 13,350**	**$ 62,450**	**$ 66,549**	**$ 70,730**	**$ 12,357,500**	**$ 24,857,500**	**$ 25,357,500**	**$ 25,867,500**	**$ 26,387,700**	**$ 26,918,304**	**$ 27,459,520**	
School Capture	2018 Millage Rate	2024 Millage Rate															
State Education Tax (SET)	6.0000	6.0000	$ -	$ 16	$ 28	$ 58	$ 80	$ 375	$ 399	$ 424	$ 74,145	$ 149,145	$ 152,145	$ 155,205	$ 158,326	$ 161,510	$ 164,757	$ 1,016,431
School Operating Tax	0.0000	0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Total	**6.0000**	**6.0000**	$ -	**$ 16**	**$ 28**	**$ 58**	**$ 80**	$ 375	$ 399	$ 424	$ 74,145	$ 149,145	$ 152,145	$ 155,205	$ 158,326	$ 161,510	$ 164,757	**$ 1,016,431**
Local Capture[4]	2018 Millage Rate	2024 Millage Rate															
Washtenaw County Operating	4.4511	4.3512	$ -	$ 12	$ 21	$ 43	$ 59	$ 272	$ 290	$ 308	$ 53,770	$ 108,160	$ 110,336	$ 112,555	$ 114,818	$ 117,127	$ 119,482	$ 737,118
Washtenaw County Parks	0.7114	0.7121	$ -	$ 2	$ 3	$ 7	$ 9	$ 44	$ 47	$ 50	$ 8,800	$ 17,701	$ 18,057	$ 18,420	$ 18,791	$ 19,169	$ 19,554	$ 120,633
County EECS	0.1955	0.1910	$ -	$ 1	$ 1	$ 2	$ 3	$ 12	$ 13	$ 14	$ 2,360	$ 4,748	$ 4,843	$ 4,941	$ 5,040	$ 5,141	$ 5,245	$ 32,357
County Vet Relief	0.0983	0.1000	$ -	$ -	$ -	$ 1	$ 1	$ 6	$ 7	$ 7	$ 1,236	$ 2,486	$ 2,536	$ 2,587	$ 2,639	$ 2,692	$ 2,746	$ 16,942
HCMA	0.2129	0.2062	$ -	$ 1	$ 1	$ 2	$ 3	$ 13	$ 14	$ 15	$ 2,548	$ 5,126	$ 5,229	$ 5,334	$ 5,441	$ 5,551	$ 5,662	$ 34,933
WCC	3.3978	3.3548	$ -	$ 9	$ 16	$ 33	$ 45	$ 210	$ 223	$ 237	$ 41,457	$ 83,392	$ 85,069	$ 86,780	$ 88,525	$ 90,306	$ 92,121	$ 568,320
AAATA County	0.6773	2.3740	$ -	$ 2	$ 3	$ 7	$ 9	$ 148	$ 158	$ 168	$ 29,337	$ 59,012	$ 60,199	$ 61,409	$ 62,644	$ 63,904	$ 65,189	$ 402,168
Ann Arbor City Operating	5.9407	5.7903	$ -	$ 16	$ 28	$ 57	$ 79	$ 362	$ 385	$ 410	$ 71,554	$ 143,932	$ 146,828	$ 149,781	$ 152,793	$ 155,865	$ 158,999	$ 980,909
Ann Arbor City Benefits	1.9802	1.9299	$ -	$ 5	$ 9	$ 19	$ 26	$ 121	$ 128	$ 137	$ 23,849	$ 47,972	$ 48,937	$ 49,922	$ 50,926	$ 51,950	$ 52,994	$ 326,936
AATA City	1.9802	1.9299	$ -	$ 5	$ 9	$ 19	$ 26	$ 121	$ 128	$ 137	$ 23,849	$ 47,972	$ 48,937	$ 49,922	$ 50,926	$ 51,950	$ 52,994	$ 326,936
Ann Arbor City Refuse	2.3759	2.3156	$ -	$ 6	$ 11	$ 23	$ 32	$ 145	$ 154	$ 164	$ 28,615	$ 57,560	$ 58,718	$ 59,899	$ 61,103	$ 62,332	$ 63,585	$ 392,275
Ann Arbor City Streets	2.0920	2.0130	$ -	$ 6	$ 10	$ 20	$ 28	$ 126	$ 134	$ 142	$ 24,876	$ 50,038	$ 51,045	$ 52,071	$ 53,118	$ 54,187	$ 55,276	$ 341,013
Ann Arbor City Parks	1.0594	1.0720	$ -	$ 3	$ 5	$ 10	$ 14	$ 67	$ 71	$ 76	$ 13,247	$ 26,647	$ 27,183	$ 27,730	$ 28,288	$ 28,856	$ 29,437	$ 181,602
AAPS Supplemental	4.1442	2.2491	$ -	$ 11	$ 20	$ 40	$ 55	$ 140	$ 150	$ 159	$ 27,793	$ 55,907	$ 57,032	$ 58,179	$ 59,349	$ 60,542	$ 61,759	$ 381,010
Ann Arbor City Parks Acquisition	0.4601	0.4483	$ -	$ 1	$ 2	$ 4	$ 6	$ 28	$ 30	$ 32	$ 5,540	$ 11,144	$ 11,368	$ 11,596	$ 11,830	$ 12,067	$ 12,310	$ 75,945
Ann Arbor Library	1.8663	1.8228	$ -	$ 5	$ 9	$ 18	$ 25	$ 114	$ 121	$ 129	$ 22,525	$ 45,310	$ 46,222	$ 47,151	$ 48,099	$ 49,067	$ 50,053	$ 308,791
AAPS Voted Sinking Fund	2.4672	2.4103	$ -	$ 7	$ 12	$ 24	$ 33	$ 151	$ 160	$ 170	$ 29,785	$ 59,914	$ 61,119	$ 62,348	$ 63,602	$ 64,881	$ 66,186	$ 408,316
WISD	5.3641	5.2389	$ -	$ 15	$ 25	$ 51	$ 72	$ 327	$ 349	$ 371	$ 64,740	$ 130,226	$ 132,845	$ 135,517	$ 138,243	$ 141,022	$ 143,858	$ 887,498
County - Public Safety	0.9918	0.9693	$ -	$ 3	$ 5	$ 10	$ 13	$ 61	$ 65	$ 69	$ 11,978	$ 24,094	$ 24,579	$ 25,073	$ 25,578	$ 26,092	$ 26,617	$ 164,206
County - Roads	0.0000	0.5000	$ -	$ -	$ -	$ -	$ -	$ 31	$ 33	$ 35	$ 6,179	$ 12,429	$ 12,679	$ 12,934	$ 13,194	$ 13,459	$ 13,730	$ 84,703
County - Conservation District	0.0000	0.0197	$ -	$ -	$ -	$ -	$ -	$ 1	$ 1	$ 1	$ 243	$ 490	$ 500	$ 510	$ 520	$ 530	$ 541	$ 3,337
County - Older Person Services	0.0000	0.5000	$ -	$ -	$ -	$ -	$ -	$ 31	$ 33	$ 35	$ 6,179	$ 12,429	$ 12,679	$ 12,934	$ 13,194	$ 13,459	$ 13,730	$ 84,703
City - New Sidewalk	0.0000	0.1983	$ -	$ -	$ -	$ -	$ -	$ 12	$ 13	$ 14	$ 2,450	$ 4,929	$ 5,028	$ 5,130	$ 5,233	$ 5,338	$ 5,445	$ 33,592
City - Affordable Housing	0.0000	0.9922	$ -	$ -	$ -	$ -	$ -	$ 62	$ 66	$ 70	$ 12,261	$ 24,664	$ 25,160	$ 25,666	$ 26,182	$ 26,708	$ 27,245	$ 168,084
City - Community Climate Action	0.0000	0.9989	$ -	$ -	$ -	$ -	$ -	$ 62	$ 66	$ 71	$ 12,344	$ 24,830	$ 25,330	$ 25,839	$ 26,359	$ 26,889	$ 27,429	$ 169,219
Local Total	**40.4664**	**42.6878**	$ -	**$ 110**	**$ 190**	**$ 390**	**$ 538**	**$ 2,667**	**$ 2,839**	**$ 3,021**	**$ 527,515**	**$ 1,061,112**	**$ 1,082,458**	**$ 1,104,228**	**$ 1,126,435**	**$ 1,149,084**	**$ 1,172,187**	**$ 7,231,546**
Non-Capturable Millages[4]	2018 Millage Rate	2024 Millage Rate															
AAPS Debt Service	2.4500	4.1000	$ -	$ 7	$ 12	$ 24	$ 33	$ 256	$ 273	$ 290	$ 50,666	$ 101,916	$ 103,966	$ 106,057	$ 108,190	$ 110,365	$ 112,584	$ 694,563
Community College Debt Service	0.0000	0.2500	$ -	$ -	$ -	$ -	$ -	$ 16	$ 17	$ 18	$ 3,089	$ 6,214	$ 6,339	$ 6,467	$ 6,597	$ 6,730	$ 6,865	$ 42,352
Total Non-Capturable Taxes	**2.4500**	**4.3500**	$ -	$ 7	$ 12	$ 24	$ 33	$ 272	$ 290	$ 308	$ 53,755	$ 108,130	$ 110,305	$ 112,524	$ 114,787	$ 117,095	$ 119,449	$ 736,915
Total Tax Increment Revenue (TIR) Available for Capture		$ -	$ 126	$ 218	$ 448	$ 618	**$ 3,042**	**$ 3,238**	**$ 3,445**	**$ 601,660**	**$ 1,210,257**	**$ 1,234,603**	**$ 1,259,433**	**$ 1,284,761**	**$ 1,310,594**	**$ 1,336,944**	**$ 8,247,977**

Footnotes:
1. The base taxable value for Personal Residence Exempt residential units was assumed to be 25% of the total base taxable value for the parcel.
2. Assumes construction of development of the residential components of the project is 50% complete by the 2027 reassessment and 100% complete by the 2028 reassessment.
3. An annual inflation rate of 2% was applied.
4. Millage rates are those levied in tax year 2018.

TABLE 2C.
Tax Increment Revenue
Total Project Capture Estimates
(Residential + Nonresidential)
Broadway Park Redevelopment
Ann Arbor, Michigan
4/28/2025

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

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Base Taxable Value[1]	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	$ 570,000	
Estimated New TV[2]	$ -	$ 580,830	$ 588,961	$ 608,396	$ 623,400	$ 819,800	$ 836,196	$ 852,920	$ 51,133,479	$ 64,406,149	$ 65,694,272	$ 67,008,157	$ 68,348,320	$ 69,715,286	$ 71,109,592	
Incremental Difference (New TV - Base TV)	$ -	**$ 10,830**	**$ 18,961**	**$ 38,396**	**$ 53,400**	**$ 249,800**	**$ 266,196**	**$ 282,920**	**$ 50,563,479**	**$ 63,836,149**	**$ 65,124,272**	**$ 66,438,157**	**$ 67,778,320**	**$ 69,145,286**	**$ 70,539,592**	
School Capture	2018 Millage Rate	2024 Millage Rate														
State Education Tax (SET)	6.0000	6.0000	$ -	$ 65	$ 113	$ 231	$ 320	$ 1,499	$ 1,597	$ 1,697	$ 303,381	$ 383,017	$ 390,746	$ 398,629	$ 406,670	$ 414,872	$ 423,237	$ 2,725,345
School Operating Tax	18.0000	18.0000		$ 146	$ 256	$ 518	$ 721	$ 3,372	$ 3,594	$ 3,819	$ 687,708	$ 701,616	$ 715,802	$ 730,272	$ 745,031	$ 760,086	$ 775,441	$ 5,126,741
School Total	**24.0000**	**24.0000**	**$ -**	**$ 211**	**$ 369**	**$ 749**	**$ 1,041**	**$ 4,871**	**$ 5,191**	**$ 5,516**	**$ 991,089**	**$ 1,084,633**	**$ 1,106,548**	**$ 1,128,901**	**$ 1,151,701**	**$ 1,174,958**	**$ 1,198,678**	**$ 7,852,086**
Local Capture[4]	2018 Millage Rate	2024 Millage Rate														
Washtenaw County Operating	4.4511	4.3512	$ -	$ 48	$ 84	$ 171	$ 237	$ 1,087	$ 1,159	$ 1,231	$ 220,012	$ 277,764	$ 283,369	$ 289,086	$ 294,917	$ 300,865	$ 306,932	$ 1,976,422
Washtenaw County Parks	0.7114	0.7121	$ -	$ 8	$ 13	$ 27	$ 37	$ 177	$ 189	$ 201	$ 36,006	$ 45,458	$ 46,375	$ 47,310	$ 48,265	$ 49,239	$ 50,231	$ 323,451
County EECS	0.1955	0.1910	$ -	$ 3	$ 4	$ 8	$ 11	$ 48	$ 51	$ 55	$ 9,657	$ 12,193	$ 12,438	$ 12,690	$ 12,946	$ 13,206	$ 13,473	$ 86,757
County Vet Relief	0.0983	0.1000	$ -	$ 1	$ 1	$ 4	$ 5	$ 25	$ 27	$ 28	$ 5,057	$ 6,384	$ 6,513	$ 6,644	$ 6,778	$ 6,915	$ 7,054	$ 45,425
HCMA	0.2129	0.2062	$ -	$ 3	$ 4	$ 8	$ 12	$ 52	$ 55	$ 59	$ 10,426	$ 13,163	$ 13,429	$ 13,700	$ 13,976	$ 14,258	$ 14,545	$ 93,663
WCC	3.3978	3.3548	$ -	$ 37	$ 64	$ 131	$ 181	$ 839	$ 893	$ 949	$ 169,630	$ 214,158	$ 218,479	$ 222,886	$ 227,382	$ 231,969	$ 236,646	$ 1,523,831
AAATA County	0.6773	2.3740	$ -	$ 8	$ 13	$ 27	$ 36	$ 593	$ 632	$ 672	$ 120,038	$ 151,547	$ 154,605	$ 157,724	$ 160,905	$ 164,151	$ 167,461	$ 1,078,328
Ann Arbor City Operating	5.9407	5.7903	$ -	$ 64	$ 112	$ 228	$ 317	$ 1,447	$ 1,541	$ 1,639	$ 292,778	$ 369,630	$ 377,090	$ 384,697	$ 392,457	$ 400,372	$ 408,446	$ 2,630,097
Ann Arbor City Benefits	1.9802	1.9299	$ -	$ 21	$ 37	$ 76	$ 105	$ 483	$ 513	$ 547	$ 97,583	$ 123,197	$ 125,683	$ 128,219	$ 130,806	$ 133,444	$ 136,134	$ 876,609
AATA City	1.9802	1.9299	$ -	$ 21	$ 37	$ 76	$ 105	$ 483	$ 513	$ 547	$ 97,583	$ 123,197	$ 125,683	$ 128,219	$ 130,806	$ 133,444	$ 136,134	$ 876,609
Ann Arbor City Refuse	2.3759	2.3156	$ -	$ 25	$ 45	$ 91	$ 127	$ 579	$ 616	$ 655	$ 117,085	$ 147,819	$ 150,802	$ 153,844	$ 156,947	$ 160,113	$ 163,341	$ 1,051,801
Ann Arbor City Streets	2.0920	2.0130	$ -	$ 23	$ 40	$ 80	$ 112	$ 503	$ 536	$ 569	$ 101,785	$ 128,502	$ 131,096	$ 133,740	$ 136,437	$ 139,190	$ 141,996	$ 914,354
Ann Arbor City Parks	1.0594	1.0720	$ -	$ 12	$ 20	$ 41	$ 56	$ 268	$ 285	$ 303	$ 54,204	$ 68,432	$ 69,813	$ 71,222	$ 72,659	$ 74,123	$ 75,619	$ 486,928
AAPS Supplemental	4.1442	2.2491	$ -	$ 11	$ 20	$ 40	$ 55	$ 140	$ 150	$ 159	$ 27,793	$ 55,907	$ 57,032	$ 58,179	$ 59,349	$ 60,542	$ 61,759	$ 381,010
Ann Arbor City Parks Acquisition	0.4601	0.4483	$ -	$ 5	$ 9	$ 17	$ 24	$ 112	$ 120	$ 127	$ 22,668	$ 28,618	$ 29,195	$ 29,784	$ 30,385	$ 30,997	$ 31,623	$ 203,629
Ann Arbor Library	1.8663	1.8228	$ -	$ 20	$ 36	$ 72	$ 100	$ 456	$ 485	$ 516	$ 92,167	$ 116,360	$ 118,709	$ 121,103	$ 123,546	$ 126,038	$ 128,579	$ 827,959
AAPS Voted Sinking Fund	2.4672	2.4103	$ -	$ 27	$ 47	$ 95	$ 132	$ 603	$ 641	$ 681	$ 121,873	$ 153,864	$ 156,969	$ 160,135	$ 163,366	$ 166,661	$ 170,022	$ 1,094,815
WISD	5.3641	5.2389	$ -	$ 59	$ 101	$ 205	$ 287	$ 1,309	$ 1,395	$ 1,483	$ 264,897	$ 334,431	$ 341,179	$ 348,063	$ 355,084	$ 362,245	$ 369,550	$ 2,379,636
County - Public Safety	0.9918	0.9693	$ -	$ 11	$ 19	$ 39	$ 53	$ 243	$ 259	$ 275	$ 49,011	$ 61,876	$ 63,125	$ 64,398	$ 65,698	$ 67,023	$ 68,375	$ 440,283
County - Roads	0.0000	0.5000	$ -	$ -	$ -	$ -	$ -	$ 125	$ 133	$ 141	$ 25,282	$ 31,918	$ 32,562	$ 33,219	$ 33,889	$ 34,573	$ 35,270	$ 227,112
County - Conservation District	0.0000	0.0197	$ -	$ -	$ -	$ -	$ -	$ 5	$ 5	$ 6	$ 996	$ 1,258	$ 1,283	$ 1,309	$ 1,335	$ 1,362	$ 1,390	
County - Older Person Services	0.0000	0.5000	$ -	$ -	$ -	$ -	$ -	$ 125	$ 133	$ 141	$ 25,282	$ 31,918	$ 32,562	$ 33,219	$ 33,889	$ 34,573	$ 35,270	
City - New Sidewalk	0.0000	0.1983	$ -	$ -	$ -	$ -	$ -	$ 50	$ 53	$ 56	$ 10,027	$ 12,659	$ 12,914	$ 13,175	$ 13,440	$ 13,712	$ 13,988	
City - Affordable Housing	0.0000	0.9922	$ -	$ -	$ -	$ -	$ -	$ 248	$ 264	$ 281	$ 50,169	$ 63,338	$ 64,616	$ 65,920	$ 67,250	$ 68,606	$ 69,989	
City - Community Climate Action	0.0000	0.9989	$ -	$ -	$ -	$ -	$ -	$ 250	$ 266	$ 283	$ 50,508	$ 63,766	$ 65,053	$ 66,365	$ 67,704	$ 69,069	$ 70,462	
Local Total	**40.4664**	**42.6878**	**$ -**	**$ 407**	**$ 706**	**$ 1,436**	**$ 1,992**	**$ 10,250**	**$ 10,914**	**$ 11,604**	**$ 2,072,517**	**$ 2,637,357**	**$ 2,690,574**	**$ 2,744,850**	**$ 2,800,216**	**$ 2,856,690**	**$ 2,914,289**	**$ 18,749,261**
Non-Capturable Millages[4]	2018 Millage Rate	2024 Millage Rate														
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AAPS Debt Service	2.4500	4.1000	$ -	$ 27	$ 47	$ 95	$ 131	$ 1,024	$ 1,092	$ 1,160	$ 207,311	$ 261,728	$ 267,010	$ 272,397	$ 277,892	$ 283,496	$ 289,212	$ 1,862,322
Community College Debt Service	0.0000	0.2500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Capturable Taxes	**2.4500**		$ -	**$ 27**	**$ 47**	**$ 95**	**$ 131**	**$ 1,024**	**$ 1,092**	**$ 1,160**	**$ 207,311**	**$ 261,728**	**$ 267,010**	**$ 272,397**	**$ 277,892**	**$ 283,496**	**$ 289,212**	**$ 1,862,322**
Total Tax Increment Revenue (TIR) Available for Capture			$ -	**$ 618**	**$ 1,075**	**$ 2,185**	**$ 3,033**	**$ 15,121**	**$ 16,105**	**$ 17,120**	**$ 3,063,606**	**$ 3,721,990**	**$ 3,797,122**	**$ 3,873,751**	**$ 3,951,917**	**$ 4,031,648**	**$ 4,112,967**	**$ 26,601,347**

Footnotes:
1. Assumes construction of development is 100% complete by 2028 reassessment year.
2. An annual inflation rate of 2% was applied.
3. Due to the Personal Residence Exemption (PRE), the AAPS Supplemental millage is captured on the residential portions of the redevelopment in place of the School Operating tax.
4. Millage rates are those levied in tax year 2018.

TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
Broadway Park Redevelopment
Ann Arbor, Michigan
4/28/2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**27.77%**	$ 4,470,234	$ -	**$ 4,470,234**
Local	**72.23%**	$ 12,866,765	$ -	**$ 12,866,765**
TOTAL		**$ 17,336,999**	**$ -**	**$ 17,336,999**
EGLE	**35.96%**	$ 6,208,500	$ -	**$ 6,208,500**
MSF	**64.04%**	$ 11,128,499	$ -	**$ 11,128,499**

Estimated Capture	
	$ -
State Revolving Fund	$ 1,363,042
LBRF or Admin Fees	$ 4,175,247

Estimated Total Years of Plan:	14
Estimated Developer Reimbursement Years of Plan:	13

Plan Year[1]		**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**TOTAL**
Calendar Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Total State Incremental Revenue		$ -	$ 211	$ 369	$ 749	$ 1,041	$ 4,871	$ 5,191	$ 5,516	$ 991,089	$ 1,084,633	$ 1,106,548	$ 1,128,901	$ 1,151,701	$ 1,174,958	$ 1,198,678	$ 7,854,456
State Brownfield Revolving Fund (50% of SET)		$ -	$ 33	$ 57	$ 116	$ 160	$ 750	$ 799	$ 849	$ 151,691	$ 191,509	$ 195,373	$ 199,315	$ 203,335	$ 207,436	$ 211,619	$ 1,363,042
State TIR Available for Reimbursement		**$ -**	**$ 178**	**$ 312**	**$ 633**	**$ 881**	**$ 4,121**	**$ 4,392**	**$ 4,667**	**$ 839,398**	**$ 893,124**	**$ 911,175**	**$ 929,586**	**$ 948,366**	**$ 967,522**	**$ 987,059**	**$ 6,491,414**
Total Local Incremental Revenue		$ -	$ 407	$ 706	$ 1,436	$ 1,992	$ 10,250	$ 10,914	$ 11,604	$ 2,072,517	$ 2,637,357	$ 2,690,574	$ 2,744,850	$ 2,800,216	$ 2,856,690	$ 2,914,289	$ 18,753,802
Local TIR Available for Reimbursement		**$ -**	**$ 407**	**$ 706**	**$ 1,436**	**$ 1,992**	**$ 10,250**	**$ 10,914**	**$ 11,604**	**$ 2,072,517**	**$ 2,637,357**	**$ 2,690,574**	**$ 2,744,850**	**$ 2,800,216**	**$ 2,856,690**	**$ 2,914,289**	**$ 18,753,802**
Total State & Local TIR Available[2]		**$ -**	**$ 585**	**$ 1,018**	**$ 2,069**	**$ 2,873**	**$ 14,371**	**$ 15,306**	**$ 16,271**	**$ 2,911,915**	**$ 3,530,481**	**$ 3,601,749**	**$ 3,674,436**	**$ 3,748,582**	**$ 3,824,212**	**$ 3,901,348**	**$ 25,245,216**
ROXBURY	Total Balance																
Roxbury Reimbursement Balance (end of year)	***$ 17,336,999***	***$ 16,498,382***	***$ 16,497,869***	***$ 16,496,926***	***$ 16,495,010***	***$ 16,492,349***	***$ 16,479,037***	***$ 16,464,858***	***$ 16,449,785***	***$ 13,752,322***	***$ 10,482,380***	***$ 7,146,429***	***$ 3,743,156***	***$ 271,208***	***$ -***	***$ -***	
DEVELOPER REIMBURSEMENT																	
MSF Non-Environmental Activities - Costs	*$ 10,589,343*	*$ -*	*$ 329*	*$ 604*	*$ 1,227*	*$ 1,704*	*$ 8,525*	*$ 9,080*	*$ 9,653*	*$ 1,727,455*	*$ 2,094,071*	*$ 2,136,343*	*$ 2,179,456*	*$ 2,223,435*	*$ 197,461*	*$ -*	***$ 10,589,343***
State Tax Reimbursement	$ 2,720,980	$ -	$ 98	$ 183	$ 372	$ 517	$ 2,421	$ 2,580	$ 2,742	$ 493,122	$ 523,335	$ 533,912	$ 544,701	$ 555,705	$ 61,292	$ -	$ 2,720,980
Local Tax Reimbursement	$ 7,868,363	$ -	$ 230	$ 421	$ 855	$ 1,187	$ 6,104	$ 6,500	$ 6,911	$ 1,234,333	$ 1,570,736	$ 1,602,431	$ 1,634,755	$ 1,667,730	$ 136,169	$ -	$ 7,868,363
MSF Activities Reimbursement Balance		*$ 10,589,343*	*$ 10,589,014*	*$ 10,588,411*	*$ 10,587,184*	*$ 10,585,479*	*$ 10,576,954*	*$ 10,567,874*	*$ 10,558,221*	*$ 8,830,766*	*$ 6,736,695*	*$ 4,600,352*	*$ 2,420,896*	*$ 197,461*	*$ -*	*$ -*	*$ -*
MSF Non-Environmental Activities - Interest	*$ 539,156*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 539,156*	*$ -*	***$ 539,156***
State Tax Reimbursement	$ 149,724														$ 149,724		$ 149,724
Local Tax Reimbursement	$ 389,432														$ 389,432		$ 389,432
MSF Activities Reimbursement Balance		*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ 539,156*	*$ -*	*$ -*	*$ -*
EGLE Environmental Activities - Costs	*$ 5,909,039*	*$ -*	*$ 184*	*$ 339*	*$ 689*	*$ 957*	*$ 4,787*	*$ 5,099*	*$ 5,420*	*$ 970,008*	*$ 1,175,871*	*$ 1,199,608*	*$ 1,223,817*	*$ 1,248,513*	*$ 73,747*	*$ -*	***$ 5,909,039***
State Tax Reimbursement	$ 1,516,370	$ -	$ 55	$ 103	$ 209	$ 291	$ 1,359	$ 1,449	$ 1,539	$ 276,900	$ 293,865	$ 299,805	$ 305,862	$ 312,042	$ 22,891	$ -	$ 1,516,370
Local Tax Reimbursement	$ 4,392,669	$ -	$ 129	$ 236	$ 480	$ 666	$ 3,428	$ 3,650	$ 3,881	$ 693,108	$ 882,006	$ 899,803	$ 917,955	$ 936,471	$ 50,856	$ -	$ 4,392,669
Total EGLE Reimbursement Balance		*$ 5,909,039*	*$ 5,908,855*	*$ 5,908,515*	*$ 5,907,826*	*$ 5,906,870*	*$ 5,902,083*	*$ 5,896,984*	*$ 5,891,564*	*$ 4,921,556*	*$ 3,745,685*	*$ 2,546,077*	*$ 1,322,260*	*$ 73,747*	*$ -*	*$ -*	*$ -*
EGLE Environmental Activities - Interest	*$ 299,461*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 299,461*	*$ -*	***$ 299,461***
State Tax Reimbursement	$ 83,160														$ 83,160		$ 83,160
Local Tax Reimbursement	$ 216,301														$ 216,301		$ 216,301
Total EGLE Reimbursement Balance		*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ 299,461*	*$ -*	*$ -*	*$ -*
Local Only Costs	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Local Tax Reimbursement	*$ -*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Only Reimbursement Balance		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Total Annual Developer Reimbursement[3]	**$ 17,336,999**	***$ -***	***$ 513***	***$ 943***	***$ 1,916***	***$ 2,661***	***$ 13,312***	***$ 14,179***	***$ 15,073***	***$ 2,697,463***	***$ 3,269,942***	***$ 3,335,951***	***$ 3,403,273***	***$ 3,471,948***	***$ 1,109,825***	***$ -***	***$ 17,336,999***

INTEREST ACCRUAL[4]																	
Accrued Interest																	
Interest Rate		*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*5.00%*	*5.00%*	*5.00%*	*5.00%*	*5.00%*	*5.00%*			*0.00%*
Interest		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 822,489*	*$ 687,616*	*$ 524,119*	*$ 357,321*	*$ 187,158*	*$ 13,560*	*$ -*	*$ -*	*$ -*
Cumulative Accrued Interest Balance		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 822,489	$ 1,510,105	$ 2,034,224	$ 2,391,546	$ 2,578,704	$ 2,592,264	$ 2,592,264	$ -	$ -
State Tax Reimbursement	**$ 232,884**	$ -	$ -	$ -	$ (0)	$ -	$ (0)	$ -	$ (0)	$ -	$ -	$ -	$ -	$ -	$ (0)	$ 232,884	$ -	$ 232,884
Local Tax Reimbursement	**$ 605,733**	$ -	$ -	$ -	$ -	$ (0)	$ (0)	$ -	$ -	$ (0)	$ (0)	$ (0)	$ -	$ (0)	$ 605,733	$ -	$ 605,733
Total Interest Reimbursement Balance	**$ 838,617**	*$ -*	*$ -*	*$ -*	*$ 0*	*$ 0*	*$ 0*	*$ -*	*$ 822,489*	*$ 1,510,105*	*$ 2,034,224*	*$ 2,391,546*	*$ 2,578,704*	*$ 2,592,264*	*$ 1,753,647*	*$ -*	*$ 838,617*

LOCAL BROWNFIELD REVOLVING FUND[5]																	
LBRF Deposits/Admin Fees		**$ -**	**$ 72**	**$ 75**	**$ 153**	**$ 212**	**$ 1,059**	**$ 1,127**	**$ 1,198**	**$ 214,452**	**$ 260,539**	**$ 265,798**	**$ 271,163**	**$ 276,634**	**$ 282,215**	**$ 2,600,550**	**$ 4,175,247**
15% Following Developer Reimbursement	**$ 2,600,550**						**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ 2,600,550**	**$ -**	
State Tax Capture	*7.0%*	*$ -*	*$ 24*	*$ 26*	*$ 52*	*$ 73*	*$ 341*	*$ 363*	*$ 386*	*$ 69,376*	*$ 75,924*	*$ 77,458*	*$ 79,023*	*$ 80,619*	*$ 82,247*	*$ 722,173*	*$ 1,188,085*
Local Tax Capture	*7.0%*	*$ -*	*$ 48*	*$ 49*	*$ 101*	*$ 139*	*$ 718*	*$ 764*	*$ 812*	*$ 145,076*	*$ 184,615*	*$ 188,340*	*$ 192,140*	*$ 196,015*	*$ 199,968*	*$ 1,878,377*	*$ 2,987,162*

Footnotes:

1. Tax capture started in Tax Year 2020, making 2020 the first year of capture. Due to project delays, meaningful increase to taxable values is not anticpated until Tax Year 2027, with the primary period of developer capture projected to be approximately seven years (2027-2033).
2. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 7% removed for LBRF/Admin contributions.
3. Total annual reimbursement, including interest
4. Based on the current estimated eligible activities and the not to exceed cap of $17,336,999, capture on simple interest of 5% is currently projected to be approximately $838,617. Interest will be calculated against actual eligible activity amounts and available TIR therefore this number may increase or decrease from the current projection so long as the total project reimbursement does not exceed $17,336,999.
5. LBRF/admin fees are 7% during developer reimbursement and 15% the total developer requested amount following full developer reimbursement, not to exceed 5 years after developer has been reimbursed.

APPENDIX C
LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN

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841 BROADWAY ST ANN ARBOR, MI 48105 (Property Address)

Parcel Number: 09-09-20-403-023

Item **1** of **1** 1 Image / 0 Sketches

Property Owner: LOWER TOWN PARTNERS, LLC

Summary Information

> Assessed Value: $817,700 | Taxable Value: $817,700

> Property Tax information found

Owner and Taxpayer Information

Owner	LOWER TOWN PARTNERS, LLC 1117 GRISWOLD ST STE 1416 DETROIT, MI 48226	**Taxpayer**	SEE OWNER INFORMATION

Legal Description

BLKS 14 20 21 ASLO BLKS 15 22 & 23 EXC NATIONAL RR PASSENGER CORP LAND DESC AS FOLLOWS COM CL N 5TH AVE & CL RR ST TH S 61 DEG 59 MIN 48 SEC E 495.93 FT FOR POB TH ON A CIR CUR TO NE 269.32 FT SD CIR CUR BEING N 68 DEG 40 MIN 7 SEC E TH N 56 DEG 30 MIN 0 SEC E 77.14 FT TH S 33 DEG 30 MIN 0 DEG E 50 FT TH S 56 DEG 30 MIN 0 SEC W 275 FT TO CL OF RR ST TH N 61 DEG 59 MIN 48 SEC W TO POB ALSO ALL THAT LAND LYING N OF ORMSBY & PAGES ADDN & S OF THE HURON RIVER 30 MIN 00 SEC E 50 FT TH S 56 DEG 30 MIN 00 SEC W 275 FT TO CL OF RAILROAD ST TH N 61 DEG 59 MIN 48 SEC W TO POB ALSO ALL THAT LAND LYING N OF ORMSBY & PAGES ADDITION AND S OF THE HURON RIVER

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date 4/25/2025 Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2024	Winter	$12,795.37	$12,795.37	12/03/2024	$0.00	

General Information for 2024 Winter Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$819,800	**S.E.V.**	$819,800
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$819,800
Tax Bill Number	08307	**Last Receipt Number**	00001050
Last Payment Date	12/03/2024	**Number of Payments**	1
Base Tax	$12,668.69	**Base Paid**	$12,668.69
Admin Fees	$126.68	**Admin Fees Paid**	$126.68
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$12,795.37	**Total Paid**	$12,795.37
Renaissance Zone	*Not Available*	**Mortgage Code**	*Not Available*

Tax Bill Breakdown for 2024 Winter

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Taxing Authority	Millage Rate	Amount	Amount Paid
AAPS OPERATING	9.000000	$7,378.20	$7,378.20
AAPS DEBT	2.050000	$1,680.59	$1,680.59
AAPS SINKING	1.205100	$987.94	$987.94
COUNTY	3.198300	$2,621.96	$2,621.96
Admin Fees		$126.68	$126.68
Interest Fees		$0.00	$0.00
	15.453400	**$12,795.37**	**$12,795.37**

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2024	Summer	$44,161.44	$44,161.44	07/03/2024	$0.00

General Information for 2024 Summer Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$819,800	**S.E.V.**	$819,800
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$819,800
Tax Bill Number	05038	**Last Receipt Number**	00000986
Last Payment Date	07/03/2024	**Number of Payments**	1
Base Tax	$43,724.20	**Base Paid**	$43,724.20
Admin Fees	$437.24	**Admin Fees Paid**	$437.24
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$44,161.44	**Total Paid**	$44,161.44
Renaissance Zone	*Not Available*	**Mortgage Code**	*Not Available*

Tax Bill Breakdown for 2024 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE ED TAX	6.000000	$4,918.80	$4,918.80
AAPS OPERATING	9.000000	$7,378.20	$7,378.20
AAPS DEBT	2.050000	$1,680.59	$1,680.59
AAPS SINKING	1.205200	$988.02	$988.02
PUBLIC LIBRARY	1.822800	$1,494.33	$1,494.33
CITY OPERATING	5.790300	$4,746.88	$4,746.88
CITY BENEFITS	1.929900	$1,582.13	$1,582.13
CITY REFUSE	2.315600	$1,898.32	$1,898.32
CITY STREETS	2.013000	$1,650.25	$1,650.25
CITY PARKS MAINT	1.072000	$878.82	$878.82
CITY PARKS ACQ	0.448300	$367.51	$367.51
CITY SIDEWALK	0.198300	$162.56	$162.56
CITY AFF HOUSING	0.992200	$813.40	$813.40
CITY CLIMATE ACT	0.998900	$818.89	$818.89
AAATA CITY	1.929900	$1,582.13	$1,582.13
AAATA COUNTY	2.374000	$1,946.20	$1,946.20
WISD	5.488900	$4,499.80	$4,499.80
COMM COLLEGE	3.354800	$2,750.26	$2,750.26
WASH COUNTY OPER	4.351200	$3,567.11	$3,567.11
Admin Fees		$437.24	$437.24
	53.335300	**$44,161.44**	**$44,161.44**

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Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		$0.00	$0.00
	53.335300	**$44,161.44**	**$44,161.44**

Click here for your Summer 2024 Tax Bill

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2023	Winter	$9,409.98	$9,409.98	12/20/2023	$0.00

General Information for 2023 Winter Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$623,400		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$623,400
Tax Bill Number	04914	**Last Receipt Number**	00005763
Last Payment Date	12/20/2023	**Number of Payments**	1
Base Tax	$9,316.82	**Base Paid**	$9,316.82
Admin Fees	$93.16	**Admin Fees Paid**	$93.16
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$9,409.98	**Total Paid**	$9,409.98

Tax Bill Breakdown for 2023 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
AAPS OPERATING	9.000000	$5,610.60	$5,610.60
AAPS SUPP	1.301000	$0.00	$0.00
AAPS DEBT	2.050000	$1,277.97	$1,277.97
AAPS SINKING	1.205100	$751.25	$751.25
COUNTY	2.690100	$1,677.00	$1,677.00
Admin Fees		$93.16	$93.16
Interest Fees		$0.00	$0.00
	16.246200	**$9,409.98**	**$9,409.98**

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2023	Summer	$32,559.38	$32,559.38	07/18/2023	$0.00

General Information for 2023 Summer Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$623,400		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$623,400
Tax Bill Number	04999	**Last Receipt Number**	07182023
Last Payment Date	07/18/2023	**Number of Payments**	1
Base Tax	$32,237.01	**Base Paid**	$32,237.01
Admin Fees	$322.37	**Admin Fees Paid**	$322.37
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$32,559.38	**Total Paid**	$32,559.38

Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE ED TAX	6.000000	$3,740.40	$3,740.40
	53.012800	**$32,559.38**	**$32,559.38**

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Taxing Authority	Millage Rate	Amount	Amount Paid
AAPS OPERATING	9.000000	$5,610.60	$5,610.60
AAPS SUPP	1.301100	$0.00	$0.00
AAPS DEBT	2.050000	$1,277.97	$1,277.97
AAPS SINKING	1.205200	$751.32	$751.32
PUBLIC LIBRARY	1.822800	$1,136.33	$1,136.33
CITY OPERATING	5.796700	$3,613.66	$3,613.66
CITY BENEFITS	1.932100	$1,204.47	$1,204.47
CITY REFUSE	2.318200	$1,445.16	$1,445.16
CITY STREETS	2.015300	$1,256.33	$1,256.33
CITY PARKS MAINT	1.073200	$669.03	$669.03
CITY PARKS ACQ	0.448800	$279.78	$279.78
CITY SIDEWALK	0.198600	$123.80	$123.80
CITY AFF HOUSING	0.993300	$619.22	$619.22
CITY CLIMATE ACT	1.000000	$623.40	$623.40
AAATA CITY	1.932100	$1,204.47	$1,204.47
AAATA COUNTY	0.680500	$424.22	$424.22
WISD OPERATING	0.093700	$58.41	$58.41
WISD SPEC EDUC	5.145200	$3,207.51	$3,207.51
WISD DEBT	0.300000	$187.02	$187.02
COMM COLLEGE	3.354800	$2,091.38	$2,091.38
WASH COUNTY OPER	4.351200	$2,712.53	$2,712.53
Admin Fees		$322.37	$322.37
Interest Fees		$0.00	$0.00
	53.012800	**$32,559.38**	**$32,559.38**

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2022	Winter	$9,183.50	$9,183.50	12/30/2022	$0.00

General Information for 2022 Winter Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$608,396		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$621,400
Tax Bill Number	04943	**Last Receipt Number**	00023599
Last Payment Date	12/30/2022	**Number of Payments**	1
Base Tax	$9,092.58	**Base Paid**	$9,092.58
Admin Fees	$90.92	**Admin Fees Paid**	$90.92
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$9,183.50	**Total Paid**	$9,183.50

Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
AAPS OPERATING	9.000000	$5,475.56	$5,475.56
AAPS SUPP	1.321100	$0.00	$0.00
AAPS DEBT	2.050000	$1,247.21	$1,247.21
AAPS SINKING	1.205100	$733.17	$733.17
COUNTY	2.690100	$1,636.64	$1,636.64
Admin Fees		$90.92	$90.92
	16.266300	**$9,183.50**	**$9,183.50**

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Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		$0.00	$0.00
	16.266300	**$9,183.50**	**$9,183.50**

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2022	Summer	$31,198.09	$31,198.09	07/29/2022	$0.00	

General Information for 2022 Summer Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$608,396		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$621,400
Tax Bill Number	08280	**Last Receipt Number**	07292022
Last Payment Date	07/29/2022	**Number of Payments**	1
Base Tax	$30,889.20	**Base Paid**	$30,889.20
Admin Fees	$308.89	**Admin Fees Paid**	$308.89
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$31,198.09	**Total Paid**	$31,198.09

Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE ED TAX	6.000000	$3,650.37	$3,650.37
AAPS OPERATING	9.000000	$5,475.56	$5,475.56
AAPS SUPP	1.321200	$0.00	$0.00
AAPS DEBT	2.050000	$1,247.21	$1,247.21
AAPS SINKING	1.205200	$733.23	$733.23
PUBLIC LIBRARY	1.822800	$1,108.98	$1,108.98
CITY OPERATING	5.796700	$3,526.68	$3,526.68
CITY BENEFITS	1.932100	$1,175.48	$1,175.48
CITY REFUSE	2.318200	$1,410.38	$1,410.38
CITY STREETS	2.015300	$1,226.10	$1,226.10
CITY PARKS MAINT	1.073200	$652.93	$652.93
CITY PARKS ACQ	0.448800	$273.04	$273.04
CITY SIDEWALK	0.198600	$120.82	$120.82
CITY AFF HOUSING	0.993300	$604.31	$604.31
AAATA CITY	1.932100	$1,175.48	$1,175.48
AAATA COUNTY	0.680500	$414.01	$414.01
WISD OPERATING	0.093700	$57.00	$57.00
WISD SPEC EDUC	5.145200	$3,130.31	$3,130.31
WISD DEBT	0.360000	$219.02	$219.02
COMM COLLEGE	3.354800	$2,041.04	$2,041.04
WASH COUNTY OPER	4.351200	$2,647.25	$2,647.25
Admin Fees		$308.89	$308.89
Interest Fees		$0.00	$0.00
	52.092900	**$31,198.09**	**$31,198.09**

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2021	Winter	$8,904.57	$8,904.57	12/21/2021	$0.00	

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School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$588,961		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$621,000
Tax Bill Number	04924	**Last Receipt Number**	12212021
Last Payment Date	12/21/2021	**Number of Payments**	1
Base Tax	$8,816.41	**Base Paid**	$8,816.41
Admin Fees	$88.16	**Admin Fees Paid**	$88.16
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$8,904.57	**Total Paid**	$8,904.57

Tax Bill Breakdown for 2021 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
AAPS OPERATING	9.000000	$5,300.64	$5,300.64
AAPS SUPP	1.087500	$0.00	$0.00
AAPS DEBT	2.050000	$1,207.37	$1,207.37
AAPS SINKING	1.211900	$713.76	$713.76
WASH COUNTY PARK	0.716600	$422.04	$422.04
EECS	0.192200	$113.19	$113.19
HCMA	0.208900	$123.03	$123.03
VET RELIEF	0.096600	$56.89	$56.89
ROADS	0.498100	$293.36	$293.36
MH&PS COUNTY	0.975300	$574.41	$574.41
CONSERVATION	0.019900	$11.72	$11.72
Admin Fees		$88.16	$88.16
Interest Fees		$0.00	$0.00
	16.057000	**$8,904.57**	**$8,904.57**

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2021	Summer	$30,336.46	$30,336.46	07/27/2021	$0.00

General Information for 2021 Summer Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$588,961		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$621,000
Tax Bill Number	05388	**Last Receipt Number**	07272021
Last Payment Date	07/27/2021	**Number of Payments**	1
Base Tax	$30,036.10	**Base Paid**	$30,036.10
Admin Fees	$300.36	**Admin Fees Paid**	$300.36
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$30,336.46	**Total Paid**	$30,336.46

Tax Bill Breakdown for 2021 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE ED TAX	6.000000	$3,533.76	$3,533.76
AAPS OPERATING	9.000000	$5,300.64	$5,300.64
AAPS SUPP	1.739200	$0.00	$0.00
AAPS DEBT	2.050000	$1,207.37	$1,207.37
AAPS SINKING	1.212000	$713.82	$713.82
	52.737800	**$30,336.46**	**$30,336.46**

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Taxing Authority	Millage Rate	Amount	Amount Paid
PUBLIC LIBRARY	1.833300	$1,079.74	$1,079.74
CITY OPERATING	5.835900	$3,437.11	$3,437.11
CITY BENEFITS	1.945200	$1,145.64	$1,145.64
CITY REFUSE	2.333900	$1,374.57	$1,374.57
CITY STREETS	2.028900	$1,194.94	$1,194.94
CITY PARKS MAINT	1.080500	$636.37	$636.37
CITY PARKS ACQ	0.451900	$266.15	$266.15
CITY SIDEWALK	0.200000	$117.79	$117.79
CITY AFF HOUSING	1.000000	$588.96	$588.96
AAATA CITY	1.945200	$1,145.64	$1,145.64
AAATA COUNTY	0.686200	$404.14	$404.14
WISD OPERATING	0.094300	$55.53	$55.53
WISD SPEC EDUC	5.177400	$3,049.28	$3,049.28
WISD DEBT	0.370000	$217.91	$217.91
COMM COLLEGE	3.375900	$1,988.27	$1,988.27
WASH COUNTY OPER	4.378000	$2,578.47	$2,578.47
Admin Fees		$300.36	$300.36
Interest Fees		$0.00	$0.00
	52.737800	**$30,336.46**	**$30,336.46**

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2020	Winter	$8,779.24	$8,779.24	01/29/2021	$0.00

General Information for 2020 Winter Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$580,830		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$622,500
Tax Bill Number	04963	**Last Receipt Number**	01292021
Last Payment Date	01/29/2021	**Number of Payments**	1
Base Tax	$8,692.32	**Base Paid**	$8,692.32
Admin Fees	$86.92	**Admin Fees Paid**	$86.92
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$8,779.24	**Total Paid**	$8,779.24

Tax Bill Breakdown for 2020 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
AAPS OPERATING	9.000000	$5,227.47	$5,227.47
AAPS SUPP	1.839300	$0.00	$0.00
AAPS DEBT	2.050000	$1,190.70	$1,190.70
AAPS SINKING	1.213900	$705.06	$705.06
WASH COUNTY PARK	0.702000	$407.74	$407.74
EECS	0.193000	$112.10	$112.10
HCMA	0.210400	$122.20	$122.20
VET RELIEF	0.097000	$56.34	$56.34
ROADS	0.500000	$290.41	$290.41
MH&PS COUNTY	0.979100	$568.69	$568.69
CONSERVATION	0.020000	$11.61	$11.61
	16.804700	**$8,779.24**	**$8,779.24**

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Taxing Authority	Millage Rate	Amount	Amount Paid
Admin Fees		$86.92	$86.92
Interest Fees		$0.00	$0.00
	16.804700	**$8,779.24**	**$8,779.24**

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2020	Summer	$29,226.76	$29,226.76	08/19/2020	$0.00

General Information for 2020 Summer Taxes

School District	81010	**PRE/MBT**	0.0000%
Taxable Value	$580,830		
Property Class	302 - 302 Industrial Vacant	**Assessed Value**	$622,500
Tax Bill Number	05131	**Last Receipt Number**	08192020
Last Payment Date	08/19/2020	**Number of Payments**	1
Base Tax	$28,937.39	**Base Paid**	$28,937.39
Admin Fees	$289.37	**Admin Fees Paid**	$289.37
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$29,226.76	**Total Paid**	$29,226.76

Tax Bill Breakdown for 2020 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE ED TAX	6.000000	$3,484.98	$3,484.98
AAPS OPERATING	9.000000	$5,227.47	$5,227.47
AAPS SUPP	1.839300	$0.00	$0.00
AAPS DEBT	2.050000	$1,190.70	$1,190.70
AAPS SINKING	1.213900	$705.06	$705.06
PUBLIC LIBRARY	1.836500	$1,066.69	$1,066.69
CITY OPERATING	5.835900	$3,389.66	$3,389.66
CITY BENEFITS	1.945200	$1,129.83	$1,129.83
CITY REFUSE	2.333900	$1,355.59	$1,355.59
CITY STREETS	2.028900	$1,178.44	$1,178.44
CITY PARKS MAINT	1.080500	$627.58	$627.58
CITY PARKS ACQ	0.451900	$262.47	$262.47
AAATA CITY	1.945200	$1,129.83	$1,129.83
AAATA COUNTY	0.688000	$399.61	$399.61
WISD OPERATING	0.094700	$55.00	$55.00
WISD SPEC EDUC	5.197800	$3,019.03	$3,019.03
WISD DEBT	0.370000	$214.90	$214.90
COMM COLLEGE	3.353800	$1,947.98	$1,947.98
WASH COUNTY OPER	4.394700	$2,552.57	$2,552.57
Admin Fees		$289.37	$289.37
Interest Fees		$0.00	$0.00
	51.660200	**$29,226.76**	**$29,226.76**

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APPENDIX D
PROJECT CONCEPTUAL DRAWINGS

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SITE CONCEPT PLAN- OVERVIEW

EDITS TO BASEMAP COMPLETED BY:

SME

ARGO

ARGO POND

HURON RIVER GREENWAY

HURON RIVER GREENWAY

HURON RIVER GREENWAY

ARGO DAM

HURON RIVER

OPEN SPACE
(PUBLIC USE AREA)

RIVER STREET

BROADWAY STREET

BROADWAY

RAILROAD

DEPOT STREET

AMTRAK
STATION

FIGURE 2A

EDITS TO BASEMAP COMPLETED BY:

SME

SITE CONCEPT PLAN-DETAIL

OPEN SPACE
PLAN TBD

PUBLIC USE AREA

HURON RIVER

POTENTIAL
EVENT PAVILION

PLAZA

FLEXIBLE
PARKING

SURFACE PARKING

SURFACE PARKING

FLEXIBLE
PARKING

PLAZA

FOOD &
BEVERAGE

HOSPITALITY

POTENTIAL
OVERFLOW
PARKING

RETAIL 1

RETAIL 2

RETAIL 3

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RETAIL
4

PUBLIC USE AREA

FLOODWAY

PROPERTY LINE

BROADWAY STREET

STRUCTURED
PARKING

AMTRAK PARKING

COMMERCIAL USE

RESIDENTIAL USE

*PLAN BASED ON ASSUMED BUILDABLE AREA INDICATED BY THE FLOODWAY LINE PROVIDED BY SURVEY (AUG 5, 2011) TO BE CONFIRMED BY CIVIL

FIGURE 2B

Passionate People Building
and Revitalizing our World

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