



BROWNFIELD PLAN 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
Estimated Investment:	\$70,500,000 initial (residential plus site preparation for commercial/retail) \$100,000,000 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. Non-Environmental Activities – Demolition, infrastructure improvements, and site preparation activities; preparation and implementation of an Act 381 Work Plan; and 15% in contingency costs. Other Activities – Preparation of a Brownfield Plan
Eligible Costs:	Department Specific – \$9,291,999 Non-Environmental – \$8,000,000 Other (Brownfield Plan) - \$45,000 Total – \$17,336,999

Capture Period:	Total capture period – 12 years Developer reimbursement – 12 years Funding of LBRF – 12 years
Project Summary:	Broadway Park is a multi-use redevelopment with residential, commercial, hospitality, food and beverage, and public-access recreation components. The - 104 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 currently 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 a to-be-established Conservancy in perpetuity for the benefit of the public at no cost to the city or county. 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.

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.

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 intends to acquire the Property and will comply 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 current 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.

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 is currently underway. The western portion of the site is vegetated, while the eastern portion is primarily covered with concrete floor slabs and pavements, which are remnants from historical site uses. 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.

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 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 will be 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 subslab vapor intrusion system, consisting of spray-applied, asphalt/urethane based, sub-slab vapor barrier and passive subslab venting system (VB/PVS), 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 DAPL and/or soil and/or groundwater contaminant concentrations that exceed the unrestricted residential criteria.

- 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, Non-Environmental, and Brownfield Plan Preparation Activities eligible for reimbursement from tax increment revenues under this Plan are \$9,336,999, \$8,000,000, and \$45,000, 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. The contingency funds for reimbursement of Department Specific Activities may be applied when the total eligible expenses for those activities exceed \$7,449,564. MSF Eligible Activities will be reimbursed until the total costs of those eligible activities,

including any contingencies, equal the reimbursement cap of \$8,000,000. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Pursuant to Act 381, the Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. It is the intent of the Authority to capture seven percent (7%) of the available incremental taxes annually during the term of this plan, totaling \$1,352,047 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 \$32,500,000, which is expected to be attained in calendar year 2023 (for tax year 2024); 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 \$1,352,047 to fund the LBRF, and administrative operations as needed, will occur annually during the developer's reimbursement period, as shown in Table 3. Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elect not to participate in this Project, or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local taxes) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school taxes.

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

Developer will be responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor the City of Ann Arbor will advance any funds to finance the eligible activities. All Plan

financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

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

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursement of \$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 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 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 69% being reimbursed with local tax revenues and approximately 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.

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.

\$1,352,047, 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. 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 Arbor's City Council and includes any limitations and/or conditions pursuant to that approval.

APPENDIX A

SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS



TABLE 1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
 BROADWAY PARK REDEVELOPMENT
 070065.02
 5/17/2019

ELIGIBLE ACTIVITIES		TOTAL ELIGIBLE COST	
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES ⁽¹⁾			
BEA Activities ⁽²⁾ Phase I ESA BEA Report		\$14,500	
Due Care Activities Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation ⁽²⁾ No Further Action Report ⁽²⁾ 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	
Act 381 Work Plan and Implementation ⁽²⁾		\$45,000	
Subtotal Department Specific Activities		\$8,104,064	
Contingency (15%)		\$1,187,935	
Total Department Specific Activities		\$9,291,999	
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES ⁽¹⁾			
Demolition Activities Remaining Pavements, Asphalts, Slabs, Utilities, and subsurface structures		\$200,000	\$8,000,000 ⁽³⁾
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	
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	
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	
Site Preparation Activities - Public Area Geotechnical Engineering Design, Engineering, and Surveying Services Site Construction Management Construction General Conditions		\$233,020	
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	
Contingency (15%)		\$1,401,871	
Act 381 Work Plan and Implementation ²		\$45,000	
Total Non-Environmental Activities		\$10,792,678	\$ 8,000,000
BROWNFIELD PLAN			
Brownfield Plan		\$ 45,000	
TOTAL ELIGIBLE ACTIVITIES ⁽³⁾		\$ 17,336,999	

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.

⁽³⁾ Total reimbursable expenses capped at \$8,000,000 by agreement.

APPENDIX B

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



TABLE 2A.
Tax Increment Revenue Capture Estimates
Non-Personal Residence Exempt
Nonresidential Buildings
Broadway Park Redevelopment
Ann Arbor, Michigan
5/16/2019

Estimated Taxable Value (TV) Increase Rate: 2% per year																
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	TOTAL	
	Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
	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		
	Estimated New TV ^{3,4}	\$ -	\$ 2,010,938	\$ 11,395,313	\$ 23,481,250	\$ 24,375,000	\$ 24,862,500	\$ 25,359,750	\$ 25,866,945	\$ 26,384,284	\$ 26,911,970	\$ 27,450,209	\$ 27,999,213	\$ 28,559,197		
	Incremental Difference (New TV - Base TV)	\$ -	\$ 1,583,438	\$ 10,967,813	\$ 23,053,750	\$ 23,947,500	\$ 24,435,000	\$ 24,932,250	\$ 25,439,445	\$ 25,956,784	\$ 26,484,470	\$ 27,022,709	\$ 27,571,713	\$ 28,131,697		
School Capture	Millage Rate															
State Education Tax (SET)	6.0000	\$ -	\$ 9,501	\$ 65,807	\$ 138,323	\$ 143,685	\$ 146,610	\$ 149,594	\$ 152,637	\$ 155,741	\$ 158,907	\$ 162,136	\$ 165,430	\$ 168,790	\$ 1,617,161	
School Operating Tax	18.0000	\$ -	\$ 28,502	\$ 197,421	\$ 414,968	\$ 431,055	\$ 439,830	\$ 448,781	\$ 457,910	\$ 467,222	\$ 476,720	\$ 486,409	\$ 496,291	\$ 506,371	\$ 4,851,480	
School Total	24.0000	\$ -	\$ 38,003	\$ 263,228	\$ 553,291	\$ 574,740	\$ 586,440	\$ 598,375	\$ 610,547	\$ 622,963	\$ 635,627	\$ 648,545	\$ 661,721	\$ 675,161	\$ 6,468,641	
Local Capture ⁵	Millage Rate															
Washtenaw County Operating	4.4511	\$ -	\$ 7,048	\$ 48,819	\$ 102,615	\$ 106,593	\$ 108,763	\$ 110,976	\$ 113,234	\$ 115,536	\$ 117,885	\$ 120,281	\$ 122,724	\$ 125,217	\$ 1,199,691	
Washtenaw County Parks	0.7114	\$ -	\$ 1,126	\$ 7,803	\$ 16,400	\$ 17,036	\$ 17,383	\$ 17,737	\$ 18,098	\$ 18,466	\$ 18,841	\$ 19,224	\$ 19,615	\$ 20,013	\$ 191,742	
EECS	0.1955	\$ -	\$ 310	\$ 2,144	\$ 4,507	\$ 4,682	\$ 4,777	\$ 4,874	\$ 4,973	\$ 5,075	\$ 5,178	\$ 5,283	\$ 5,390	\$ 5,500	\$ 52,693	
County Vet Relief	0.0983	\$ -	\$ 156	\$ 1,078	\$ 2,266	\$ 2,354	\$ 2,402	\$ 2,451	\$ 2,501	\$ 2,552	\$ 2,603	\$ 2,656	\$ 2,710	\$ 2,765	\$ 26,494	
HCMA	0.2129	\$ -	\$ 337	\$ 2,335	\$ 4,908	\$ 5,098	\$ 5,202	\$ 5,308	\$ 5,416	\$ 5,526	\$ 5,639	\$ 5,753	\$ 5,870	\$ 5,989	\$ 57,381	
WCC	3.3978	\$ -	\$ 5,380	\$ 37,266	\$ 78,332	\$ 81,369	\$ 83,025	\$ 84,715	\$ 86,438	\$ 88,196	\$ 89,989	\$ 91,818	\$ 93,683	\$ 95,586	\$ 915,797	
AAATA County	0.6773	\$ -	\$ 1,072	\$ 7,428	\$ 15,614	\$ 16,220	\$ 16,550	\$ 16,887	\$ 17,230	\$ 17,581	\$ 17,938	\$ 18,302	\$ 18,674	\$ 19,054	\$ 182,550	
Ann Arbor City Operating	5.9407	\$ -	\$ 9,407	\$ 65,156	\$ 136,955	\$ 142,265	\$ 145,161	\$ 148,115	\$ 151,128	\$ 154,201	\$ 157,336	\$ 160,534	\$ 163,795	\$ 167,122	\$ 1,601,175	
Ann Arbor City Benefits	1.9802	\$ -	\$ 3,136	\$ 21,718	\$ 45,651	\$ 47,421	\$ 48,386	\$ 49,371	\$ 50,375	\$ 51,400	\$ 52,445	\$ 53,510	\$ 54,598	\$ 55,706	\$ 533,717	
AATA City	1.9802	\$ -	\$ 3,136	\$ 21,718	\$ 45,651	\$ 47,421	\$ 48,386	\$ 49,371	\$ 50,375	\$ 51,400	\$ 52,445	\$ 53,510	\$ 54,598	\$ 55,706	\$ 533,717	
Ann Arbor City Refuse	2.3759	\$ -	\$ 3,762	\$ 26,058	\$ 54,773	\$ 56,897	\$ 58,055	\$ 59,237	\$ 60,442	\$ 61,671	\$ 62,924	\$ 64,203	\$ 65,508	\$ 66,838	\$ 640,368	
Ann Arbor City Streets	2.0920	\$ -	\$ 3,313	\$ 22,945	\$ 48,228	\$ 50,098	\$ 51,118	\$ 52,158	\$ 53,219	\$ 54,302	\$ 55,406	\$ 56,532	\$ 57,680	\$ 58,852	\$ 563,851	
Ann Arbor City Parks	1.0594	\$ -	\$ 1,677	\$ 11,619	\$ 24,423	\$ 25,370	\$ 25,886	\$ 26,413	\$ 26,951	\$ 27,499	\$ 28,058	\$ 28,628	\$ 29,209	\$ 29,803	\$ 285,536	
Ann Arbor City Parks Acquisition	0.4601	\$ -	\$ 729	\$ 5,046	\$ 10,607	\$ 11,018	\$ 11,243	\$ 11,471	\$ 11,705	\$ 11,943	\$ 12,186	\$ 12,433	\$ 12,686	\$ 12,943	\$ 124,010	
Ann Arbor Library	1.8663	\$ -	\$ 2,955	\$ 20,469	\$ 43,025	\$ 44,693	\$ 45,603	\$ 46,531	\$ 47,478	\$ 48,443	\$ 49,428	\$ 50,432	\$ 51,457	\$ 52,502	\$ 503,016	
AAPS Voted Sinking Fund	2.4672	\$ -	\$ 3,907	\$ 27,060	\$ 56,878	\$ 59,083	\$ 60,286	\$ 61,513	\$ 62,764	\$ 64,041	\$ 65,342	\$ 66,670	\$ 68,025	\$ 69,407	\$ 664,976	
WISD	5.3641	\$ -	\$ 8,494	\$ 58,832	\$ 123,663	\$ 128,457	\$ 131,072	\$ 133,739	\$ 136,460	\$ 139,235	\$ 142,065	\$ 144,953	\$ 147,897	\$ 150,901	\$ 1,445,768	
Public Safety	0.9918	\$ -	\$ 1,570	\$ 10,878	\$ 22,865	\$ 23,751	\$ 24,235	\$ 24,728	\$ 25,231	\$ 25,744	\$ 26,267	\$ 26,801	\$ 27,346	\$ 27,901	\$ 267,317	
Local Total	36.3222	\$ -	\$ 57,515	\$ 398,372	\$ 837,361	\$ 869,826	\$ 887,533	\$ 905,595	\$ 924,018	\$ 942,811	\$ 961,975	\$ 981,523	\$ 1,001,465	\$ 1,021,805	\$ 9,789,799	
Non-Capturable Millages ⁵	Millage Rate															
AAPS Supplemental	4.1442	\$ -	\$ 6,562	\$ 45,453	\$ 95,539	\$ 99,243	\$ 101,264	\$ 103,324	\$ 105,426	\$ 107,570	\$ 109,757	\$ 111,988	\$ 114,263	\$ 116,583	\$ 1,116,972	
AAPS Debt Service	2.4500	\$ -	\$ 3,879	\$ 26,871	\$ 56,482	\$ 58,671	\$ 59,866	\$ 61,084	\$ 62,327	\$ 63,594	\$ 64,887	\$ 66,206	\$ 67,551	\$ 68,923	\$ 660,341	
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Non-Capturable Taxes	6.5942	\$ -	\$ 10,441	\$ 72,324	\$ 152,021	\$ 157,914	\$ 161,130	\$ 164,408	\$ 167,753	\$ 171,164	\$ 174,644	\$ 178,194	\$ 181,814	\$ 185,506	\$ 1,777,313	
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ 95,518	\$ 661,600	\$ 1,390,652	\$ 1,444,566	\$ 1,473,973	\$ 1,503,970	\$ 1,534,565	\$ 1,565,774	\$ 1,597,602	\$ 1,630,068	\$ 1,663,186	\$ 1,696,966	\$ 16,258,440		

Footnotes:
1. The base taxable value for nonresidential units was assumed to be 75% of the total base taxable value for the parcel.
2. Assumes construction of development is 15% complete in calendar year 2019, 55% complete in 2020, 85% complete in 2021, and 100% complete in 2022.
3. The taxable value of the nonresidential units following construction was estimated based off of \$100mm of investment, a 65% discount rate, and a 50% translation from final market value to taxable value.
4. An annual inflation rate of 2% was applied beginning in 2024.
5. 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
5/16/2019

Estimated Taxable Value (TV) Increase Rate: 2% per year															
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	TOTAL
	Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	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	
	Estimated New TV ^{3,4}	\$ -	\$ 670,313	\$ 3,798,438	\$ 6,906,250	\$ 8,125,000	\$ 8,287,500	\$ 8,453,250	\$ 8,622,315	\$ 8,794,761	\$ 8,970,656	\$ 9,150,069	\$ 9,333,070	\$ 9,519,731	
	Incremental Difference (New TV - Base TV)	\$ -	\$ 527,813	\$ 3,655,938	\$ 6,763,750	\$ 7,982,500	\$ 8,145,000	\$ 8,310,750	\$ 8,479,815	\$ 8,652,261	\$ 8,828,156	\$ 9,007,569	\$ 9,190,570	\$ 9,377,231	
School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ -	\$ 3,167	\$ 21,936	\$ 40,583	\$ 47,895	\$ 48,870	\$ 49,865	\$ 50,879	\$ 51,914	\$ 52,969	\$ 54,045	\$ 55,143	\$ 56,263	\$ 533,529
School Total	6.0000	\$ -	\$ 3,167	\$ 21,936	\$ 40,583	\$ 47,895	\$ 48,870	\$ 49,865	\$ 50,879	\$ 51,914	\$ 52,969	\$ 54,045	\$ 55,143	\$ 56,263	\$ 533,529
Local Capture ⁵	Millage Rate														
Washtenaw County Operating	4.4511	\$ -	\$ 2,349	\$ 16,273	\$ 30,106	\$ 35,531	\$ 36,254	\$ 36,992	\$ 37,745	\$ 38,512	\$ 39,295	\$ 40,094	\$ 40,908	\$ 41,739	\$ 395,798
Washtenaw County Parks	0.7114	\$ -	\$ 375	\$ 2,601	\$ 4,812	\$ 5,679	\$ 5,794	\$ 5,912	\$ 6,033	\$ 6,155	\$ 6,280	\$ 6,408	\$ 6,538	\$ 6,671	\$ 63,258
EECS	0.1955	\$ -	\$ 103	\$ 715	\$ 1,322	\$ 1,561	\$ 1,592	\$ 1,625	\$ 1,658	\$ 1,692	\$ 1,726	\$ 1,761	\$ 1,797	\$ 1,833	\$ 17,385
County Vet Relief	0.0983	\$ -	\$ 52	\$ 359	\$ 665	\$ 785	\$ 801	\$ 817	\$ 834	\$ 851	\$ 868	\$ 885	\$ 903	\$ 922	\$ 8,742
HCMA	0.2129	\$ -	\$ 112	\$ 778	\$ 1,440	\$ 1,699	\$ 1,734	\$ 1,769	\$ 1,805	\$ 1,842	\$ 1,880	\$ 1,918	\$ 1,957	\$ 1,996	\$ 18,930
WCC	3.3978	\$ -	\$ 1,793	\$ 12,422	\$ 22,982	\$ 27,123	\$ 27,675	\$ 28,238	\$ 28,813	\$ 29,399	\$ 29,996	\$ 30,606	\$ 31,228	\$ 31,862	\$ 302,137
AAATA County	0.6773	\$ -	\$ 357	\$ 2,476	\$ 4,581	\$ 5,407	\$ 5,517	\$ 5,629	\$ 5,743	\$ 5,860	\$ 5,979	\$ 6,101	\$ 6,225	\$ 6,351	\$ 60,226
Ann Arbor City Operating	5.9407	\$ -	\$ 3,136	\$ 21,719	\$ 40,181	\$ 47,422	\$ 48,387	\$ 49,372	\$ 50,376	\$ 51,400	\$ 52,445	\$ 53,511	\$ 54,598	\$ 55,707	\$ 528,254
Ann Arbor City Benefits	1.9802	\$ -	\$ 1,045	\$ 7,239	\$ 13,394	\$ 15,807	\$ 16,129	\$ 16,457	\$ 16,792	\$ 17,133	\$ 17,482	\$ 17,837	\$ 18,199	\$ 18,569	\$ 176,083
AATA City	1.9802	\$ -	\$ 1,045	\$ 7,239	\$ 13,394	\$ 15,807	\$ 16,129	\$ 16,457	\$ 16,792	\$ 17,133	\$ 17,482	\$ 17,837	\$ 18,199	\$ 18,569	\$ 176,083
Ann Arbor City Refuse	2.3759	\$ -	\$ 1,254	\$ 8,686	\$ 16,070	\$ 18,966	\$ 19,352	\$ 19,746	\$ 20,147	\$ 20,557	\$ 20,975	\$ 21,401	\$ 21,836	\$ 22,279	\$ 211,269
Ann Arbor City Streets	2.0920	\$ -	\$ 1,104	\$ 7,648	\$ 14,150	\$ 16,699	\$ 17,039	\$ 17,386	\$ 17,740	\$ 18,101	\$ 18,469	\$ 18,844	\$ 19,227	\$ 19,617	\$ 186,024
Ann Arbor City Parks	1.0594	\$ -	\$ 559	\$ 3,873	\$ 7,166	\$ 8,457	\$ 8,629	\$ 8,804	\$ 8,984	\$ 9,166	\$ 9,353	\$ 9,543	\$ 9,736	\$ 9,934	\$ 94,204
Ann Arbor City Parks Acquisition	0.4601	\$ -	\$ 243	\$ 1,682	\$ 3,112	\$ 3,673	\$ 3,748	\$ 3,824	\$ 3,902	\$ 3,981	\$ 4,062	\$ 4,144	\$ 4,229	\$ 4,314	\$ 40,914
Ann Arbor Library	1.8663	\$ -	\$ 985	\$ 6,823	\$ 12,623	\$ 14,898	\$ 15,201	\$ 15,510	\$ 15,826	\$ 16,148	\$ 16,476	\$ 16,811	\$ 17,152	\$ 17,501	\$ 165,954
AAPS Supplemental	4.1442	\$ -	\$ 2,187	\$ 15,151	\$ 28,030	\$ 33,081	\$ 33,755	\$ 34,441	\$ 35,142	\$ 35,857	\$ 36,586	\$ 37,329	\$ 38,088	\$ 38,861	\$ 368,508
AAPS Voted Sinking Fund	2.4672	\$ -	\$ 1,302	\$ 9,020	\$ 16,688	\$ 19,694	\$ 20,095	\$ 20,504	\$ 20,921	\$ 21,347	\$ 21,781	\$ 22,223	\$ 22,675	\$ 23,136	\$ 219,386
WISD	5.3641	\$ -	\$ 2,831	\$ 19,611	\$ 36,281	\$ 42,819	\$ 43,691	\$ 44,580	\$ 45,487	\$ 46,412	\$ 47,355	\$ 48,318	\$ 49,299	\$ 50,300	\$ 476,984
Public Safety	0.9918	\$ -	\$ 523	\$ 3,626	\$ 6,708	\$ 7,917	\$ 8,078	\$ 8,243	\$ 8,410	\$ 8,581	\$ 8,756	\$ 8,934	\$ 9,115	\$ 9,300	\$ 88,191
Local Total	40.4664	\$ -	\$ 21,355	\$ 147,941	\$ 273,705	\$ 323,025	\$ 329,600	\$ 336,306	\$ 343,150	\$ 350,127	\$ 357,246	\$ 364,505	\$ 371,909	\$ 379,461	\$ 3,598,330
Non-Capturable Millages ⁵	Millage Rate														
State School Operating	18.0000	\$ -	\$ 9,501	\$ 65,807	\$ 121,748	\$ 143,685	\$ 146,610	\$ 149,594	\$ 152,637	\$ 155,741	\$ 158,907	\$ 162,136	\$ 165,430	\$ 168,790	\$ 1,600,586
AAPS Debt Service	2.4500	\$ -	\$ 1,293	\$ 8,957	\$ 16,571	\$ 19,557	\$ 19,955	\$ 20,361	\$ 20,776	\$ 21,198	\$ 21,629	\$ 22,069	\$ 22,517	\$ 22,974	\$ 217,857
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	20.4500	\$ -	\$ 10,794	\$ 74,764	\$ 138,319	\$ 163,242	\$ 166,565	\$ 169,955	\$ 173,413	\$ 176,939	\$ 180,536	\$ 184,205	\$ 187,947	\$ 191,764	\$ 1,818,443
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ 24,522	\$ 169,877	\$ 314,288	\$ 370,920	\$ 378,470	\$ 386,171	\$ 394,029	\$ 402,041	\$ 410,215	\$ 418,550	\$ 427,052	\$ 435,724	\$ 4,131,859

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 is 15% complete in calendar year 2019, 55% complete in 2020, 85% complete in 2021, and 100% complete in 2022.
3. The taxable value of the residential units following construction was estimated based off of \$100mm of investment, a 65% discount rate, and a 50% translation from final market value to taxable value.
4. An annual inflation rate of 2% was applied beginning in 2024.
5. 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
5/16/2019

		Estimated Taxable Value (TV) Increase Rate: 2% per year														TOTAL
		Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
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		
Estimated New TV ^{2,3}		\$ -	\$ 4,875,000	\$ 17,875,000	\$ 27,625,000	\$ 32,500,000	\$ 33,150,000	\$ 33,813,000	\$ 34,489,260	\$ 35,179,045	\$ 35,882,626	\$ 36,600,279	\$ 37,332,285	\$ 38,078,931		
Incremental Difference (New TV - Base TV)		\$ -	\$ 4,305,000	\$ 17,305,000	\$ 27,055,000	\$ 31,930,000	\$ 32,580,000	\$ 33,243,000	\$ 33,919,260	\$ 34,609,045	\$ 35,312,626	\$ 36,030,279	\$ 36,762,285	\$ 37,508,931		
School Capture		Millage Rate														
State Education Tax (SET)	6.0000	\$ -	\$ 12,668	\$ 87,743	\$ 178,906	\$ 191,580	\$ 195,480	\$ 199,459	\$ 203,516	\$ 207,655	\$ 211,876	\$ 216,181	\$ 220,573	\$ 225,053	\$ 2,150,690	
School Operating Tax ⁴	18.0000		\$ 28,502	\$ 197,421	\$ 414,968	\$ 431,055	\$ 439,830	\$ 448,781	\$ 457,910	\$ 467,222	\$ 476,720	\$ 486,409	\$ 496,291	\$ 506,371	\$ 4,851,480	
School Total	24.0000	\$ -	\$ 41,170	\$ 285,164	\$ 593,874	\$ 622,635	\$ 635,310	\$ 648,240	\$ 661,426	\$ 674,877	\$ 688,596	\$ 702,590	\$ 716,864	\$ 731,424	\$ 7,002,170	
Local Capture ⁵		Millage Rate														
Washtenaw County Operating	4.4511	\$ -	\$ 9,397	\$ 65,092	\$ 132,721	\$ 142,124	\$ 145,017	\$ 147,968	\$ 150,979	\$ 154,048	\$ 157,180	\$ 160,375	\$ 163,632	\$ 166,956	\$ 1,595,489	
Washtenaw County Parks	0.7114	\$ -	\$ 1,501	\$ 10,404	\$ 21,212	\$ 22,715	\$ 23,177	\$ 23,649	\$ 24,131	\$ 24,621	\$ 25,121	\$ 25,632	\$ 26,153	\$ 26,684	\$ 255,000	
EECS	0.1955	\$ -	\$ 413	\$ 2,859	\$ 5,829	\$ 6,243	\$ 6,369	\$ 6,499	\$ 6,631	\$ 6,767	\$ 6,904	\$ 7,044	\$ 7,187	\$ 7,333	\$ 70,078	
County Vet Relief	0.0983	\$ -	\$ 208	\$ 1,437	\$ 2,931	\$ 3,139	\$ 3,203	\$ 3,268	\$ 3,335	\$ 3,403	\$ 3,471	\$ 3,541	\$ 3,613	\$ 3,687	\$ 35,236	
HCMA	0.2129	\$ -	\$ 449	\$ 3,113	\$ 6,348	\$ 6,797	\$ 6,936	\$ 7,077	\$ 7,221	\$ 7,368	\$ 7,519	\$ 7,671	\$ 7,827	\$ 7,985	\$ 76,311	
WCC	3.3978	\$ -	\$ 7,173	\$ 49,688	\$ 101,314	\$ 108,492	\$ 110,700	\$ 112,953	\$ 115,251	\$ 117,595	\$ 119,985	\$ 122,424	\$ 124,911	\$ 127,448	\$ 1,217,934	
AAATA County	0.6773	\$ -	\$ 1,429	\$ 9,904	\$ 20,195	\$ 21,627	\$ 22,067	\$ 22,516	\$ 22,973	\$ 23,441	\$ 23,917	\$ 24,403	\$ 24,899	\$ 25,405	\$ 242,776	
Ann Arbor City Operating	5.9407	\$ -	\$ 12,543	\$ 86,875	\$ 177,136	\$ 189,687	\$ 193,548	\$ 197,487	\$ 201,504	\$ 205,601	\$ 209,781	\$ 214,045	\$ 218,393	\$ 222,829	\$ 2,129,429	
Ann Arbor City Benefits	1.9802	\$ -	\$ 4,181	\$ 28,957	\$ 59,045	\$ 63,228	\$ 64,515	\$ 65,828	\$ 67,167	\$ 68,533	\$ 69,927	\$ 71,347	\$ 72,797	\$ 74,275	\$ 709,800	
AATA City	1.9802	\$ -	\$ 4,181	\$ 28,957	\$ 59,045	\$ 63,228	\$ 64,515	\$ 65,828	\$ 67,167	\$ 68,533	\$ 69,927	\$ 71,347	\$ 72,797	\$ 74,275	\$ 709,800	
Ann Arbor City Refuse	2.3759	\$ -	\$ 5,016	\$ 34,744	\$ 70,843	\$ 75,863	\$ 77,407	\$ 78,983	\$ 80,589	\$ 82,228	\$ 83,899	\$ 85,604	\$ 87,344	\$ 89,117	\$ 851,637	
Ann Arbor City Streets	2.0920	\$ -	\$ 4,417	\$ 30,593	\$ 62,378	\$ 66,797	\$ 68,157	\$ 69,544	\$ 70,959	\$ 72,403	\$ 73,875	\$ 75,376	\$ 76,907	\$ 78,469	\$ 749,875	
Ann Arbor City Parks	1.0594	\$ -	\$ 2,236	\$ 15,492	\$ 31,589	\$ 33,827	\$ 34,515	\$ 35,217	\$ 35,935	\$ 36,665	\$ 37,411	\$ 38,171	\$ 38,945	\$ 39,737	\$ 379,740	
Ann Arbor City Parks Acquisition	0.4601	\$ -	\$ 972	\$ 6,728	\$ 13,719	\$ 14,691	\$ 14,991	\$ 15,295	\$ 15,607	\$ 15,924	\$ 16,248	\$ 16,577	\$ 16,915	\$ 17,257	\$ 164,924	
Ann Arbor Library	1.8663	\$ -	\$ 3,940	\$ 27,292	\$ 55,648	\$ 59,591	\$ 60,804	\$ 62,041	\$ 63,304	\$ 64,591	\$ 65,904	\$ 67,243	\$ 68,609	\$ 70,003	\$ 668,970	
AAPS Supplemental ⁴	4.1442	\$ -	\$ 2,187	\$ 15,151	\$ 28,030	\$ 33,081	\$ 33,755	\$ 34,441	\$ 35,142	\$ 35,857	\$ 36,586	\$ 37,329	\$ 38,088	\$ 38,861	\$ 368,508	
AAPS Voted Sinking Fund	2.4672	\$ -	\$ 5,209	\$ 36,080	\$ 73,566	\$ 78,777	\$ 80,381	\$ 82,017	\$ 83,685	\$ 85,388	\$ 87,123	\$ 88,893	\$ 90,700	\$ 92,543	\$ 884,362	
WISD	5.3641	\$ -	\$ 11,325	\$ 78,443	\$ 159,944	\$ 171,276	\$ 174,763	\$ 178,319	\$ 181,947	\$ 185,647	\$ 189,420	\$ 193,271	\$ 197,196	\$ 201,201	\$ 1,922,752	
Public Safety	0.9918	\$ -	\$ 2,093	\$ 14,504	\$ 29,573	\$ 31,668	\$ 32,313	\$ 32,971	\$ 33,641	\$ 34,325	\$ 35,023	\$ 35,735	\$ 36,461	\$ 37,201	\$ 355,508	
Local Total	40.4664	\$ -	\$ 78,870	\$ 546,313	\$ 1,111,066	\$ 1,192,851	\$ 1,217,133	\$ 1,241,901	\$ 1,267,168	\$ 1,292,938	\$ 1,319,221	\$ 1,346,028	\$ 1,373,374	\$ 1,401,266	\$ 13,388,129	
Non-Capturable Millages ⁵		Millage Rate														
School Operating Tax ⁴	18.0000	\$ -	\$ 9,501	\$ 65,807	\$ 121,748	\$ 143,685	\$ 146,610	\$ 149,594	\$ 152,637	\$ 155,741	\$ 158,907	\$ 162,136	\$ 165,430	\$ 168,790	\$ 1,600,586	
AAPS Supplemental ⁴	4.1442	\$ -	\$ 6,562	\$ 45,453	\$ 95,539	\$ 99,243	\$ 101,264	\$ 103,324	\$ 105,426	\$ 107,570	\$ 109,757	\$ 111,988	\$ 114,263	\$ 116,583	\$ 1,116,972	
AAPS Debt Service	4.3564	\$ -	\$ 5,172	\$ 35,828	\$ 73,053	\$ 78,228	\$ 79,821	\$ 81,445	\$ 83,103	\$ 84,792	\$ 86,516	\$ 88,275	\$ 90,068	\$ 91,897	\$ 878,198	
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Non-Capturable Taxes	26.5006	\$ -	\$ 21,235	\$ 147,088	\$ 290,340	\$ 321,156	\$ 327,695	\$ 334,363	\$ 341,166	\$ 348,103	\$ 355,180	\$ 362,399	\$ 369,761	\$ 377,270	\$ 3,595,756	
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ 120,040	\$ 831,477	\$ 1,704,940	\$ 1,815,486	\$ 1,852,443	\$ 1,890,141	\$ 1,928,594	\$ 1,967,815	\$ 2,007,817	\$ 2,048,618	\$ 2,090,238	\$ 2,132,690	\$ 20,390,299	

Footnotes:

1. Assumes construction of development is 15% complete in calendar year 2019, 55% complete in 2020, 85% complete in 2021, and 100% complete in 2022.

2. The total taxable value following construction was estimated based off of \$100mm of investment, a 65% discount rate, and a 50% translation from final market value to taxable value.

3. An annual inflation rate of 2% was applied beginning in 2024.

4. Due to the Personal Residence Exemption (PRE), the AAPS Supplemental milage is captured on the residential portions of the redevelopment in place of the School Operating tax.

5. Millage rates are those levied in tax year 2018.



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
Broadway Park Redevelopment
Ann Arbor, Michigan
5/16/2019

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	31.0%	\$ 5,374,470	\$ -	\$ 5,374,470
Local	69.0%	\$ 11,962,529	\$ -	\$ 11,962,529
TOTAL		\$ 17,336,999	\$ -	\$ 17,336,999
EGLE	53.9%	\$ 9,336,999	\$ -	\$ 9,336,999
MSF	46.1%	\$ 8,000,000	\$ -	\$ 8,000,000

Estimated Capture	
Administrative Fees	\$ -
State Revolving Fund	\$ 1,075,348
LBRF	\$ 1,352,047

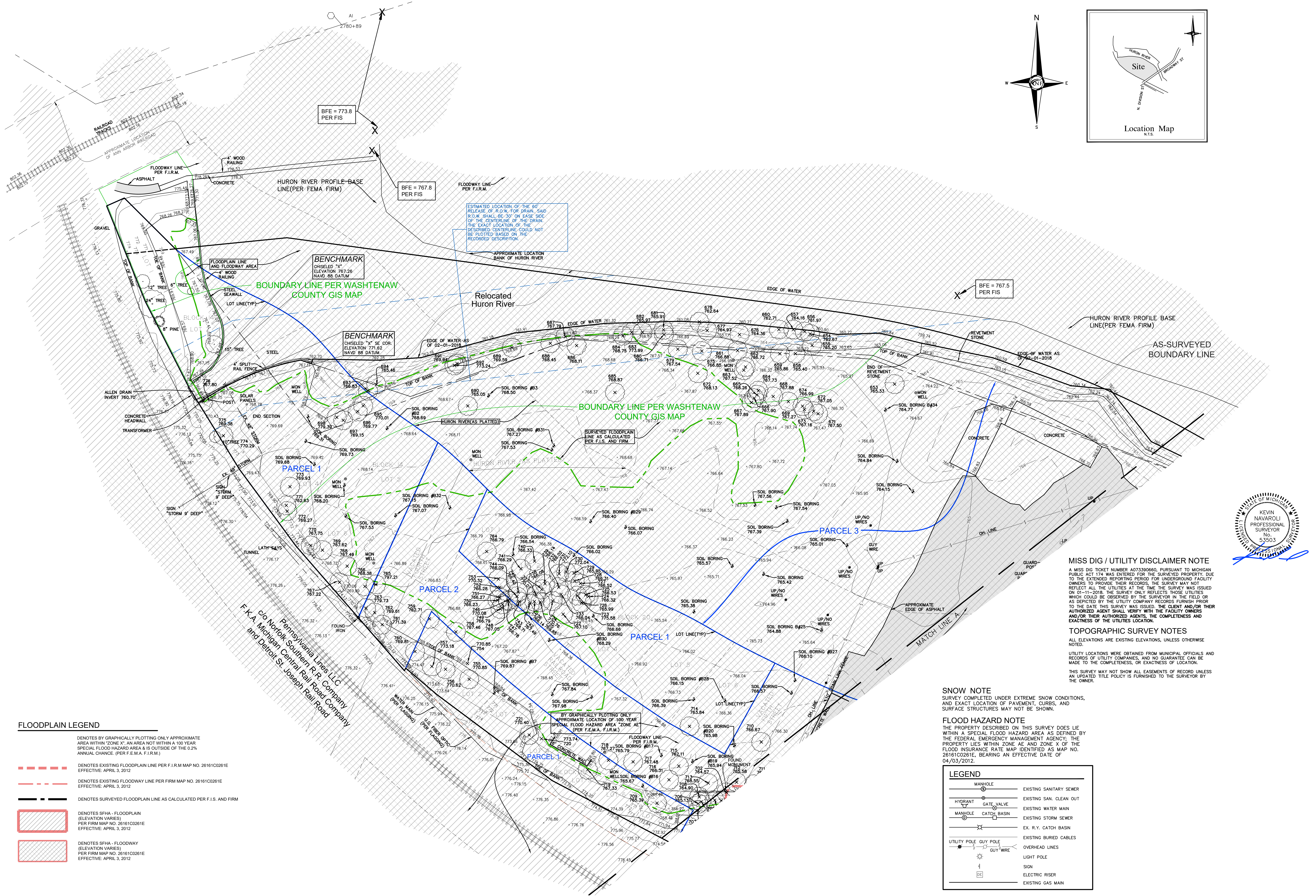
Estimated Total Years of Plan:	13
Estimated Developer Reimbursement Years of Plan:	12

Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	TOTAL
Calendar Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Total State Incremental Revenue	\$	-	\$ 41,170	\$ 285,164	\$ 593,874	\$ 622,635	\$ 635,310	\$ 648,240	\$ 661,426	\$ 674,877	\$ 688,596	\$ 702,590	\$ 716,864	\$ 731,424	\$ 7,002,170
State Brownfield Revolving Fund (50% of SET)	\$	-	\$ 6,334	\$ 43,872	\$ 89,453	\$ 95,790	\$ 97,740	\$ 99,730	\$ 101,758	\$ 103,828	\$ 105,938	\$ 108,091	\$ 110,287	\$ 112,527	\$ 1,075,348
State TIR Available for Reimbursement	\$	-	\$ 34,836	\$ 241,292	\$ 504,421	\$ 526,845	\$ 537,570	\$ 548,510	\$ 559,668	\$ 571,049	\$ 582,658	\$ 594,499	\$ 606,577	\$ 618,897	\$ 5,926,822
Total Local Incremental Revenue	\$	-	\$ 78,870	\$ 546,313	\$ 1,111,066	\$ 1,192,851	\$ 1,217,133	\$ 1,241,901	\$ 1,267,168	\$ 1,292,938	\$ 1,319,221	\$ 1,346,028	\$ 1,373,374	\$ 1,401,266	\$ 13,388,129
BRA Administrative Fee (0%)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$	-	\$ 78,870	\$ 546,313	\$ 1,111,066	\$ 1,192,851	\$ 1,217,133	\$ 1,241,901	\$ 1,267,168	\$ 1,292,938	\$ 1,319,221	\$ 1,346,028	\$ 1,373,374	\$ 1,401,266	\$ 13,388,129
Total State & Local TIR Available	\$	-	\$ 113,706	\$ 787,605	\$ 1,615,487	\$ 1,719,696	\$ 1,754,703	\$ 1,790,411	\$ 1,826,836	\$ 1,863,987	\$ 1,901,879	\$ 1,940,527	\$ 1,979,951	\$ 2,020,163	\$ 19,314,951
ROXBURY	Total Balance														
Roxbury Reimbursement Balance (end of year)	\$	17,336,999	\$ 17,336,999	\$ 17,231,253	\$ 16,498,780	\$ 14,996,377	\$ 13,397,060	\$ 11,765,186	\$ 10,100,104	\$ 8,401,147	\$ 6,667,639	\$ 4,898,891	\$ 3,094,201	\$ 1,252,846	\$ -
DEVELOPER REIMBURSEMENT															
MSF Non-Environmental Activities Costs	\$	8,000,000	\$ -	\$ 105,746	\$ 732,473	\$ 1,502,403	\$ 1,599,317	\$ 1,631,874	\$ 1,665,082	\$ 763,105	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000
State Tax Reimbursement	\$	2,480,000	\$ -	\$ 32,397	\$ 224,402	\$ 469,112	\$ 489,966	\$ 499,940	\$ 510,114	\$ 254,069					\$ 2,480,000
Local Tax Reimbursement	\$	5,520,000	\$ -	\$ 73,349	\$ 508,071	\$ 1,033,291	\$ 1,109,351	\$ 1,131,934	\$ 1,154,968	\$ 509,036					\$ 5,520,000
MSF Activities Reimbursement Balance	\$	8,000,000	\$ 7,894,254	\$ 7,161,781	\$ 5,659,378	\$ 4,060,061	\$ 2,428,187	\$ 763,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$	9,336,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935,852	\$ 1,733,508	\$ 1,768,748	\$ 1,804,690	\$ 1,841,355	\$ 1,252,846	\$ 9,336,999
State Tax Reimbursement	\$	2,894,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,422	\$ 531,076	\$ 541,872	\$ 552,884	\$ 564,117	\$ 438,099	\$ 2,894,470
Local Tax Reimbursement	\$	6,442,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669,430	\$ 1,202,432	\$ 1,226,876	\$ 1,251,806	\$ 1,277,238	\$ 814,747	\$ 6,442,529
Total EGLE Reimbursement Balance	\$	9,336,999	\$ 9,336,999	\$ 9,336,999	\$ 9,336,999	\$ 9,336,999	\$ 9,336,999	\$ 9,336,999	\$ 8,401,147	\$ 6,667,639	\$ 4,898,891	\$ 3,094,201	\$ 1,252,846	\$ -	\$ -
Local Only Costs	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement ²	\$	17,336,999	\$ -	\$ 105,746	\$ 732,473	\$ 1,502,403	\$ 1,599,317	\$ 1,631,874	\$ 1,665,082	\$ 1,698,957	\$ 1,733,508	\$ 1,768,748	\$ 1,804,690	\$ 1,841,355	\$ 1,252,846
LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposits	\$	-	\$ 7,960	\$ 55,132	\$ 113,084	\$ 120,379	\$ 122,829	\$ 125,329	\$ 127,879	\$ 130,479	\$ 133,131	\$ 135,837	\$ 138,596	\$ 141,412	\$ 1,352,047
State Tax Capture	7.0%	\$ -	\$ 2,439	\$ 16,890	\$ 35,309	\$ 36,879	\$ 37,630	\$ 38,396	\$ 39,177	\$ 39,973	\$ 40,786	\$ 41,615	\$ 42,460	\$ 43,323	\$ 414,877
Local Tax Capture	7.0%	\$ -	\$ 5,521	\$ 38,242	\$ 77,775	\$ 83,500	\$ 85,199	\$ 86,933	\$ 88,702	\$ 90,506	\$ 92,345	\$ 94,222	\$ 96,136	\$ 98,089	\$ 937,170

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

APPENDIX C

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



FLOODPLAIN LEGEND

- DENOTES BY GRAPHICALLY PLOTTING ONLY APPROXIMATE AREA WITHIN "ZONE X", AN AREA NOT WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA & IS OUTSIDE OF THE 0.2% ANNUAL CHANCE. (PER F.E.M.A. F.I.R.M.)
- DENOTES EXISTING FLOODPLAIN LINE PER F.I.R.M. MAP NO. 26161C0261E EFFECTIVE: APRIL 3, 2012
- DENOTES EXISTING FLOODWAY LINE PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 3, 2012
- DENOTES SURVEYED FLOODPLAIN LINE AS CALCULATED PER F.I.S. AND FIRM
- DENOTES SFHA - FLOODPLAIN (ELEVATION VARIES) PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 3, 2012
- DENOTES SFHA - FLOODWAY (ELEVATION VARIES) PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 3, 2012

SNOW NOTE

SURVEY COMPLETED UNDER EXTREME SNOW CONDITIONS, AND EXACT LOCATION OF PAVEMENT, CURBS, AND SURFACE STRUCTURES MAY NOT BE SHOWN.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE AE AND ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26161C0261E, BEARING AN EFFECTIVE DATE OF 04/03/2012.

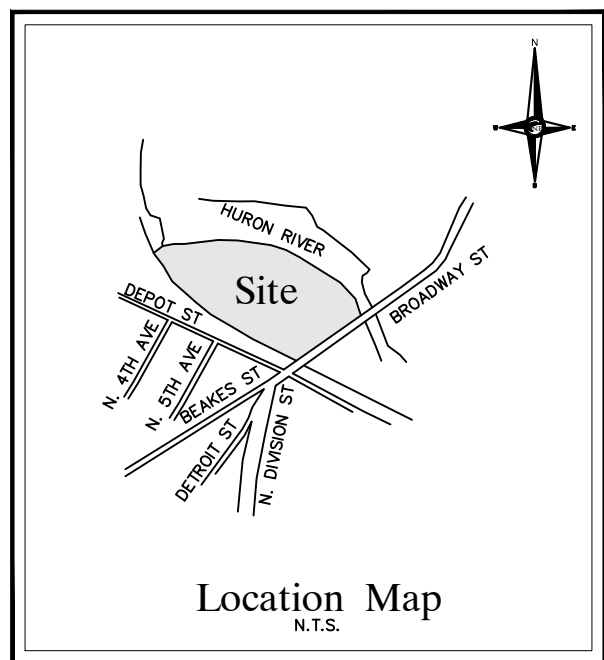
LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
UTILITY POLE	EX. R.Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
LIGHT POLE	LIGHT POLE
SIGN	SIGN
ELECTRIC RISER	ELECTRIC RISER
EXISTING GAS MAIN	EXISTING GAS MAIN

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER A073390660, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 01-11-2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.



DENOTES BY GRAPHICALLY PLOTTING ONLY APPROXIMATE
 AREA WITHIN "ZONE X", AN AREA NOT WITHIN A 100 YEAR
 SPECIAL FLOOD HAZARD AREA & IS OUTSIDE OF THE 0.2%
 ANNUAL CHANCE. (PER F.E.M.A. F.I.R.M.)

-

A PUBLIC DIGIT TICKET NUMBER A073390660, PURSUANT TO MICHIGAN
MISS ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE
TO THE PRESENCE OF UNDERGROUND FACILITIES, THE SURVEYOR
OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT
REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED
ON 01-11-2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES
WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR
AS DEPICTED BY THE UTILITY COMPANY RECORDS. THE SURVEYOR
IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CLIENT AND/OR THEIR
AUTHORIZED AGENTS SHALL VERIFY WITH THE FACILITY OWNERS
AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND
EXACTNESS OF THE UTILITIES LOCATION.

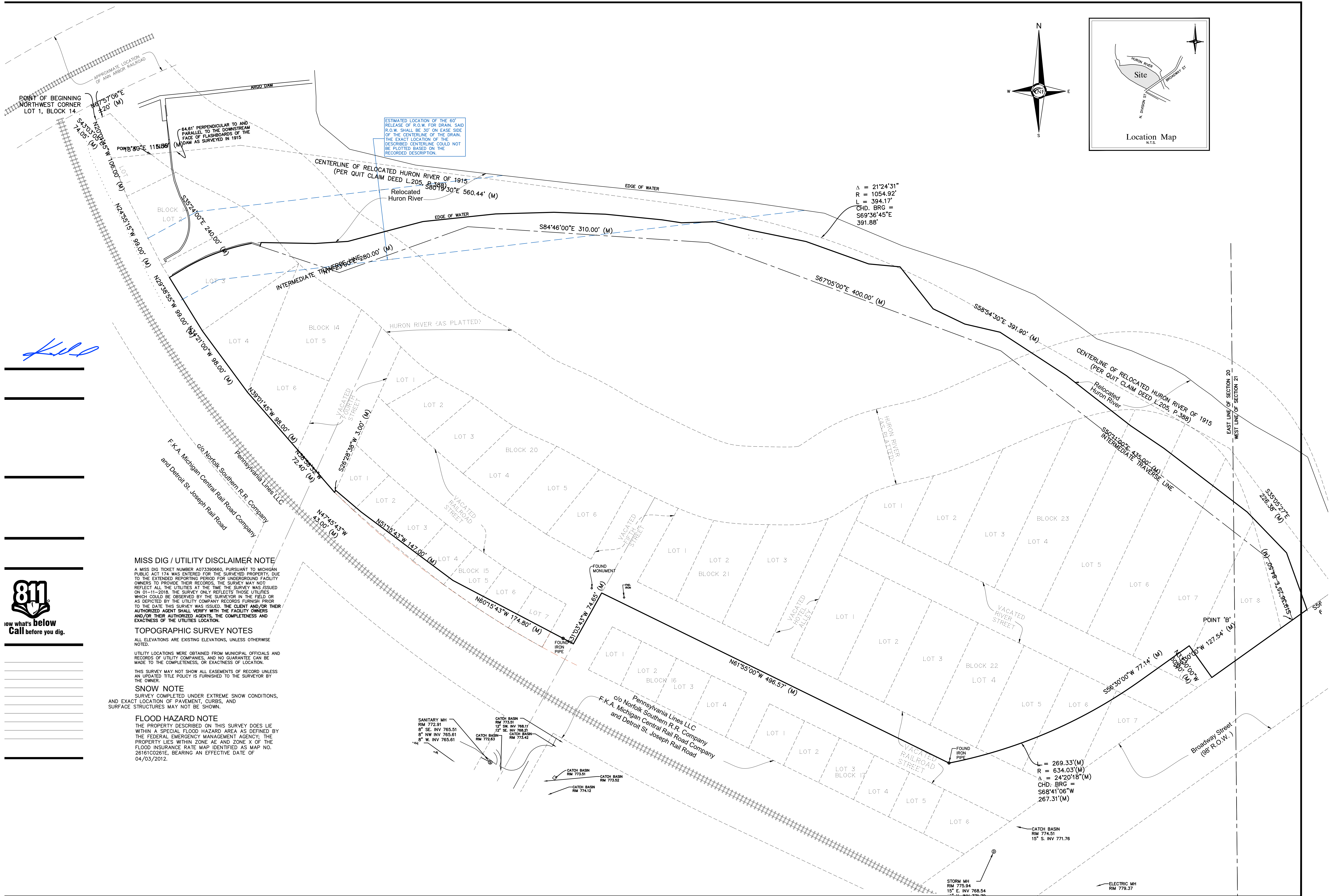
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS
AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY
THE OWNER.

LEGEND

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	ELECTRIC RISER
	EXISTING GAS MAIN



PARCEL 1, 2 AND 3 ALL DESCRIBED BY SURVEY AS FOLLOWS:

Blocks 14, 15, 20, 21, 22 and 23 and vacated Fourth Street, vacated Fifth Street, vacated Hotel Alley, vacated Railroad Street and vacated River Street of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber M of Deeds, Page 191, Washtenaw County Records, EXCEPT land conveyed to the Michigan Central Railroad Company as recorded in Liber 86 of Deeds, page 105 on in Liber 450, page 79, Washtenaw County Records and the land between the Huron River (As Platted) and the centerline of the relocated Huron River as described in Quit Claim Deed recorded in Liber 205 of Deeds, page 388, Washtenaw County Records, all being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of said Block 14; thence North 67 degrees 57 minutes 06 seconds East along the North line of said Block 14, 20 feet more or less to the Huron River (As Platted); thence South 43 degrees 03 minutes 05 seconds East along the East line of said Block 14, 74.05 feet to Point 'A', said point being 64.61 feet from and perpendicular to the downstream face of the flashboards of the concrete dam across the river at a point midway between the face of the retaining walls of said dam, as surveyed in 1915 according to said Quit Claim Deed as recorded in Liber 205 of Deeds, page 388; thence the following (5) five courses along the centerline of the relocated Huron River: 1) North 86 degrees 18 minutes 30 seconds East, also being 64.61 feet from and perpendicular to the downstream face of said flashboards, as surveyed in 1915 according to the Quit Claim Deed as recorded in Liber 205 of Deeds, page 388, 115.39 feet, 2) South 80 degrees 19 minutes 30 seconds East, 560.44 feet, 3) 394.17 feet along the arc of a curve to the right, radius of 1054.92 feet, central angle of 21 degrees 24 minutes 31 seconds, chord bearing of South 69 degrees 36 minutes 45 seconds East, 391.88 feet, 4) South 58 degrees 54 minutes 30 seconds East, 391.90 feet and 5) South 35 degrees 05 minutes 27 seconds East, 226.38 feet to the intersection of the centerline of the Huron River and the West line of Broadway Street (88 feet wide); thence South 56 degrees 30 minutes 00 seconds West along the West line of Broadway Street, 88.00 feet to a point being distant of South 35 degrees 24 minutes 00 seconds East, 240.00 feet and North 71 degrees 23 minutes 00 seconds East, 280.00 feet and South 84 degrees 46 minutes 00 seconds East, 310.00 feet and South 67 degrees 05 minutes 00 seconds East, 400.00 Feet and South 50 degrees 11 minutes 00 seconds East, 435.00 feet and South 19 degrees 36 minutes 25 seconds East, 84.50 feet along a Traverse Line from said Point 'A'; thence continuing along the West line of said Broadway Street, South 56 degrees 30 minutes 00 seconds West, 127.54 feet; thence the following (15) fifteen courses along the Northerly line of the Michigan Central Railroad: 1) North 33 degrees 30 minutes 00 seconds West, 50.00 feet, 2) South 56 degrees 30 minutes 00 seconds West, 77.14 feet, 3) 269.33 feet along the arc of a curve to the right, radius of 634.03 feet, central angle of 24 degrees 20 minutes 18 seconds, chord bears South 68 degrees 41 minutes 06 seconds West, 267.31 feet to a point on the centerline of said vacated Railroad Street, 4) North 61 degrees 55 minutes 00 seconds West along said centerline of vacated Railroad Street, 496.57 feet to a point on the centerline of said vacated Fifth Street, 5) South 31 degrees 03 minutes 43 seconds West along said centerline of Fifth Street, 74.65 feet, 6) North 60 degrees 15 minutes 43 seconds West, 174.80 feet, 7) North 51 degrees 15 minutes 43 seconds West, 147.00 feet, 8) North 47 degrees 45 minutes 43 seconds West, 43.00 feet to a point on the East line of said vacated Fourth Street, 9) South 26 degrees 28 minutes 38 seconds West, 3.00 feet to the Southwest corner of said Block 15, 10) North 38 degrees 58 minutes 32 seconds West, 72.40 feet to the Southerly corner of said Block 14, 11) North 39 degrees 01 minute 45 seconds West, 98.00 feet to the Northwest corner of Lot 6 of said Block 14, 12) North 34 degrees 21 minutes 00 seconds West, 98.00 feet to the Northwest corner of Lot 4 of said Block 14, 13) North 29 degrees 38 minutes 55 seconds West, 99.00 feet to the Northwest corner of Lot 3 of said Block 14, 14) North 24 degrees 55 minutes 15 seconds West, 99.00 feet to the Northwest corner of Lot 2 of said Block 14 and 15) North 20 degrees 01 minute 45 seconds West, 106.00 feet to the Point of Beginning.

LEGAL DESCRIPTION - PER TITLE COMMITMENT

The land situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

PARCEL 1: Blocks 14,15 and 20, ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, according to the plat thereof as recorded in Liber M of Deeds, page 191, Washtenaw County Records, EXCEPTING THEREFROM, a piece of land lying along the South end or side of said Blocks, conveyed to the Michigan Central Rail Road Company, as recorded in Liber 86 of Deeds, page 105, Washtenaw County Records, and described as follows: Commencing at a point on the Northerly line of the Michigan Central Railroad right-of-way Fifty (50) feet Easterly from the West line of Fifth (5th) Ave. as originally platted; thence curving to the right on a curve of Twelve Hundred and Seven (1207) feet radius, a distance of Fifty (50) feet to a point on the West line of said Ave. which point is the Southeast corner of Lot Seven (7), in Block Fifteen (15), ORMSBY & PAGE'S ADDITION; thence on a continuation of said curve a distance of Three Hundred Forty-two and One-half (342 1/2) feet, more or less, to the East line of Fourth (4th) Ave., as originally platted; thence Northerly on the East line of said Fourth Ave., a distance of Three (3) feet; thence South Forty-eight (48) degrees East a distance of Forty-three (43) feet; thence South Fifty-one and One-half (51 1/2) degrees East, a distance of One Hundred Forty-seven (147) feet to a stake; thence South Sixty and One-half (60 1/2) degrees East, a distance of One Hundred Fifty (150) feet, more or less, to a stake on the Westerly line of said Fifth (5th) Ave; thence Southerly on the Westerly line of said Fifth (5th) Ave. a distance of Twenty-three feet Nine inches (23' 9") to the Southeast corner of Lot Seven (7) aforesaid, which circumscribes by the foregoing description the piece of ground hereby conveyed on the Southerly side of said Block Fifteen.

PARCEL 2: Blocks 21,22, and 23, ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, according to the plat thereof as recorded in Liber M of Deeds, page 191, Washtenaw County Records and the lands lying within the boundaries of Fifth Street, Fourth Street, Hotel Alley, Railroad Street,

EXCEPTING THEREFROM, portion conveyed to the Michigan Central Rail Road Company as recorded in Liber 450, page 79, Washtenaw County Records, and described as follows:

- a) Beginning at the intersection of the West line of Broadway Street with the center line of Railroad Street as originally platted; thence Westerly One Hundred Twenty-one (121) feet along the center line of said Railroad Street to a point; thence Northerly Two Hundred Twenty-seven (227) feet on a curve of Twelve (12) degrees and Four (4) minutes to the left, to a point on the center line of River Street as originally platted Fifty (50) feet distant measured at right angles from the West line of Broadway; thence Easterly along the center line of said River Street Fifty-seven (57) feet to the West line of Broadway; thence Southerly along the West line of Broadway to Place of Beginning, said strip of land being part of Lots 5, 6 and 7 of Block 22 of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, recorded July 4th, 1838, in Liber M of Deeds, page 191,
- b) The Southerly half (S 1/2) of closed portion of Railroad Street adjacent to Blocks 16 and 17, ORMSBY & PAGE'S ADDITION, as originally platted and the alley between Blocks Sixteen (16) and Seventeen (17),
- c) So much of the East half (1/2) of Fifth (5th) Ave. as originally platted as lies Southerly of the center line of Railroad Street an originally platted, Westerly of and adjacent to Lot One (1), Block sixteen (16) of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR and so much of the West half (W 1/2) of Fifth (5th) Ave. an originally platted, lying Easterly of and adjacent to the Southerly Twenty-three and Seventy-five Hundredths (23.75) feet of Lot Seven (7), Block Fifteen (15) of said ORMSBY & PAGE'S ADDITION, and
- d) A strip of land fifty (50) feet in width measured at right angles from the West line of Broadway extending Northerly from the centerline of River Street as originally platted to the Huron River, the same being part of Lots 7 and 8 of Block 23 of ORMSBY AND PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, according to the plat thereof as recorded in Liber M of Deeds, page 191, Washtenaw County records. ALSO: Beginning at a point on the Northwestern line of Broadway Street which is located fifty (50) feet Northeastly, measured along said street line, from its intersection with the centerline of River Street as originally platted; thence Northeastly, along the Northwestern line of Broadway Street, a distance of one hundred thirty (130) feet, more or less, to the Huron River; thence Northwesternly, at right angles to the Northwesternly line of Broadway Street, a distance of fifty (50) feet; thence Southwesterly, at an equal distance from and parallel to the Northwesternly line of Broadway Street, a distance of one hundred thirty (130) feet, more or less; thence Southeastly, at right angles to the last described course, a distance of fifty (50) feet to the place of beginning, and being a part of Lots Seven (7) and Eight (8) of Block Twenty-three (23) of ORMSBY AND PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan as recorded in Liber M of Deeds, Page 191, Washtenaw County records.

PARCEL 3: All that certain piece or parcel of land situate and being a portion of the East 1/2 of the Southeast 1/4 of Section 20 Town 2 South, Range 6 East, City of Ann Arbor and a portion of the West 1/2 of the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, lying North of the above described land and South of the Huron River.

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APPENDIX D

PROJECT CONCEPTUAL DRAWINGS

PROJECT USE - DEFINED			USE CLASSIFICATION	VEHICULAR PARKING REQUIRED*	COUNT	BIKE PARKING REQUIRED	Type A	Type B	Type C
Residential Uses	104	units	Multiple-family Dwelling	1.5 space per unit	156	1 space/5 units (50% A and 50% C)	11		11
**Hotel Rooms	132	rooms	Hotels/motels	0.75 space / room	99	1 space/30 rooms (100% A)	5		
Restaurant/Brewery	5000	SF	Restaurants	1 space per 100 SF floor area	50	1 space/750 SF (50% B and 50% C)		3	4
	5000	SF	Limited manufacturing, research and development labs	1 space per 600 SF floor area	8	1 space/6000 SF (100% B)		1	
Commercial/Retail	10,900	SF	Retail stores/centers less than 300,000 SF	1 space per 310 SF floor area	35	1 space/3000 SF (50% B and 50% C)		2	2
Pavilion (Incl. Concessions)	7,800	SF	Dance halls, assembly halls and convention halls	1 space per 100 SF floor area	78	1 space/1000 SF (100% C)			8
				TOTAL REQUIRED	451		16	6	25
				Structured - L1 + L2	276				
				Surface (including on-street)	210				
				TOTAL PROVIDED	486				
General Recreation (Including Skating and Livery)			N/A	Estimated Demand	35				
Flex Parking / Plaza / Event Parking			N/A	Estimated Demand	25				
				Total Additional Provided	60				

NOTES

PARKING APPROACH

1. PARKING WILL BE ALLOWED ON EACH SIDE OF THE ROAD IN DESIGNATED PARKING SPOTS. TWO PARKING LOTS WILL BE AVAILABLE ON THE EAST AND WEST SIDE OF THE SITE AS WELL AS THE TOP LEVEL OF THE PARKING DECK FOR MOTEL, FOOD AND BEVERAGE, RETAIL AND PAVILION PATRONS. THE FIRST FLOOR OF THE PARKING DECK WILL BE RESERVED FOR RESIDENTS. THE SOUTHERN PARKING LOT WILL BE RESERVED FOR VALET PARKING FOR HOSPITALITY USE.

LANDMARK TREES
 PROPOSED BRUSH LINE
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 RETAINING WALL
 STANDARD CURB AND GUTTER
 SETBACK LINE
 DECK
 PERMEABLE PAVEMENT

Applicant:
THE ROXBURY GROUP
ON BEHALF OF:
LOWER TOWN
PARTNERS, LLC

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ISSUED FOR	REV	DATE
CONCEPTUAL PUD RESPONSE	D	27 NOV 18
CONCEPTUAL PUD PLAN	C	19 OCT 18
PC PRE-APPLICATION MEETING	B	08 OCT 18
REZONING / AREA PLAN	A	23 AUG 18

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
CONCEPTUAL PUD PLAN



SCALE 10420

PROJECT NUMBER

CS100

DRAWING NUMBER







*Passionate People Building
and Revitalizing our World*

