

DRAFT

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN FOR THE
MAPLE SHOPPES
REDEVELOPMENT PROJECT**

Prepared by:

Aldi Foods, Inc. (Michigan)
2625 N. Stockbridge Road
Webberville, MI 48892
Contact Person: David Kapusansky
Phone: 517-521-3907

Chelsea Land Company Maple, LLC
206 S. Fifth Avenue, Suite #175
Ann Arbor, MI 48104
Contact Person: Mr. Rene Papo
Phone: 734-663-0645

AKT Peerless Environmental Services
22725 Orchard Lake Road
Farmington, Michigan 48336
Contact Person: Anne Jamieson-Urena
Phone: 248-615-1333

Last Revision Date: 09/24/08

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

TABLE OF CONTENTS

	PROJECT SUMMARY	1
I.	INTRODUCTION	I-2
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-3
	B. Basis of Eligibility	II-4
	C. Summary of Eligible Activities	II-4/5
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-6
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-6
	F. Michigan Business Tax Credit	II-7
	G. Duration of Plan	II-7
	H. Effective Date of Inclusion	II-7
	I. Displacement/Relocation of Individuals On Eligible Property	II-7
	J. Local Site Remediation Revolving Fund (LSRRF)	II-7
III.	ATTACHMENTS	
	A. Site Maps	A
	B. Legal Description(s)	B
	C. Table 1 - Estimated Cost of Eligible Activities	E
	D. Table 2 - TIF Table	F

DRAFT

PROJECT SUMMARY

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

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

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

I. INTRODUCTION

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

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

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

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

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

II. GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

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

West Portion of the Property

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

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

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

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

East Portion of the Property

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

On April 21 and 22, 2008, AKT Peerless conducted a subsurface investigation at the subject property to address the environmental concerns identified during their Phase I ESA. AKT Peerless (1) completed a geophysical survey, (2) drilled 17 soil borings, (3) installed five temporary monitoring wells, and (4) collected soil and groundwater samples for laboratory analyses. AKT Peerless submitted soil and groundwater samples for

laboratory analyses of waste oil parameters. The laboratory analytical results of the groundwater samples indicate that concentrations of several VOCs, and lead exceeded MDEQ GRCC for Drinking Water, Groundwater Surface Water Interface Criteria, Groundwater Volatilization to Indoor Air Inhalation Criteria, and/or Groundwater Contact Criteria. Based on laboratory analytical results, the Property meets the definition of a “facility”, as defined in Part 201 of Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act (PA) 451, 1994, as amended.

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

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

Description of Eligible Activities	Estimated Cost
1. Phase I, Phase II, BEA	\$ 40,107
2. Due Care Plan	\$ 10,000
3. Storage Tank Removal (MEGA activity)	\$ 14,500
4. UST and Contaminated Soil Removal	\$ 145,500
5. Contaminated Soil Removal at floor drain	\$ 46,000
6. Asbestos Abatement activities	\$ 85,000
7. Removal of Hazardous Materials (hydraulic hoists)	\$ 25,000
8. Demolition	\$ 78,600
9. Site Preparation - removal of septic fill	\$ 44,000
10. Environmental assessment of septic fill	\$ 6,000
11. Site Preparation - removal of poor fill/grubbing/grading/civil engineering	\$ 204,000
12. Public Infrastructure Improvement	\$ 81,090
13. Disposal of fill material (MDEQ activity)	\$ 80,000
14. Workplan review fees (MDEQ \$1500, MEGA \$2000)	\$ 3,500
15. Environmental Consulting/project management (\$7500 MDEQ, \$7500 MEGA)	\$ 15,000
16. Contingency (15%)	\$ 131,745
17. Interest (3% on MDEQ and Local only Environmental Activities depreciated	\$ 41,282
Eligible Activities to be funded by TIF (excluding interest)	\$ 1,010,042
Eligible Activities to be funded by TIF (including interest)	\$ 1,051,324
Authority Administrative Costs	\$ 52,571
Local Site Revolving Fund	\$ 105,132
Total Eligible Activities to be funded by TIF	\$ 1,209,027

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in Table 1, see Attachment C. The Brownfield Authority will reimburse the developer interest on the Eligible Activities in the amount of 3% yearly pending MDEQ and WCBRA, WCBOC approvals not to exceed \$200,000 for this Brownfield Plan. Table 2 (see Attachment D) depicts MDEQ and local only depreciated interest. We have included this allowance in case of projects delays, and or reimbursement delays.

It is currently anticipated construction will begin in Fall 2008 and eligible activities will be completed within 24-36 months.

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

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

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

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

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

in 2009 with the first significant increase in taxable value of approximately \$1,853,532 beginning in 2010.

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

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

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

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

Washtenaw County, using funding from their USEPA Petroleum Assessment Grant financed ~\$50,550 of the costs related to completion of BEA activities at the site to define the extent of the contamination at the Property. The remaining eligible activities are to be financed solely by the Developer (see Table 1). The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the County or the Authority for the costs of eligible activities under this Plan.

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

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

F. Michigan Business Tax Credit

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

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

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

H. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$105,132.

III. ATTACHMENTS

ATTACHMENT A

Site Maps

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

ATTACHMENT C

Table 1 - Estimated Cost of Eligible Activities

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

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

ATTACHMENT D

Table 2 - TIF Tables

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

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Land and Real Property Taxable Value*	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968	\$ 543,968
Comm. Tax Increment Value (increase of 1%)	\$ 2,397,500	\$ 2,421,475	\$ 2,445,690	\$ 2,470,147	\$ 2,494,848	\$ 2,519,797	\$ 2,544,995	\$ 2,570,445	\$ 2,596,149	\$ 2,622,110	\$ 2,648,332	\$ 2,674,815	
Incremental Difference (New Taxes-Existing)	\$ 1,853,532	\$ 1,877,507	\$ 1,901,722	\$ 1,926,179	\$ 1,950,880	\$ 1,975,829	\$ 2,001,027	\$ 2,026,477	\$ 2,052,181	\$ 2,078,142	\$ 2,104,364	\$ 2,130,847	
School Taxes - Millage													
School Operating	18.000000	\$ 33,364	\$ 33,795	\$ 34,231	\$ 34,671	\$ 35,116	\$ 35,565	\$ 36,018	\$ 36,477	\$ 36,939	\$ 37,407	\$ 37,879	\$ 38,355
State Educ Tax	6.000000	\$ 11,121	\$ 11,265	\$ 11,410	\$ 11,557	\$ 11,705	\$ 11,855	\$ 12,006	\$ 12,159	\$ 12,313	\$ 12,469	\$ 12,626	\$ 12,785
Total School Taxes -	24.000000												\$ 573,088
Local Taxes - Millage													
Ann Arbor City Combined	11.793400	\$ 21,859	\$ 22,142	\$ 22,428	\$ 22,716	\$ 22,923	\$ 23,302	\$ 23,599	\$ 23,899	\$ 24,202	\$ 24,508	\$ 24,818	\$ 25,130
Refuse Collection	2.467000	\$ 4,573	\$ 4,632	\$ 4,692	\$ 4,752	\$ 4,813	\$ 4,874	\$ 4,937	\$ 4,999	\$ 5,063	\$ 5,127	\$ 5,191	\$ 5,257
Library	1.921400	\$ 3,561	\$ 3,607	\$ 3,654	\$ 3,701	\$ 3,748	\$ 3,796	\$ 3,845	\$ 3,894	\$ 3,943	\$ 3,993	\$ 4,043	\$ 4,094
AATA	2.056000	\$ 3,811	\$ 3,860	\$ 3,910	\$ 3,960	\$ 4,011	\$ 4,062	\$ 4,114	\$ 4,166	\$ 4,219	\$ 4,273	\$ 4,327	\$ 4,381
Washtenaw County Operating	5.462200	\$ 10,124	\$ 10,255	\$ 10,388	\$ 10,521	\$ 10,656	\$ 10,792	\$ 10,930	\$ 11,069	\$ 11,209	\$ 11,351	\$ 11,494	\$ 11,639
Washtenaw County Community College	3.405600	\$ 6,312	\$ 6,394	\$ 6,477	\$ 6,560	\$ 6,644	\$ 6,729	\$ 6,815	\$ 6,901	\$ 6,989	\$ 7,077	\$ 7,167	\$ 7,257
Intermediate School General Operating	0.098400	\$ 182	\$ 185	\$ 187	\$ 190	\$ 192	\$ 194	\$ 197	\$ 199	\$ 202	\$ 204	\$ 207	\$ 210
HCMA	0.214600	\$ 398	\$ 403	\$ 408	\$ 413	\$ 419	\$ 424	\$ 429	\$ 435	\$ 440	\$ 446	\$ 452	\$ 457
Intermediate School Special Ed	3.876100	\$ 7,184	\$ 7,277	\$ 7,371	\$ 7,466	\$ 7,562	\$ 7,659	\$ 7,756	\$ 7,855	\$ 7,954	\$ 8,055	\$ 8,157	\$ 8,259
Total Local Taxes	31.294700												\$ 288,026
Local Debt or Special Assessment (NC)													
School Debt	1.138600	\$ 2,110	\$ 2,138	\$ 2,165	\$ 2,193	\$ 2,221	\$ 2,250	\$ 2,278	\$ 2,307	\$ 2,337	\$ 2,366	\$ 2,396	\$ 2,426
WCCC Debt	0.290000	\$ 538	\$ 544	\$ 551	\$ 559	\$ 566	\$ 573	\$ 580	\$ 588	\$ 595	\$ 603	\$ 610	\$ 618
City Debt	0.466100	\$ 864	\$ 875	\$ 886	\$ 898	\$ 910	\$ 921	\$ 933	\$ 945	\$ 957	\$ 969	\$ 981	\$ 993
Total School Yearly Incremental Taxes		\$ 44,485	\$ 45,060	\$ 45,641	\$ 46,228	\$ 46,821	\$ 47,420	\$ 48,025	\$ 48,635	\$ 49,252	\$ 49,875	\$ 50,505	\$ 51,140
Total Non-School Yearly Incremental Taxes		\$ 58,006	\$ 58,756	\$ 59,514	\$ 60,279	\$ 61,053	\$ 61,833	\$ 62,622	\$ 63,418	\$ 64,222	\$ 65,035	\$ 65,855	\$ 66,684
Total Combined Yearly Incremental Taxes		\$ 102,490	\$ 103,816	\$ 105,155	\$ 106,507	\$ 107,874	\$ 109,253	\$ 110,646	\$ 112,053	\$ 113,475	\$ 114,910	\$ 116,360	\$ 117,825
Administrative Fee Captured by the WCBRA	(5% of TIF eligible expenses)	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779	\$ 4,779
Yearly Total Taxes Available for Capture	=	\$ 97,711	\$ 99,037	\$ 100,376	\$ 101,728	\$ 103,099	\$ 104,474	\$ 105,867	\$ 107,274	\$ 108,696	\$ 110,131	\$ 111,581	\$ 113,054
Cumulative Taxes Captured for Reimbursement		\$ 97,711	\$ 196,748	\$ 297,124	\$ 398,853	\$ 500,952	\$ 603,426	\$ 706,305	\$ 809,584	\$ 913,273	\$ 1,017,373	\$ 1,121,963	\$ 1,227,017
Local Site Revolving Fund Capture	10% of TIF eligible expenses =	\$ 105,132	<	\$ 111,581	= One year capture						\$ 59,744	\$ 45,389	\$ 105,132
Cumulative Taxes Captured for Revolving Loan											\$ 59,744	\$ 105,132	\$ 164,876
Remaining Capture for LUG											\$ 72,436		
Reimbursed Local Only Env Exp Capture		\$ 40,751	\$ 10,188										
Reimbursed MDEQ Expenses			\$ 77,596	\$ 91,732	\$ 95,836	\$ 100,577							
Interest on Unpaid Environmental Expenses (3%)		\$ 12,475	\$ 11,253	\$ 8,644	\$ 5,892	\$ 3,017	\$ 41,282						
Total Unreimbursed Environmental Expenses		\$ 53,227	\$ 99,037	\$ 100,376	\$ 101,728	\$ 103,595							
School Taxes		\$ 45,060	\$ 45,641	\$ 46,228	\$ 46,821	\$ 47,420							
Local Taxes		\$ 53,227	\$ 53,977	\$ 54,735	\$ 55,500	\$ 56,277							
Unreimbursed Local Only Environmental Expenses	\$ 50,107	\$ 9,356	\$ -										
Unreimbursed Work Plan Environmental Expenses	\$ 365,741	\$ 365,741	\$ 288,145	\$ 196,413	\$ 100,577	\$ -							
Reimbursed MEGA Non-Environmental Expenses						\$ 5,915	\$ 104,474	\$ 105,867	\$ 107,274	\$ 108,696	\$ 110,131	\$ 51,837	
School Taxes						\$ 2,567	\$ 47,420	\$ 48,025	\$ 48,635	\$ 49,252	\$ 49,875	\$ 22,499	
Local Taxes						\$ 3,347	\$ 57,054	\$ 57,842	\$ 58,639	\$ 59,443	\$ 60,256	\$ 29,338	
Unreimbursed Non-Environmental Expenses		594,194				\$ 588,279	\$ 483,805	\$ 377,938	\$ 270,664	\$ 161,968	\$ 51,837	\$ -	

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

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

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

	Millage	Percentage
Local	31.2947	57%
State	24.0000	43%



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

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