



**THE CHARTER TOWNSHIP OF NORTHVILLE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
AGENDA**

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**Date:** March 27, 2023  
**Time:** 7:00 P.M.  
**Place:** Northville Township Assembly Room  
44405 6 Mile Road

**Call To Order:**

**Roll Call:** William Bufe, Jim Petrie, Matthew Heron, Ramanujam Ramanujam, Mark Knoth, Mike Nolta, Chris Roosen, Joe Vig, Janice Wilkiemeyer

**Approval of Minutes:** Brownfield Redevelopment Authority – September 26, 2022

**Presentation:** Legacy Park Committee Update – Treasurer Jason Rhines

**Brief Public Comments:** (Anyone wishing to comment on an agenda item, or any other matter, may do so at this time. Citizen Comments are requested to be limited to two minutes.)

**New Business:**

1. Charter Township of Northville (former Northville Psychiatric Hospital property)  
Representative: Mark Abbo, Township Supervisor  
Request: Summer 2022 Tax Increment Reimbursement  
Action: Motion to Approve: Payment to REIS in the amount of **\$3,033.05** from Summer 2022 local tax increment revenues (represents 2022 PPT received after last BRA meeting).
  
2. Charter Township of Northville (former Northville Psychiatric Hospital property)  
Representative: Mark Abbo, Township Supervisor  
Request: Winter 2022 Tax Increment Reimbursement  
Action: Motion to Approve: Payment to REIS in the amount of **\$298,428.02** from Winter 2022 local tax increment revenues.
  
3. Charter Township of Northville (former Northville Psychiatric Hospital property)  
Representative: Mark Abbo, Township Supervisor  
Request: April 2023 Debt Service Payment (P&I)  
Action: Motion to Approve: Payment to Bank of New York Mellon in the amount of **\$300,308.75**, including \$155,000.00 of principle and \$145,308.75 of interest.

4. Charter Township of Northville (former Scott Correctional Facility – Revolving Fund Capture)  
Representative: Mark Abbo, Township Supervisor  
Request: Summer 2022 Tax Increment Reimbursement  
Action: Motion to Approve: Payment to the Charter Township of Northville in the amount of **\$26,114.76** from Summer 2022 state and local tax increment revenues (represents 2022 taxes received after last BRA meeting).
  
5. Charter Township of Northville (former Scott Correctional Facility – Revolving Fund Capture)  
Representative: Mark Abbo, Township Supervisor  
Request: Winter 2022 Tax Increment Reimbursement  
Action: Motion to Approve: Payment to the Charter Township of Northville in the amount of **\$568,227.77** from Winter 2022 tax increment revenues

**Reports:**

Seven Mile Reserve Summary  
Demolition Financial Update

**Upcoming Meeting Dates:** September 25, 2023

**Discussion**

**Adjournment**



**THE CHARTER TOWNSHIP OF NORTHVILLE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES**

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**Date:** September 26, 2022  
**Time:** 7:00 P.M.  
**Place:** Northville Township Assembly Room  
44405 6 Mile Road

**Call to Order:** Chair Vig called the meeting to order at 7:01 P.M.

**Roll Call:**

Present: Matthew Heron, Mark Knoth, Mike Nolta, Jim Petrie, Chris Roosen, Joe Vig, Janice Wilkiemeyer

Absent: William Bufe, Joe Hige

Also present: Heidi LaFever, Assistant Finance Director  
Mark Abbo, Township Supervisor

**Approval of Minutes:** Brownfield Redevelopment Authority – May 10, 2022.

**MOTION by Petrie, support by Roosen,** to approve the May 10, 2022 minutes as submitted.

**Motion carried unanimously.**

Township Supervisor Abbo explained that the first three items on the agenda were regular business items to approve payments. The last four items were governance matters that needed attention.

Vice Chair Hige had indicated he would be resigning from the Authority. The Board of Trustees would make a recommendation for a new member, who would be approved by the BRA at their next meeting. Ram Ramanujam had indicated an interest in joining the Authority, and was here this evening. Chair Vig invited Mr. Ramanujam to comment.

Mr. Ramanujam, 44167 Cypress Point Drive, introduced himself to members of the Board, and made several remarks that highlighted his 33 years' experience (now

retired) as a manufacturing engineer at General Motors, and also spoke relative to his interest in civic engagement. Supervisor Abbo mentioned that Mr. Ramanujam had brownfield experience through his work at GM.

Chair Vig thanked Mr. Ramanujam.

Chair Vig thought the Brownfield Redevelopment Authority and the Legacy Park Committee should be working hand in hand, and a way should be found to facilitate that.

### **New Business:**

1. Charter Township of Northville (former Northville Psychiatric Hospital property)  
 Representative: Mark Abbo, Township Supervisor  
 Request: Summer 2022 Tax Increment Reimbursement  
 Action: Motion to Approve: Payment to REIS in the amount of **\$345,953.39** from Summer 2022 local tax increment revenues.

**MOTION by Heron, support by Petrie**, to approve payment to REIS in the amount of **\$345,953.39** from Summer 2022 local tax increment revenues.

### **Motion carried unanimously by voice vote.**

2. Charter Township of Northville (former Northville Psychiatric Hospital property)  
 Representative: Mark Abbo, Township Supervisor  
 Request: October 2022 Debt Service Payment (Interest Only)  
 Action: Motion to Approve: Interest payment to Bank of New York Mellon in the amount of **\$145,308.75**.

**MOTION by Petrie, support by Roosen**, to approve an interest payment to Bank of New York Mellon in the amount of **\$145,308.75**.

In response to questions, Assistant Finance Director LaFever explained that this was a 6-month payment for the bond. Payment had already been made; the approval was retroactive. The proposed by-law changes would give Finance Director Hillman formal approval to make future payments as the BRA Treasurer, prior to approval from the Board.

Township Supervisor Abbo further explained that the interest payment had a fixed rate.

### **Motion carried unanimously by voice vote.**

3. Charter Township of Northville (former Scott Correctional Facility - Revolving Fund Capture)  
 Representative: Mark Abbo, Township Supervisor  
 Request: October 2022 Debt Service Payment (Interest Only)

Action: Motion to Approve: Payment to the Charter Township of Northville in the amount of **\$774,492.79** from Summer 2022 state and local tax increment revenues.

**MOTION by Roosen, support by Petrie**, to approve payment to the Charter Township of Northville in the amount of **\$774,492.79** from Summer 2022 state and local tax increment revenues.

**Motion carried unanimously by voice vote.**

4. Charter Township of Northville  
 Representative: Mark Abbo, Township Supervisor  
 Request: To approve the Amended By-laws of the Charter Township of Northville Brownfield Redevelopment Authority ("Authority"), as prepared by the Township's brownfield attorney.

The purpose of the amended by-laws is to:

- 1) Revise the name of the Authority to correspond to the name in the Township Board Resolution approving the Authority, "Charter Township of Northville Brownfield Redevelopment Authority"
- 2) Clarify that the Authority Board of Directors is also the Board of Directors of the EDC, as was set forth in the Township Board Resolution approving the Authority.
- 3) Clarify that the Treasurer of the Authority may be a non-Director appointed by the Board, and to clarify that the three term limit does not apply to an appointed non-Director Treasurer.
- 4) Revise the Checks and Drafts section to allow the Board to delegate, by Resolution, to the Treasurer the authority to disburse funds that have been approved by the Township Board as part of its accounts payable process.

Action: Motion to Approve: To approve the By-Laws to the Charter Township of Northville Brownfield Redevelopment Authority, as amended, and to direct the Secretary to sign the revised by-laws.

**MOTION by Petrie, support by Roosen**, to approve the By-Laws to the Charter Township of Northville Brownfield Redevelopment Authority, as amended, and to direct the Secretary to sign the revised By-Laws.

Motion discussion

Member Heron expressed support for amendments one through three, but raised a concern regarding amendment four. The current provision required at least two members of the Board to approve a request for reimbursement. The amendment would allow the Township Treasurer to make disbursements independently of the Board.

Township Supervisor Abbo explained that the amendments reflected long -time Board practice and were drafted with the help of the township attorney. Payments made by the Board were budgeted which meant the payments had gone through the approval

process. Approval was needed for payments to reimburse the developer for completed work, payments to pay interest on bonded debt, and payments to reimburse Northville Township. If there was a problem with disbursements, the problem would not be related to the disbursement process. The Board would approve the disbursements after the fact, based on expenditures that occurred during the normal course of business. If the BRA did not approve by-law amendment 4, the Board would have to meet at least once a month in order to make the disbursement approvals.

Member Roosen noted that the payment of bills was a typical agenda item for City Councils and Township Boards, in order to approve staff to make payments, and that there was an annual audit to ensure that the Township was legally compliant.

Township Supervisor Abbo explained the process as follows:

- The misappropriation of Township funds was criminal.
- The Township was audited annually by Plante-Moran.
- Invoices were processed through a segregation of duties.
- The bank reconciliation process was approved by the Township Finance Director.
- Disbursements would have already been vetted and approved, and payment of disbursements would just be procedural.

Member Roosen said that local governments were held to a higher standard than the private sector, and that the intent of the BRA was to capture taxes that would otherwise be collected by other entities and to disperse the funds to the appropriate entities.

Chair Vig said that the amendments addressed a timing issue, in order to prevent the Township from defaulting on already approved payments. The by-laws amendment did not give the Finance Director authority to disburse funds that were not already approved.

Member Heron pointed out that the Board would not have the ability to discuss and agree on disbursement payments.

Chair Vig noted that the Board would not have any recourse if they felt unsatisfied for work that a contractor had performed under their obligations in their contract once the payment had been made.

Township Supervisor Abbo said that there was nominal risk of non-performance issues, but Northville Township had professional managers who would raise non-performance issues prior to payment. In addition, the Township would take action against non-performing contractors.

Member Petrie noted that the disbursements were for expenses that had already been incurred by the Board and that payment was for bills that had come due.

Chair Vig said there were two subsets of payables: 1) Contractual obligations such as debt service and reimbursements, and 2) The hiring of professional services. Contractual

obligations should be paid on time, and the amendments made sense functionally for meeting the Board's obligations, but the Board would lose control over payment to non-performing contractors.

Member Knoth pointed out that in Article IV, Section 3, the Board in should be clearly stated as the *Brownfield* Board.

After amendment and further discussion, the motion now read:

**MOTION by Petrie, support by Roosen**, to approve the amended By-Laws to the Charter Township of Northville Brownfield Redevelopment Authority, as presented and amended this evening, and to direct the Secretary to sign the revised by-laws. The amendments added this evening are:

- Page 7, Article IV, Section 3. Checks, Drafts, etc., line 5, change: . . . The Brownfield Board may . . .
- Page 7, Article IV, Section 3. Checks, Drafts, etc., line 2, change: . . . Brownfield Board, the . . .
- Page 7, Article IV, Section 3. Checks, Drafts, etc., line 3, change: . . . of invoices or obligations for work approved by or incurred by the Brownfield Board . . .

So that Article 4, Section 3 now reads, in its entirety:

Checks, Drafts, etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Authority, shall be signed by two officers of the Authority and in such manner as shall, from time to time, be determined by resolution of the Board. The Brownfield Board may also delegate to the Treasurer, by resolution of the Brownfield Board, the authority to disburse funds for payment of invoices or obligations for work approved by or incurred by the Brownfield Board that have been approved by the Township Board as part of its accounts payable procedure.

**Roll Call vote:**

<b>Petrie</b>	<b>yes</b>
<b>Heron</b>	<b>yes</b>
<b>Knoth</b>	<b>yes</b>
<b>Roosen</b>	<b>yes</b>
<b>Vig</b>	<b>yes</b>
<b>Wilkiemeyer</b>	<b>yes</b>
<b>Nolta</b>	<b>yes</b>
<b>Bufe</b>	<b>absent</b>
<b>Hige</b>	<b>absent</b>

**Motion carried 7-0.**

5. Charter Township of Northville  
Representative: Mark Abbo, Township Supervisor

Request: To formally appoint (name) as the Vice-Chair of the Authority.  
Action: Motion to Approve: To approve the appointment of (name) as Vice-Chair of the Authority.

**MOTION by Knoth, support by Petrie**, to pass for the day agenda item 5 until the next meeting.

**Motion carried unanimously by voice vote.**

6. Charter Township of Northville

Representative: Mark Abbo, Township Supervisor

Request: To formally appoint the Northville Township Finance and Budget Director as Treasurer of the Authority.

Action: Motion to Approve: To approve the appointment of the Northville Township's Finance and Budget Director as Treasurer of the Authority.

**MOTION by Petrie, support by Roosen**, to approve the appointment of the Northville Township Finance and Budget Director, Wendy Hillman, as Treasurer of the Authority.

Motion discussion

It came out in discussion that in this instance, the Finance and Budget Director should be identified by name, and not simply by title.

**Motion carried unanimously by voice vote.**

7. Charter Township of Northville

Representative: Mark Abbo, Township Supervisor

Request: In accordance with Article IV, Section 3 of the amended by-laws, Resolution 2022-1 delegates to the Treasurer the authority to disburse funds in accordance with the Northville Township's accounts payable process.

Action: Motion to Approve: To approve Resolution 2022-1 delegating to the Treasurer the authority to disburse funds, including tax increment revenue and revenue generated by other financing sources.

It came out in discussion that the newly amended by-laws stated that the Board may delegate authority to make disbursements to the Treasurer. Agenda Item 6 appointed the Treasurer, and this agenda item now gives the Treasurer, Wendy Hillman, authority to make disbursements.

**MOTION by Heron, support by Petrie**, to approve Resolution 2022-1 delegating to the Treasurer the authority to disburse funds, including tax increment revenue and revenue generated by other financing sources.

**Motion carried unanimously by voice vote.**



**Reports:**

Seven Mile Reserve Summary  
Demolition Update

Assistant Finance Director LaFever provided the following update from Director of Public Services Belair regarding the requested Seven Mile Reserve Summary and Demolition Update:

- Tree clearing and site prep was complete.
- Building 14 was fully abated. The Township was planning to save Building 14 for future re-use.
- Building 17 was fully abated and demolished.
- Buildings L, M, N, and O were fully abated and awaiting demolition.
- Building 3 was currently being abated.
- Building H was currently being abated.
- Building C abatement would begin in October.

In response to questions, Township Supervisor Abbo said that that demolition was ahead of schedule and was now scheduled to be completed in 2023. Demolition was coming in under budget: cost would be \$10.5M instead of the budgeted \$12M. The Board will be discussing possible disposition of the remaining \$1.5M along with \$2.5M from the sale of property at 5 Mile and Beck; potentially the \$4M total could be used for improvements to Legacy Park, including new Police and Fire Department facilities and a new public service building, along with new trailheads for hiking and skiing.

Preserving Building 14 would preserve some of the legacy of the original hospital campus; it would likely be used for storage initially.

**Upcoming Meeting Date:** March 27, 2023 and September 25, 2023.

**Adjournment**

**Motion by Heron, support by Knoth, to adjourn.**

**Motion carried unanimously by voice vote.**

Meeting was adjourned at 8:01 pm.

**Brownfield Redevelopment Authority**  
**Summary Spreadsheet**  
**Request for Reimbursement Approval**

Development Reimbursement Expenditures				Interest	Baseline Environmental Assessment Activities	Due Care Investigation	Lead and Asbestos Abatement	Demolition	Site Preparation	Infrastructure Improvements	WCLBFT Admin Fees	Brownfield plan/work plan preparation and review	Total
Invoice Date	Vendor	Invoice #	Previous Balance										
10/1/2014	REIS	1	Site work	\$ -	\$ -	\$ 194,242	\$ -	\$ -	\$ 1,545,439	\$ 3,990,920	\$ 132,660	\$ 75,000	\$ 5,938,261
8/23/2019	REIS	2	Borrow Pit	-	-	-	465,000.00	1,035,000.00	-	-	-	-	1,500,000.00
8/23/2019	REIS	3	Interest - Borrow Pit	38,956.89	-	-	-	-	-	-	-	-	38,956.89
9/22/2020	REIS	4	Interest	1,114,066.42	-	-	-	-	-	-	-	-	1,114,066.42
9/22/2020	REIS	5	Site work	-	-	-	-	-	884,311.00	3,269,113.00	-	-	4,153,424.00
			Less amount over \$10 million cap	-	-	-	-	-	-	(91,684.59)	-	-	(91,684.59)
<b>Total Amount Requested</b>				<b>\$ 1,153,023.31</b>	<b>\$ -</b>	<b>\$ 194,241.78</b>	<b>\$ 465,000.00</b>	<b>\$ 1,035,000.00</b>	<b>\$ 2,429,749.89</b>	<b>\$ 7,168,348.33</b>	<b>\$ 132,660.00</b>	<b>\$ 75,000.00</b>	<b>\$ 12,653,023.31</b>

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E (1) = \$ 10,000,000.00  
E (2) = \$ 1,500,000.00

Invoice Date	Vendor	Invoice #	Date Invoice	Paid	Check #	Amount	Interest	Baseline Environmental Assessment Activities	Due Care Investigation	Lead and Asbestos Abatement	Demolition	Site Preparation	Infrastructure Improvements	WCLBFT Admin Fees	Brownfield plan/work plan preparation and review	total
10/1/2014	REIS	1	11/18/2014	118999		\$ 241,832.87	\$ -	\$ -	(140,007.41)	\$ -	\$ -	\$ -	\$ -	(101,825.46)	\$ -	(241,832.87)
10/1/2014	REIS	1	4/3/2015	120269		160,177.86	-	-	(54,234.37)	-	-	(75,108.95)	-	(30,834.54)	-	(160,177.86)
10/1/2014	REIS	1	10/2/2015	122047		118,392.96	-	-	-	-	-	(118,392.96)	-	-	-	(118,392.96)
10/1/2014	REIS	1	11/27/2015	122556		20,000.00	-	-	-	-	-	-	-	-	(20,000.00)	(20,000.00)
10/1/2014	REIS	1	4/8/2016	123688		122,998.73	-	-	-	-	-	(122,998.73)	-	-	-	(122,998.73)
10/1/2014	REIS	1	10/7/2016	125278		149,523.29	-	-	-	-	-	(149,523.29)	-	-	-	(149,523.29)
10/1/2014	REIS	1	4/7/2017	126798		2,985.66	-	-	-	-	-	(2,985.66)	-	-	-	(2,985.66)
10/1/2014	REIS	1	4/7/2017	126798		189,079.49	-	-	-	-	-	(189,079.49)	-	-	-	(189,079.49)
10/1/2014	REIS	1	10/6/2017	128226		1,458.87	-	-	-	-	-	(1,458.87)	-	-	-	(1,458.87)
10/1/2014	REIS	1	10/6/2017	128226		198,749.59	-	-	-	-	-	(198,749.59)	-	-	-	(198,749.59)
10/1/2014	REIS	1	4/6/2018	129970		175,937.36	-	-	-	-	-	(175,937.36)	-	-	-	(175,937.36)
10/1/2014	REIS	1	4/6/2018	129970		3,752.00	-	-	-	-	-	(3,752.00)	-	-	-	(3,752.00)
10/1/2014	REIS	1	10/12/2018	132206		213,306.08	-	-	-	-	-	(213,306.08)	-	-	-	(213,306.08)
10/1/2014	REIS	1	3/27/2019	134141		2,170.06	-	-	-	-	-	(2,170.06)	-	-	-	(2,170.06)
10/1/2014	REIS	1	3/27/2019	134141		186,005.65	-	-	-	-	-	(186,005.65)	-	-	-	(186,005.65)
8/23/2019	REIS	2	8/30/2019	135765		1,538,956.89	(38,956.87)	-	-	(465,000.00)	(1,035,000.00)	-	-	-	-	(1,538,956.87)
10/1/2014	REIS	1	10/4/2019	136157		253,343.91	-	-	-	-	-	(105,970.20)	(147,373.71)	-	-	(253,343.91)
10/1/2014	REIS	1	3/20/2020	138150		7,636.24	-	-	-	-	-	(7,636.24)	-	-	-	(7,636.24)
10/1/2014	REIS	1	3/20/2020	138150		209,321.85	-	-	-	-	-	(209,321.85)	-	-	-	(209,321.85)
10/1/2014	REIS	1	10/2/2020	139853		294,577.01	-	-	-	-	-	(294,577.01)	-	-	-	(294,577.01)
10/1/2014	REIS	1	4/6/2021	EFT 1578		241,086.25	-	-	-	-	-	(241,086.25)	-	-	-	(241,086.25)
10/1/2014	REIS	1	10/1/2021	EFT 1590		315,676.59	-	-	-	-	-	(315,676.59)	-	-	-	(315,676.59)
10/1/2014	REIS	1	3/28/2022	EFT 1636		277,741.98	-	-	-	-	-	(277,741.98)	-	-	-	(277,741.98)
10/1/2014	REIS	1	9/26/2022	EFT 1689		345,953.39	-	-	-	-	-	(345,953.39)	-	-	-	(345,953.39)
10/1/2014	REIS	1	Pending Approval			301,461.07	-	-	-	-	-	(260,615.63)	(40,845.44)	-	-	(301,461.07)
<b>Reimbursement Payment - TIR</b>						<b>\$ 5,572,125.65</b>	<b>\$ (38,956.87)</b>	<b>\$ -</b>	<b>\$ (194,241.78)</b>	<b>\$ (465,000.00)</b>	<b>\$ (1,035,000.00)</b>	<b>\$ (2,429,749.89)</b>	<b>\$ (1,256,517.09)</b>	<b>\$ (132,660.00)</b>	<b>\$ (20,000.00)</b>	<b>\$ (5,572,125.63)</b>
<b>Difference</b>						<b>\$ 5,572,125.65</b>	<b>\$ 1,114,066.44</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,911,831.24</b>	<b>\$ -</b>	<b>\$ 55,000.00</b>	<b>\$ 7,080,897.68</b>

The DAR contemplates approval of reimbursement requests for eligible activities from the NBRA. To the extent submission is approved by the NBRA, \$301,461.07 is eligible for reimbursement to REIS as follows:

	<b>Total</b>	<b>Total</b>	<b>Total</b>
	<b>2022 Summer</b>	<b>2022 Winter</b>	<b>Capture</b>
<b>Total Capturable Local</b>	\$ 3,033.05	\$ 330,499.85	\$ 333,532.90
<b>Total Capturable State</b>	1,438.50	233,934.98	235,373.48
<b>Total Capturable</b>	4,471.55	564,434.83	568,906.38
<b>Less: Local-only TIR from uncapping of ten-acre parcel (amount due to Township)</b>	-	(32,071.83)	(32,071.83)
<b>Less: Capturable State (amount due to Township)</b>	(1,438.50)	(233,934.98)	(235,373.48)
<b>Balance of local (amount due REIS)</b>	\$ 3,033.05	\$ 298,428.02	\$ 301,461.07



BNY MELLON

Vendor: BANKNEWY01

FIN-DR



The Bank of New York Mellon  
Corporate Trust  
2001 Bryan St., 11th Floor  
Dallas, TX 75201

Date: February 01, 2023  
Loan#: CT2125769  
RE : CHARTER TWP NORTHVILLE TAX BONDS

000137 XBNYMM01 000000  
CHARTER TOWNSHIP OF NORTHVILLE  
ATTN: FINACE DIRECTOR  
44405 SIX MILE ROAD  
NORTHVILLE, MI 48168

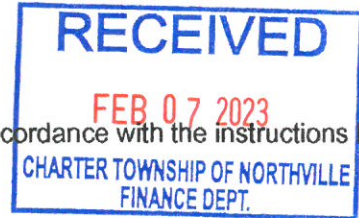
000137



Please be advised that payment in the amount of \$300,308.75 is due on 04/01/2023 for CHARTER TOWNSHIP OF NORTHVILLE BROWNFIELD REDEVELOPMENT AUTHORITY, COUNTY OF WAYNE, STATE OF MICHIGAN, TAX INCREMENT BONDS, SERIES 2021. The bondholder payment date is 04/01/2023. The details of the amount due are

	Amount in Dollars(\$)	
Principal	\$155,000.00	- 243-906-991.000
Interest	\$145,308.75	243-906-991.001
<b>Total Amount Due</b>	<b>\$300,308.75</b>	

Post Date: 2/1/2023  
Check Date: 2/17/2023



\*Refer to your governing docs for payment date rules\*

In order for us to ensure timely payments to Bondholders, funds must be sent in accordance with the instructions below.

If paying by wire, please include your account and loan number.

If paying by check, please include your account and loan number on your check.

**For DTCC eligible issues: FAILURE TO COMPLY WITH THE DTCC SAME DAY FUNDS SETTLEMENT (SDFS) REQUIREMENTS MAY RESULT IN LATE PAYMENT TO HOLDERS, LATE FEES AND LOSS OF DTCC ELIGIBILITY.**

If you are not in agreement with the information detailed on this bill, please contact George Gonzalez at (999)999-9999 or by email at George.Gonzalez@bnymellon.com.

E

-----PLEASE DETACH AND REMIT WITH CHECK PAYMENT-----

Payment Instructions:  
Wire Payments must be received by BNY Mellon before 11:00 E.S.T. on 04/01/2023.  
The Bank of New York Mellon  
ABA#: 021000018  
IMMS#: 5335268400  
Loan Account#: CT2125769

Check Payment Address:  
Check payments must be received by BNY Mellon 5 business days prior to 04/01/2023.  
The Bank of New York Mellon  
Debt Service Billing-Direct Pays  
P.O. Box 392005  
Pittsburgh, PA 15251-9005

**Amount Due: \$300,308.75**

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**Charter Township of Northville (NVT)  
Brownfield Redevelopment Project  
TIR Reimbursement Request**

Development Reimbursement Expenditures				Baseline Environmental Assessment Activities	Due Care Investigation	Lead and Asbestos Abatement	Demolition	Admin Fees	Accrued Interest	Total
Invoice Date	Vendor	Invoice #								
10/1/2019	Northville Township	1	Hospital Demolition Project	\$ -	\$ -	\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ 5,000,000
10/1/2019	Northville Township	1	Accrued Interest on Unpaid Balance	-	-	-	-	-	265,603.44	265,603
<b>Total Amount Requested</b>				-	-	5,000,000.00	-	-	265,603.44	5,265,603

Invoice Date	Vendor	Invoice #	Date Invoice Paid	Check #	Amount	Baseline Environmental Assessment Activities	Pre-Plan Approval Environmental/ Due Care Activities	Due Care Compliance Activities	Additional Response Activities	Admin Fees	Accrued Interest	Total
10/1/2019	Northville Township	1	10/9/2020	139938	\$ 487,518.89	\$ -	\$ -	\$ (427,518.89)	\$ -	\$ -	\$ (60,000.00)	\$ (487,518.89)
10/1/2019	Northville Township	1	4/9/2021	141901	\$ 363,127.15	-	-	(319,688.58)	-	-	(43,438.57)	(363,127.15)
10/1/2019	Northville Township	1	10/1/2021	143746	\$ 604,089.89	-	-	(563,688.36)	-	-	(40,401.53)	(604,089.89)
10/1/2019	Northville Township	1	4/1/2022	145711	\$ 468,047.85	-	-	(442,224.12)	-	-	(25,823.73)	(468,047.85)
10/1/2019	Northville Township	1	9/26/2022	147689	\$ 774,492.79	-	-	(751,764.63)	-	-	(22,728.16)	(774,492.79)
10/1/2019	Northville Township	1	Pending Approval		\$ 594,342.53	-	-	(553,173.13)	-	-	(41,169.40)	(594,342.53)
<b>Reimbursement Payment - TIR</b>					\$ 3,291,619.10	\$ -	\$ -	\$ (3,058,057.71)	\$ -	\$ -	\$ (233,561.39)	\$ (3,291,619.10)
<b>Balance Due NVT</b>						\$ -	\$ -	\$ 1,941,942.29	\$ -	\$ -	\$ 32,042.05	\$ 1,973,984.34

The Brownfield Redevelopment Authority has committed to repay the Township \$5 million dollars from the proceeds of the sale of the Five Mile property for costs incurred with the Seven Mile Property demolition project.

	Total Summer 2022	Total Winter 2022	Total 2022
Total Capturable Local	\$ 18,533.58	\$ 492,040.09	\$ 510,573.67
Total Capturable State	11,760.18	76,187.68	87,947.86
Total Capturable	30,293.76	568,227.77	598,521.53
Less: Amount due State ^ 3 mills of SET	(4,179.00)	-	(4,179.00)
<b>Balance of capture available to pay eligible expenses</b>	<b>\$ 26,114.76</b>	<b>\$ 568,227.77</b>	<b>\$ 594,342.53</b>

**Master Tax Capture  
Seven Mile Brownfield**

<b>Ending Reserve at December 31, 2022</b>	<b>\$ 378,479.73</b>
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	Township State	Township Local - Uncapped	Developer Local	
Plus Tax Increment Revenue:				
2022 Winter	233,934.98	32,071.83	298,428.02	564,434.83
2023 Summer	-	-	-	-
				<b>564,434.83</b>
Less Developer Reimbursement:				
2022 Winter				(298,428.02)
2023 Summer (Paid after 9/2023)				-
				<b>(298,428.02)</b>
Less Township Reimbursement:				
2022 Winter				-
2023 Summer (Paid after 9/2023)				-
				-
Less Debt Service Payments:				
Principle				(155,000.00)
Interest				(145,308.75)
Paying Agent Fee				-
				<b>(300,308.75)</b>

<b>Ending Reserve at December 31, 2023</b>	<b>\$ 344,177.79</b>
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Charter Township of Northville  
 Capital Projects Fund - Seven Mile Demolition  
 As of March 15, 2023

Sale Proceeds	\$	12,000,000.00	
Premium / Underswriter's Discount		(82,156.75)	75 basis points
Net Sale Proceeds		<u>11,917,843.25</u>	<i>Close December 8, 2021</i>
 Closing Costs:			
Arizent	Notice of Sale	1,705.00	
Bendzinski	Municipal Advisor	38,800.00	
Miller Canfield	Bond Counsel	47,500.00	
S&P Global	Rating Call	21,250.00	
SOM	Filing Fee	1,000.00	
Digital Muni	Official Stmt	4,000.00	
		-	
Total Closing Costs		<u>114,255.00</u>	
Beginning Bond Proceeds, Net of Closing Costs	\$	11,803,588.25	
Interest Income		197,482.12	Michigan Class
 Demolition Costs:			
Fleis & Vandenbrink		(165,363.14)	Construction Management
BDN		(435,100.00)	Demolition Compliance
Asbestos Abatement Inc		(6,307,791.05)	Demolition
Total Demolition Costs, to date		<u>(6,908,254.19)</u>	
<b>Remaining Bond Proceeds as of March 15, 2023</b>	<b>\$</b>	<b><u>5,092,816.18</u></b>	