

CHARTER TOWNSHIP OF NORTHVILLE
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR
THE MILL STREET STORAGE REDEVELOPMENT PROJECT

Prepared by:

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As adopted by the Northville Township Brownfield Redevelopment Authority: _____

And

As adopted by the Northville Township Board of Trustees: _____

Brownfield Plan for the Mill Street Storage Redevelopment Project

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the Charter Township of Northville, Michigan (the “Township”), the Township has established the Northville Township Brownfield Redevelopment Authority (the “BRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the Township. Inclusion of property within this Plan will facilitate financing of environmental department specific activities including baseline environmental site assessment activities, demolition and hazardous building material surveys and abatement, due care activities and response 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 Township and all taxing units located within and benefited by the BRA.

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.

This Plan is intended to be a living document, which 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 Plan describes the project to be completed and contains information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. **Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property comprising the eligible property consists of one (1) parcel totaling 4.15 acres located at 42975 Mill Street, Northville, Charter Township of Northville, Wayne County, MI (see Attachment A). The eligible property is currently developed with an approximate 71,000 square-foot vacant industrial building. Gravel-paved parking areas are located north, south, and west of the structure. Surrounding properties include light industrial properties and the Waterford Bend recreational area. The parcel qualifies as a “facility”.

The parcel and all real estate property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Parcel information is outlined below.

Address	42975 Mill Street, Northville, MI 48168
Parcel ID	77-054-01-0046-000
Owner	Mill Street Storage, LLC
Legal Description	14A46 LOT 46 SUPERVISORS NORTHVILLE PLAT NO 1 T1S R8E L66 P35 WCR

Mill Street Storage, LLC is the project developer (“Developer”) and owner of the Property. The project includes the rehabilitation of the existing structure for the use of a self-storage facility. It is currently anticipated that construction will begin in the Spring 2024 and eligible activities will be completed within eighteen months.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development or identified Developer may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by BRA in its sole discretion, to the project description are subject to the approval of the BRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for industrial purposes; and (b) the Property is determined to be a “facility” as defined by Act 381, as amended.

Applied Environmental (AE) prepared a Phase I Environmental Site Assessment (ESA) dated March 29, 2023, which identified the following Recognized Environmental Conditions (RECs): 1) The Property is a Baseline Environmental Assessment (BEA) and State

Hazardous Waste Site (SHWS) with documented facility-level contamination in soil and groundwater, 2) Longtime use of the Property for manufacturing/industrial operations, 3) Historical use of petroleum products to heat the Property building for an unknown period of time and lack of adequate verification sampling during the closure of the heating oil underground storage tank (UST), 4) Lack of verification sampling and possible contamination related to a derailed locomotive fuel spill, and 5) The presence of oil staining and wood flooring through the Property building.

As a result of the findings, AE completed a Phase II ESA in April 2023 to evaluate the RECs. The Phase II investigation consisted of the advancement of 12 Geoprobe borings (GP-1 through GP-12), installation of one temporary monitoring well, and the collection of 12 soil, one groundwater, and two wood flooring samples (WF-1 and WF-2) for various laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), and Michigan Ten Metals. Laboratory analysis of soil and groundwater samples revealed concentrations of contaminants either below laboratory reporting limits (RLs) or EGLE Part 201 Generic Residential Cleanup Criteria (GRCC), except for several contaminants identified in soil exceeding their respective EGLE Part 201 GRCC. Soil and groundwater analytical results also revealed concentrations of several contaminants in soil exceeding their respective EGLE Residential and/Nonresidential Volatilization to Indoor Air Pathway (VIAP) Screening Levels (September 2020). Laboratory analysis of wood floor samples revealed detected concentrations of PCBs.

In order to evaluate the soil gas under the slab of the Property building, AE conducted a sub-slab soil gas investigation on April 25, 2023. Three sub-slab vapor pins (VP-1 through VP-3) were installed near the southeastern corner of the Property building in the vicinity of GP-4 where concentrations of various VOCs and PNAs in soil exceeded the EGLE VIAP Screening Levels. Three sub-slab soil gas samples were collected and submitted for laboratory analysis of VOCs by Method TO-15 and PNAs by Method TO-13A. Analytical results revealed concentrations of PNAs below laboratory RLs and concentrations of VOCs either below laboratory RLs or EGLE VIAP Screening Levels (September 2020) for soil gas.

AE completed a BEA for the Property based on existing analytical data collected during various subsurface investigations at the Property in 1993, 1994, 2015, and 2023 (AE). The Property qualifies as a facility based on metals identified in groundwater and PNAs and metals in soil exceeding the EGLE Part 201 GRCC. Applicable pathways are described below:

- DWP/DW = Drinking Water Protection/Drinking Water Criteria (this can be eliminated as a viable pathway due to the availability of municipal water supply)
- GSIP/GSI = Groundwater Surface Water Interface Protection/Groundwater Surface Water Interface Criteria

AE completed a Hazardous Materials Survey at the Property on September 6, 2023. The survey consisted of inspecting the Property for the presence of suspect mercury-containing products, PCB lighting ballasts and sealants, chlorofluorocarbon (CFC) or hydrochlorofluorocarbon (HCFC) containing equipment, tritium exit signs, and universal wastes, as well as identifying components containing lead-based paint (LBP) by XFR testing.

The visual inspection identified numerous mercury- and PCB-containing equipment and/or materials, Other Universal Waste, as well as positive lead-paint surface results. No tritium-containing exit signs or CFC-containing equipment were observed within the Property building.

As a result of the existing findings, the Plan consists of the following on-going additional investigations and activities at the Property:

- Wood Floor and underlying material sampling: AE collected samples from the approximately 8,400 square feet of the wood flooring and/or underlying concrete material within the northern mezzanine space for waste disposal laboratory analysis. Samples will be variously analyzed for Toxicity Characteristic Leaching Procedure (TCLP) for VOCs, TCLP Michigan Ten Metals, PCBs, and/or mercury.
 - Mercury and PCBs were detected in the wood block flooring and underlying concrete
 - AE is working with the Environmental Protection Agency (EPA) to complete further analysis on the concrete flooring to determine if encapsulation or full removal and abatement of the concrete will be necessary, this is an ongoing activity.
- Abatement of mold and PCB universal waste disposal: The Hazardous Materials Survey Report completed by AE in September 2023 documents in detail the areas and materials for inclusion, which generally include the hydraulic cylinder fluid from the elevator, the wood floor, and selective concrete areas below the wood floor.
- Air monitoring during demolition: During demolition and removal activities, including the wood block floors, on-site asbestos and lead-based paint (LBP) air monitoring will be performed.
- Soil sampling for landfill classification: Based on the topographic survey of the Property completed by NF Engineers and geotechnical sampling completed by G2, AE was able to determine that selective fill material/soil will have to be disposed of at a Type II Landfill. A scope is being developed for management of the soil upon finalization of the site plan design approval and the Department of Environment Great Lakes and Energy (EGLE). Further description is included in the attached Table 1.
- Additional reporting and associated notifications to the State for demolition clearance.
- Completion of an Act 381 Work Plan for submittal, review and approval by EGLE for the capture of state property taxes for all of the associated Eligible Activities being requested under this Plan with the exception of Exempt Eligible Activities.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include: Phase I ESA, Phase II ESA, BEA Activities, Supplemental Phase II ESA, Demolition Activities and Hazardous Building Material Surveys and Abatement, Due Care Activities, and Response Activities and preparation and implementation of a Brownfield Plan and an Act 381 Work Plan.

The age of the building and associated hazardous building materials, contaminated soil and associated fill material, and groundwater present a significant challenge for any type of redevelopment to occur.

This purpose of this Brownfield Plan is to seek support for Tax Increment Financing to allow for the capture and reimbursement of new incremental property tax revenue created by the new development, to offset the cost necessary to complete BEA activities, hazardous building material survey, hazardous building material abatement, selective site and building demolition, soil management (disposal and transportation to a Type II Landfill) of soils being exported during the construction activities that can't be reused on site, other due care activities and response activities inclusive of engineering controls to mitigate GSI exposure to the Rouge River tributary, to prevent non-point source pollution inclusive of capping and installation of stormwater engineering controls and installation of special utility features will also be necessary (see Table 1 attached).

A detailed 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 Table 1 attached hereto as Attachment C. The eligible activities described in Attachment C are not exhaustive. Subject to the approval of BRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Attachment C.

Unless otherwise agreed to in writing by the BRA, all eligible activities shall commence within twenty four (24) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") Act 381 Work Plan, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed by the property owner in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer and the BRA desire to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the BRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of the Reimbursement Agreement (Attachment E) to be executed by the BRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381.

In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that BRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approval by the Michigan Department of

Environment, Great Lakes, and Energy (EGLE), as may be required pursuant to Act 381, or (ii) the Developer providing the BRA with evidence, satisfactory to BRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment C 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 BRA from the Property shall be governed by the terms of 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 and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment C. As long as the total costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan provides for the capture of tax increment revenues (TIF) to reimburse the Developer commencing in the 2025 property tax year and continuing through the 2042 property tax year for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement (see Attachment E). A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment D.

The following assumptions have been considered when creating the Tax Increment Financing tables and available revenue (TIR):

1. 2023 is the base year of the Brownfield Plan.
2. The first year of capture under the Brownfield Plan will be in the year 2025.
3. It is anticipated that the Brownfield Plan will only capture up to 16 years of tax increment revenues to be reimbursed to the Northville Township Brownfield Redevelopment Authority (BRA) for administrative and Local Brownfield Revolving Funds (LBRF), the State Revolving Loan Fund, and the Developer (12 years to the developer).
4. Administrative fees and/or LBRF
5. Department Specific Eligible Activities total \$1,736,491 to cover the eligible activity costs identified in Table 1 (Attachment C).
6. Tax Increment Finance Tables are included in Attachment D.
7. Interest is NOT being requested under this Plan.
8. An Act 381 Work Plan will be submitted to EGLE to allow for the approval of all Department Specific Activities being requested under this Brownfield Plan, other than those exempt activities under Act 381, as amended.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of BRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the BRA’s Local Brownfield Revolving Fund, as follows:

Estimated Total Years of Plan Developer/LBRF: 12 to 16				Developer Total Estimated Tax Reimbursement	\$ 1,736,491
				State Brownfield Redevelopment Fund Reimbursement	\$ 161,281
				Northville Township Administrative Reimbursement	\$ 133,529
				Northville Township LBRF Capture	\$ 638,516
				Total:	\$ 2,669,818

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	47.52%	\$ 825,181		\$ 825,181
Local	52.48%	\$ 911,310	\$ -	\$ 911,310
TOTAL				
MSF / EGLE	100%	\$ 1,736,491		\$ 1,736,491
Local only	0%		\$ -	\$ -

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (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 (5) years after the date of the governing body’s resolution approving this Plan.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer. The BRA 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 Township or the BRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement (Attachment E). The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the BRA to fund such reimbursements and does not obligate the BRA or the Township 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 this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

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

Interest is not being requested under this Plan.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

G. 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 governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses 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.

I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The BRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will

consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the BRA. 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 LBRF is estimated at **\$638,516.00**. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The BRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the BRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer's Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the Township or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I ESA, and if appropriate, a Phase II ESA, BEA, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed on the Property ("Environmental Documents").

Except as otherwise agreed to by the BRA, any breach of representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Maps

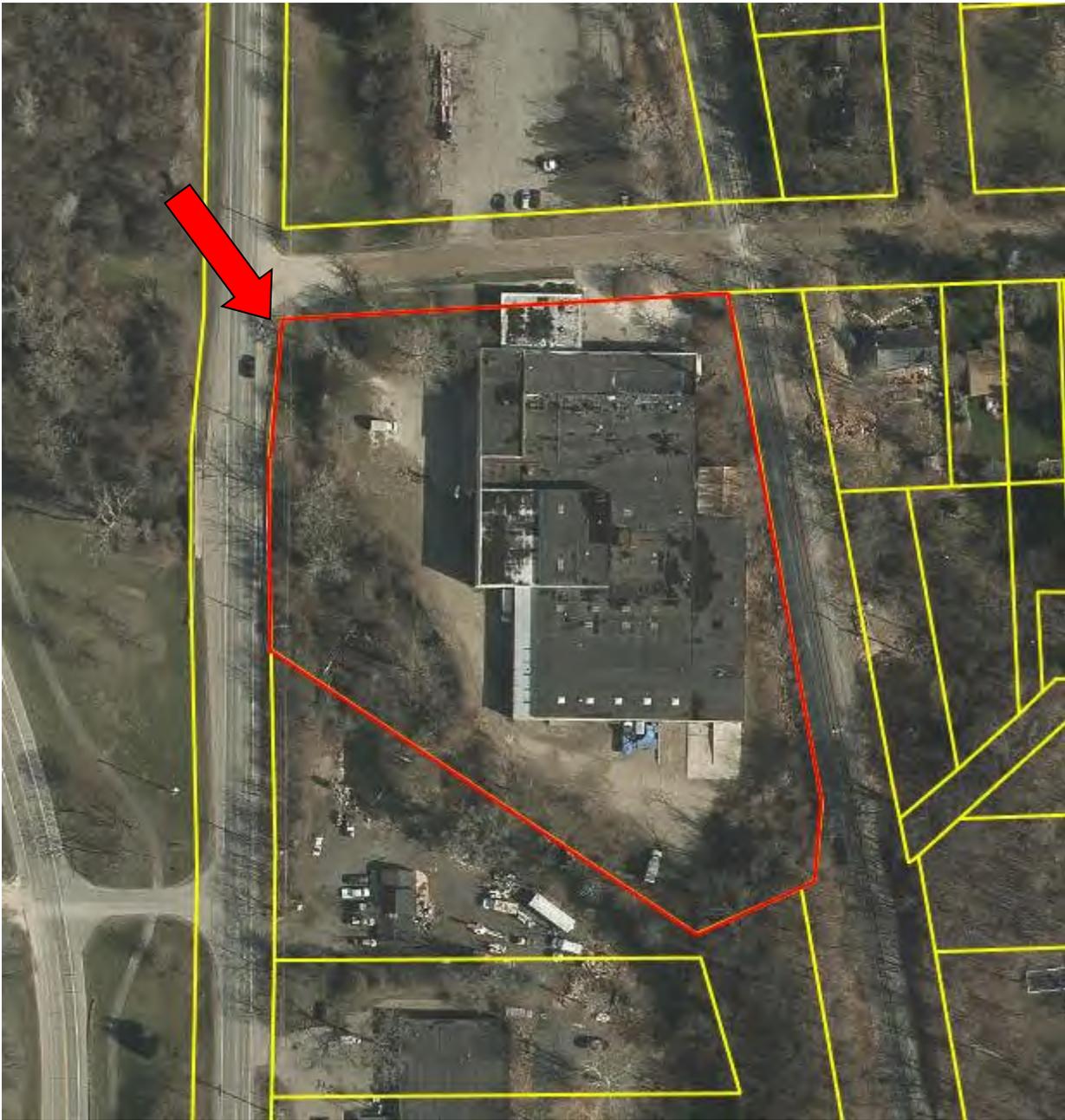
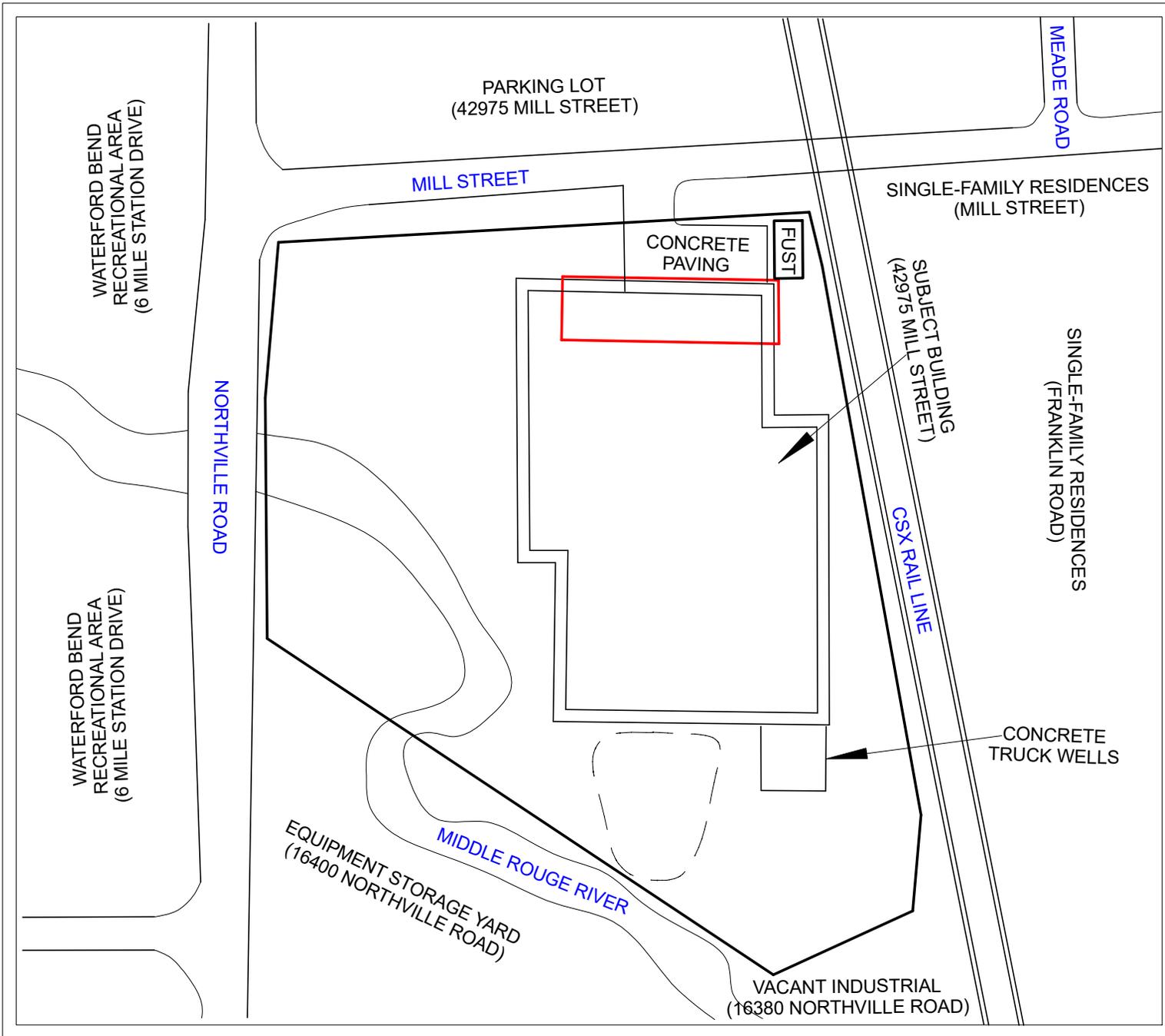


Figure 1
Site Location Map

 <p>APPLIED ENVIRONMENTAL 1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p>Ford Gauge Facility 42975 Mill Street Northville, Michigan 48168</p> <p>AE Project No. 23-5062PI</p>	 <p>North Unknown</p> <p>Source: Wayne County</p>
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NORTH
Not to Scale

Legend

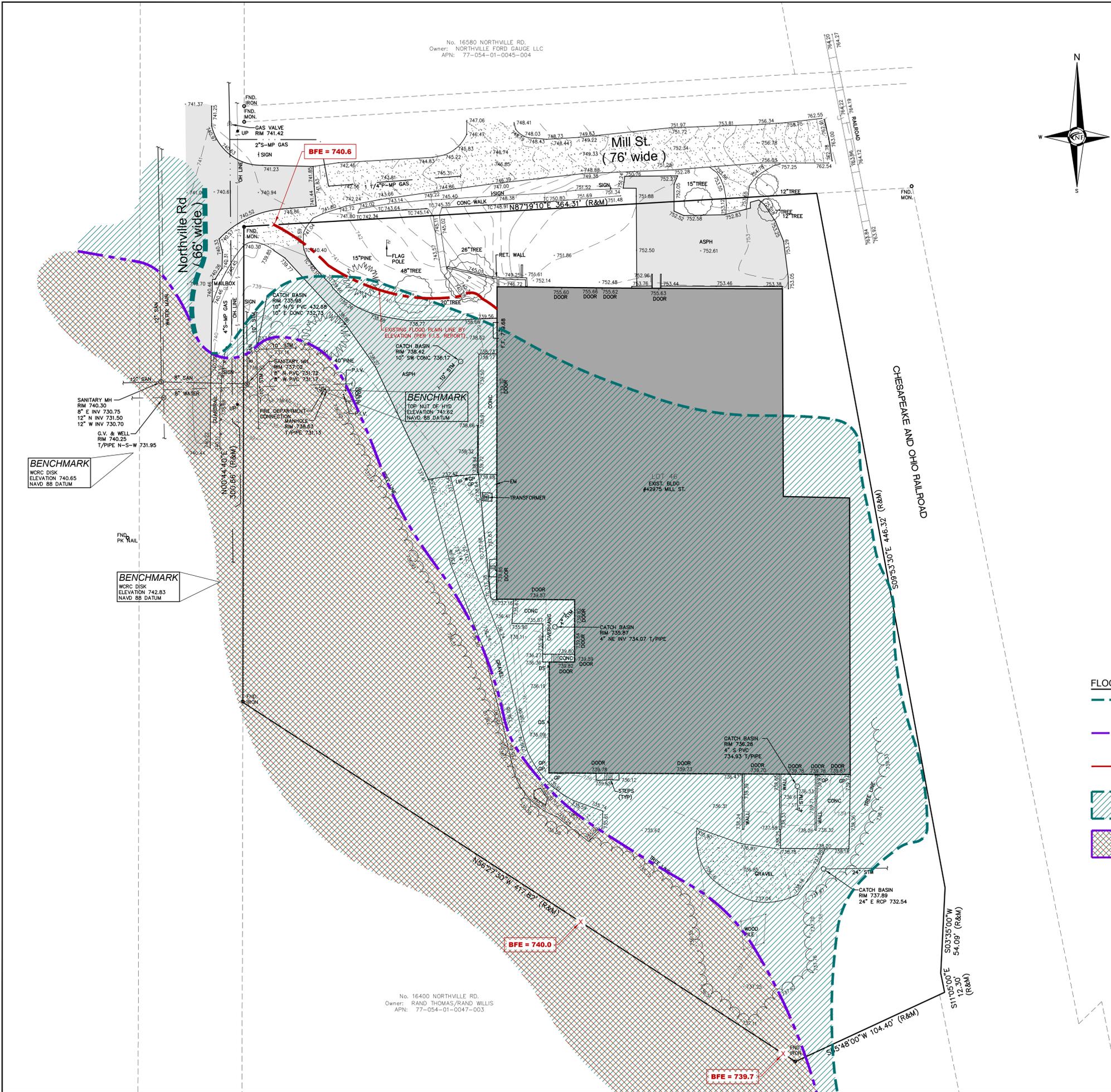
-  Approximate Subject Property Border
-  Original 1925 Construction
-  Former UST Location
-  Area of Soil Remediation

FIGURE 2
SITE DIAGRAM
3/23/2023

FORD GAUGE FACILITY
42975 MILL STREET
NORTHVILLE TOWNSHIP, MI 48168



Applied Environmental
1210 North Maple Road
Ann Arbor, Michigan 48103
(734) 975-1970



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257



PROJECT
 42975 Mill Street

CLIENT
 Mill Street Storage, LLC

Contact: Marc Nassif
 Phone: 248-496-6787
 Email: mnnassif@detroit-pm.com

PROJECT LOCATION
 Part of the NW 1/4
 of Section 14
 T. 1S, R. 8E
 Township of Northville,
 Wayne County, Michigan

LEGAL DESCRIPTION

LOT 46, "SUPERVISOR'S NORTHVILLE PLAT NO. 1", ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 66 OF PLATS, PAGE 35, WAYNE COUNTY RECORDS AND THAT PART OF LOT 49 OF SAID SUPERVISOR'S NORTHVILLE PLAT NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 66 OF PLATS, PAGE 35, WAYNE COUNTY RECORDS.

P.L.N.: 77-054-01-0046-000
 CONTAINING: 180,811 SQ. FT. OR 4.15 ACRES

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD PLAT.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE AE AND X OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C0037E BEARING AN EFFECTIVE DATE OF 2/2/12.

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED. THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

NOTE: DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2023102700864, 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 11/7/23. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY'S 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.

FLOOD PLAIN LEGEND

- DENOTES EXISTING FLOODPLAIN LINE PER FIRM MAP NO. 26163C0037E TO 39E EFFECTIVE: FEBRUARY 2, 2012
- DENOTES EXISTING FLOODWAY LINE PER FIRM MAP NO. 26163C0037E TO 39E EFFECTIVE: FEBRUARY 2, 2012
- DENOTES EXISTING FLOODPLAIN LINE BY ELEVATION (VARIES PER FIS) PER FIRM MAP NO. 26163C0037E TO 39E EFFECTIVE: FEBRUARY 2, 2012
- DENOTES SFHA - FLOODPLAIN BFE = 739.7 TO 740.6 (PER FIS) PER FIRM MAP NO. 26163C0037E TO 39E EFFECTIVE: FEBRUARY 2, 2012
- DENOTES SFHA - FLOODWAY BFE = 739.7 TO 740.6 (PER FIS) PER FIRM MAP NO. 26163C0037E TO 39E EFFECTIVE: FEBRUARY 2, 2012

LEGEND

- MANHOLE
- HYDRANT
- MANHOLE
- UTILITY POLE
- GUY WIRE
- 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
- EXISTING GAS MAIN

DRAWN BY:
 C. Herren

DESIGNED BY:
 -

APPROVED BY:
 K. Navaroli

DATE:
 11/16/23

SCALE: 1" = 30'

NFE JOB NO. **N853** SHEET NO. **1 of 1**



Scale: 1" = 60'

Legend

- GP-1 SOIL BORING LOCATION
- GP/TW-1 TEMPORARY WELL LOCATION
- WF-1 WOOD FLOOR SAMPLE LOCATION
- ORIGINAL 1925 CONSTRUCTION
- UST FORMER UST LOCATION
- - - AREA OF SOIL REMEDIATION
- E HYDRAULIC ELEVATOR

All soil results in ug/kg.
All groundwater results in ug/L.

VOCs - Volatile Organic Compounds
PNAs - Polynuclear Aromatic Hydrocarbons
PCBs - Polychlorinated Biphenyls
RLs - Laboratory Reporting Limits
GRCC - Generic Residential Cleanup Criteria

RED COLORED CONCENTRATIONS INDICATE LEVELS THAT EXCEED ONE OR MORE OF THE EGLE PART 201 GENERIC RESIDENTIAL CLEANUP CRITERIA

* INDICATE LEVELS THAT EXCEED THE EGLE VOLATILIZATION TO INDOOR AIR PATHWAY (VIAP) SCREENING LEVELS (SEPT 2020)

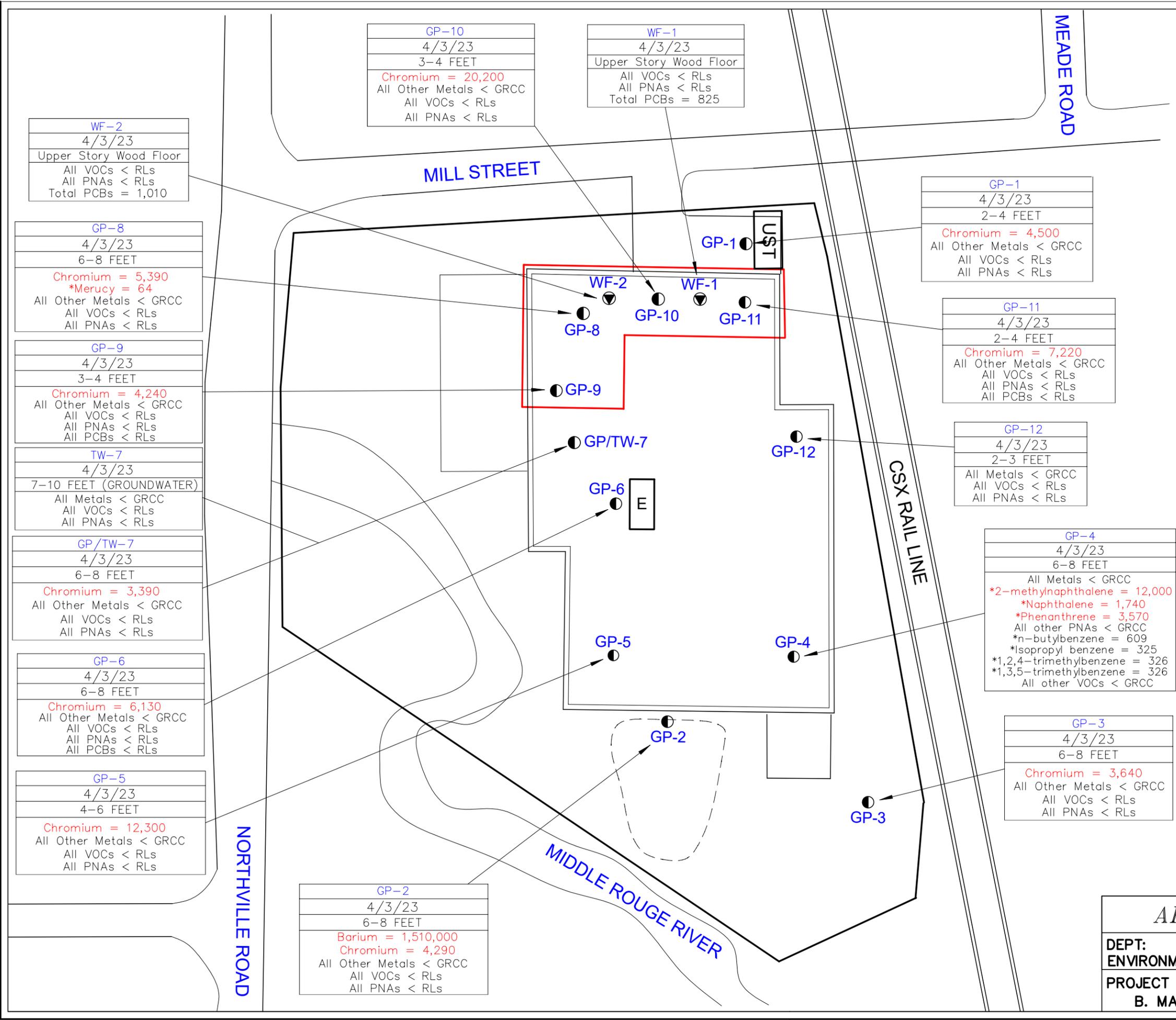


FIGURE 3

Soil Boring Locations and Analytical Results

APPLIED ENVIRONMENTAL		
DEPT: ENVIRONMENTAL	TITLE: SOIL & WATER RESULTS	DATE: 4/17/2023
PROJECT MGR: B. MANION	CLIENT: MARC NASSIF	PROJ. NUMBER: 23-5062PII

GP-10
4/3/23
3-4 FEET
Chromium = 20,200
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

WF-1
4/3/23
Upper Story Wood Floor
All VOCs < RLs
All PNAs < RLs
Total PCBs = 825

WF-2
4/3/23
Upper Story Wood Floor
All VOCs < RLs
All PNAs < RLs
Total PCBs = 1,010

GP-8
4/3/23
6-8 FEET
Chromium = 5,390
*Mercury = 64
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP-9
4/3/23
3-4 FEET
Chromium = 4,240
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs
All PCBs < RLs

TW-7
4/3/23
7-10 FEET (GROUNDWATER)
All Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP/TW-7
4/3/23
6-8 FEET
Chromium = 3,390
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP-6
4/3/23
6-8 FEET
Chromium = 6,130
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs
All PCBs < RLs

GP-5
4/3/23
4-6 FEET
Chromium = 12,300
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP-2
4/3/23
6-8 FEET
Barium = 1,510,000
Chromium = 4,290
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP-1
4/3/23
2-4 FEET
Chromium = 4,500
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP-11
4/3/23
2-4 FEET
Chromium = 7,220
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs
All PCBs < RLs

GP-12
4/3/23
2-3 FEET
All Metals < GRCC
All VOCs < RLs
All PNAs < RLs

GP-4
4/3/23
6-8 FEET
All Metals < GRCC
*2-methylnaphthalene = 12,000
*Naphthalene = 1,740
*Phenanthrene = 3,570
All other PNAs < GRCC
*n-butylbenzene = 609
*Isopropyl benzene = 325
*1,2,4-trimethylbenzene = 326
*1,3,5-trimethylbenzene = 326
All other VOCs < GRCC

GP-3
4/3/23
6-8 FEET
Chromium = 3,640
All Other Metals < GRCC
All VOCs < RLs
All PNAs < RLs

ADISTRA WAREHOUSE CONTAMINATED SOIL REMOVAL SAMPLE POINTS

F1
December 1993
Barium = 3,110,000
Chromium = 63,000
Metals < GRCC
All PNAs < RLs

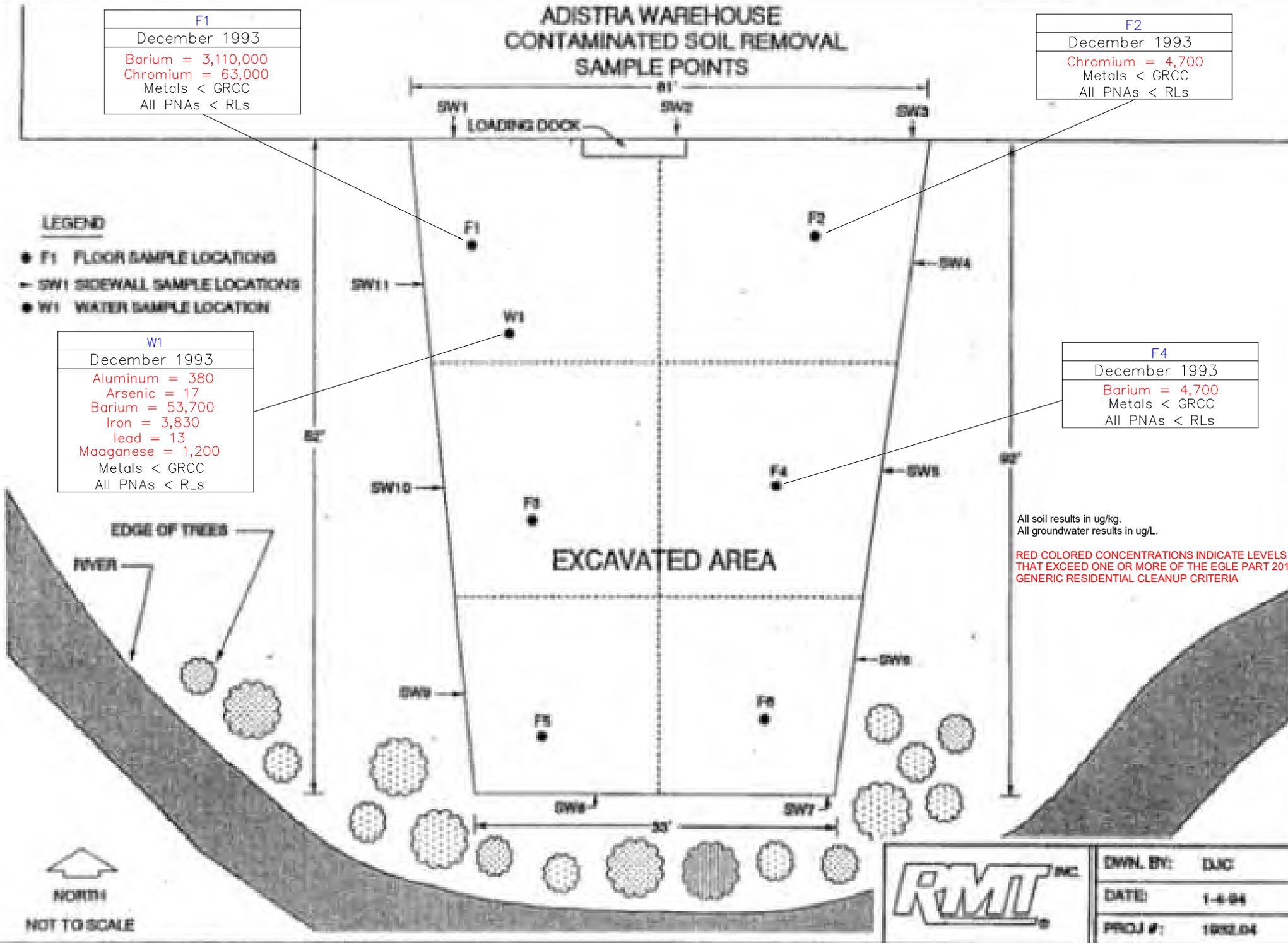
F2
December 1993
Chromium = 4,700
Metals < GRCC
All PNAs < RLs

LEGEND

- F1 FLOOR SAMPLE LOCATIONS
- SW1 SIDEWALL SAMPLE LOCATIONS
- W1 WATER SAMPLE LOCATION

W1
December 1993
Aluminum = 380
Arsenic = 17
Barium = 53,700
Iron = 3,830
lead = 13
Manganese = 1,200
Metals < GRCC
All PNAs < RLs

F4
December 1993
Barium = 4,700
Metals < GRCC
All PNAs < RLs



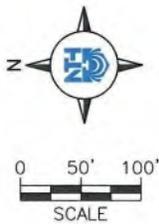
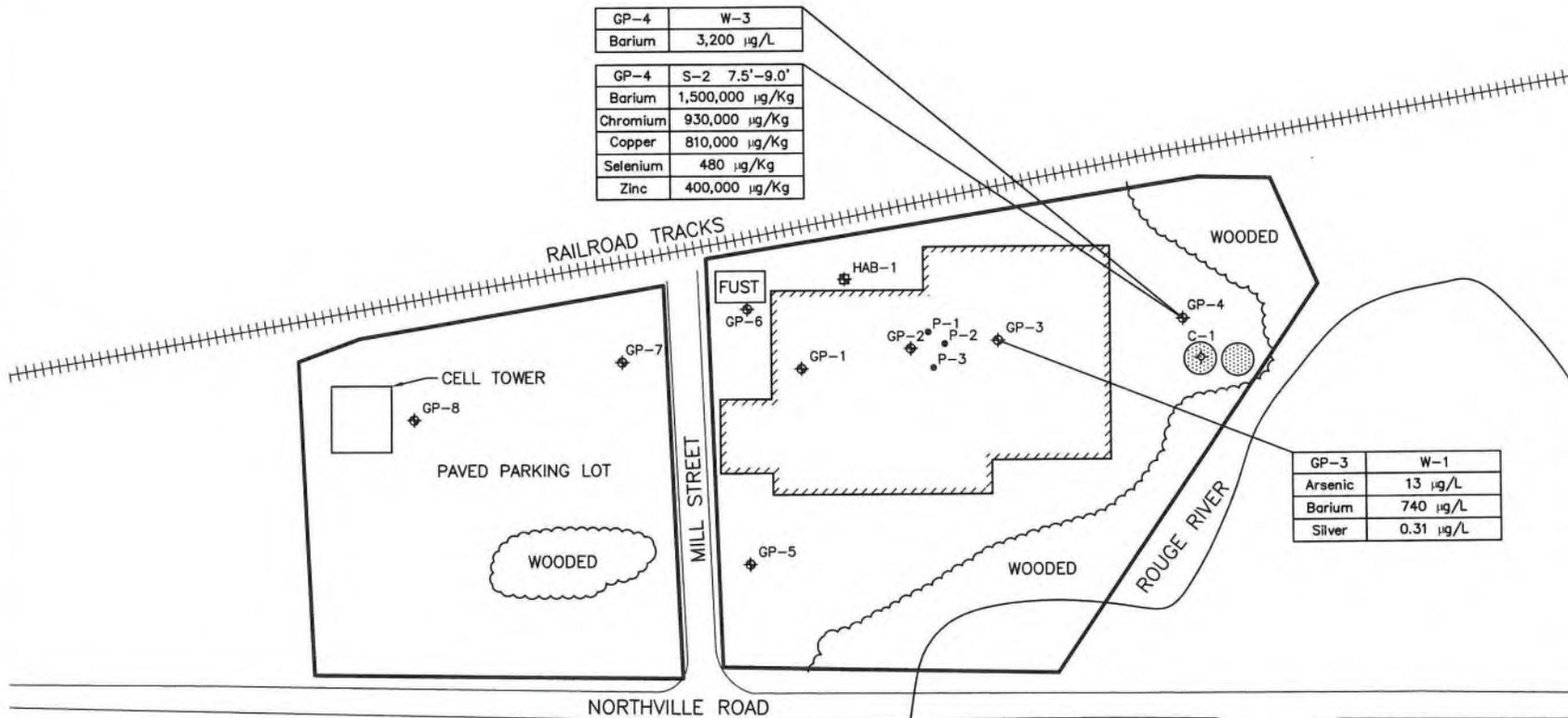
All soil results in ug/kg.
All groundwater results in ug/L.
RED COLORED CONCENTRATIONS INDICATE LEVELS THAT EXCEED ONE OR MORE OF THE EGLE PART 201 GENERIC RESIDENTIAL CLEANUP CRITERIA



DRAWN BY:	DJC
DATE:	1-4-04
PROJ #:	1992.04

NORTH
NOT TO SCALE

J:\2015\62-150175\reports\62-150175-esp.dwg Plotted: 10/13/2015 5:38 PM by agrant

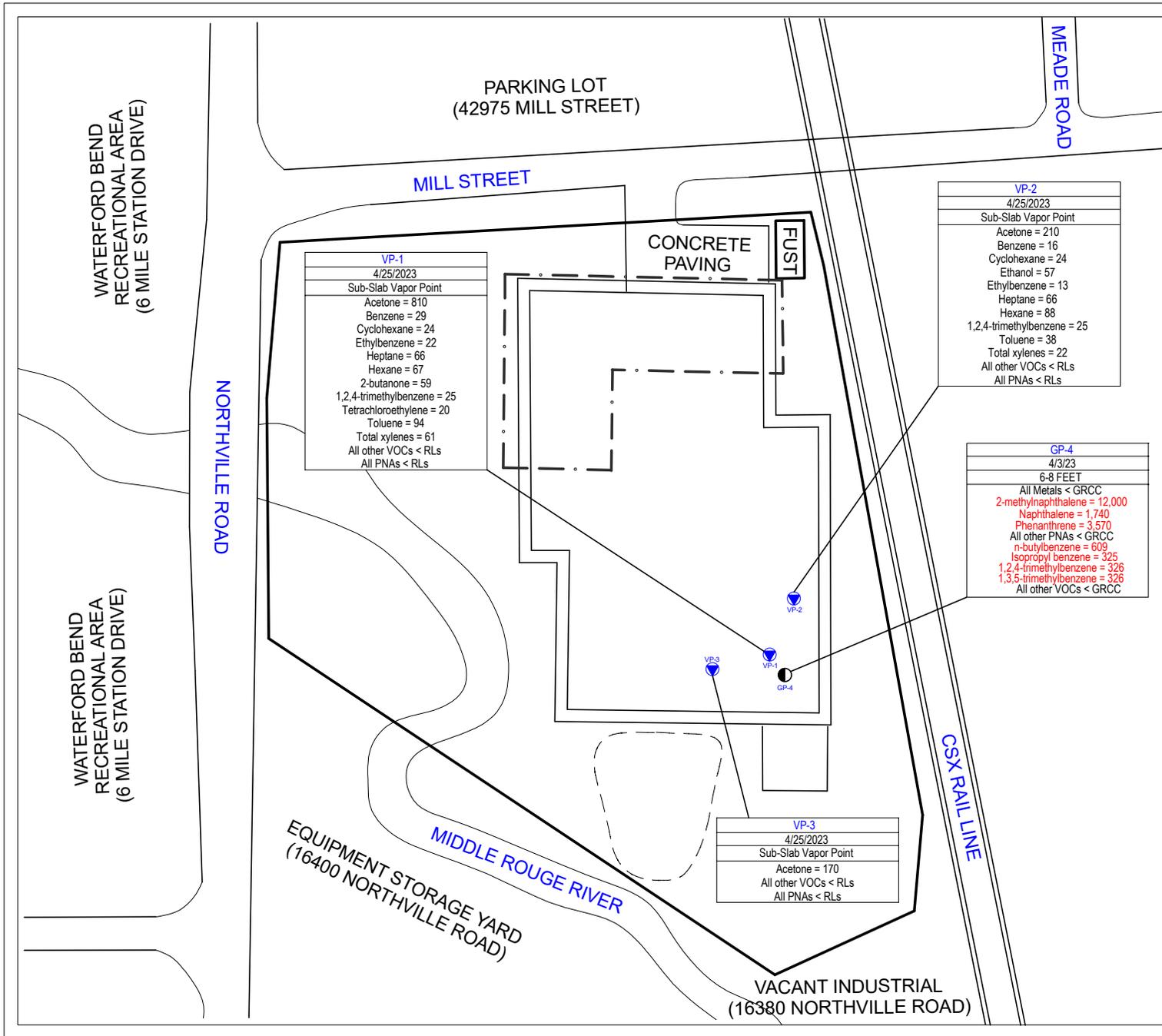


LEGEND

- LIMITS OF STUDY AREA
- SOIL MOUNDS
- ▨ EXISTING BUILDING
- FUST FORMER UNDERGROUND STORAGE TANK
- ◆ GP-1 APPROXIMATE GEOPROBE LOCATION
- ⊕ HAB-1 APPROXIMATE HAND AUGER LOCATION
- ⊕ C-1 APPROXIMATE COMPOSITE SAMPLE LOCATION
- P-1 APPROXIMATE PROBE LOCATION

NOTE: LOCATIONS AND DIMENSIONS ARE APPROXIMATE. NOT A LEGAL SURVEY.

NTH Consultants, Ltd.	
Infrastructure Engineering and Environmental Services	
	
NTH PROJECT NO.: 62-150175-02 DESIGNED BY: CJA DRAWN BY: SLG CHECKED BY: BCM	DATE PLOTTED: 10/13/2015 PLOT DATE: 6/23/2015 DRAWING SCALE: 1" = 100' INCEPTION DATE: 10/13/2015
SAMPLE EXCEEDANCE PLAN INDUSTRIAL PROPERTY NORTHVILLE, MICHIGAN	
1	



Legend

- Approximate Subject Property Border
- Original 1925 Construction
- Former UST Location
- Area of Soil Remediation
- Sub-slab Vapor Point

All soil vapor results in ug/m³.
 VOCs - Volatile Organic Compounds
 PNAs - Polynuclear Aromatic Hydrocarbons
 RLs - Laboratory Reporting Limit
 GRCC - Generic Residential Cleanup Criteria

Red Colored Contaminant Concentrations Represent Levels That Exceed The EGLE Nonresidential Volatilization to Indoor Air Pathway (VIAP) Screening Levels (Sept. 2020)

**FIGURE 3
 SOIL VAPOR LOCATIONS
 AND ANALYTICAL RESULTS
 MAY 5, 2023**

FORD GAUGE FACILITY
 42975 MILL STREET
 NORTHVILLE TOWNSHIP, MI 48168



Applied Environmental
 1210 North Maple Road
 Ann Arbor, Michigan 48103
 (734) 975-1970

PARKING LOT
(42975 MILL STREET)

WATERFORD BEND
RECREATIONAL AREA
(6 MILE STATION DRIVE)

WATERFORD BEND
RECREATIONAL AREA
(6 MILE STATION DRIVE)

EQUIPMENT STORAGE YARD
(16400 NORTHVILLE ROAD)

VACANT INDUSTRIAL
(16380 NORTHVILLE ROAD)

VP-1	
4/25/2023	
Sub-Slab Vapor Point	
Acetone = 810	
Benzene = 29	
Cyclohexane = 24	
Ethylbenzene = 22	
Heptane = 66	
Hexane = 67	
2-butanone = 59	
1,2,4-trimethylbenzene = 25	
Tetrachloroethylene = 20	
Toluene = 94	
Total xylenes = 61	
All other VOCs < RLs	
All PNAs < RLs	

VP-2	
4/25/2023	
Sub-Slab Vapor Point	
Acetone = 210	
Benzene = 16	
Cyclohexane = 24	
Ethanol = 57	
Ethylbenzene = 13	
Heptane = 66	
Hexane = 88	
1,2,4-trimethylbenzene = 25	
Toluene = 38	
Total xylenes = 22	
All other VOCs < RLs	
All PNAs < RLs	

GP-4	
4/3/23	
6-8 FEET	
All Metals < GRCC	
2-methylnaphthalene = 12,000	
Naphthalene = 1,740	
Phenanthrene = 3,570	
All other PNAs < GRCC	
n-butylbenzene = 609	
Isopropyl benzene = 325	
1,2,4-trimethylbenzene = 326	
1,3,5-trimethylbenzene = 326	
All other VOCs < GRCC	

VP-3	
4/25/2023	
Sub-Slab Vapor Point	
Acetone = 170	
All other VOCs < RLs	
All PNAs < RLs	

ATTACHMENT B

Legal Description

Legal Descriptions of Eligible Property to which the Plan Applies

14A46 LOT 46 SUPERVISORS NORTHVILLE PLAT NO 1 T1S R8E L66 P35 WCR.

ATTACHMENT C

Estimated Cost of Eligible Activities Table

Table 1 - Brownfield Eligible Activities -Mill Street - Northville Township, MI				
Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Act 381 Work Plan Estimated Total Developer TIF Reimbursable Activities	Completion/Season/Year	
EGLE Pre- Approved Activities - Exempt				
Phase I Environmental Site Assessment (ESA)	\$ 5,500.00	\$ 5,500.00	Winter 2023- Spring 2024	
Phase II Environmental Site Assessment	\$ 32,000.00	\$ 32,000.00		
Pre-rehab/demo. Hazardous Building Materials Survey - Asbestos Containing Material (ACM) and Lead Based Paint Survey	\$ 4,500.00	\$ 4,500.00		
Baseline Environmental Assessment (BEA)	\$ 3,500.00	\$ 3,500.00		
Supplemental Phase II -Site investigation to evaluate and prepare for compliance	\$ 35,000.00	\$ 35,000.00		
Development of a plan for response activities to meet due care obligations	\$ 5,500.00	\$ 5,500.00		
Due Care Plan - Pre-Development - prior to construction	\$ 3,500.00	\$ 3,500.00		
Total - BEA Activities *no contingency already completed	\$ 89,500.00	\$ 89,500.00		
Demolition and Hazardous Building Material Abatement - considered a response activity under Act 381 - to protect public health, safety and welfare -Lead, mold, or asbestos abatement may be an EGLE eligible activity when the land is contaminated and EGLE confirms that lead, mold, and/or asbestos pose an imminent and significant threat to human health. Up to \$250,000 exempt activity and does not require EGLE Act 381 Work Plan Approval				
Selective Building Demolition - Inclusive of temporary fencing, securing the building to prevent access to interior as a response activity, project Management as it relates to the demolition soft cost such as structural engineering and/or architectural, GC bids	\$ 162,500.00	\$ 162,500.00	Spring 2024- Fall 2024	
Site Demolition				
Abandoned utilities, parking lots (asphalt/concrete), abandoned foundations, curbs and gutters, brick pavers, septic, signage *estimates from GC/CM/DB	\$ 15,063.00	\$ 15,063.00		
Temporary traffic control, signage, fencing, dust control, mobilization, and management of accumulated water due to runoff *property handling of perched groundwater may be necessary to comply with due care activities during demolition activities -	\$ 18,000.00	\$ 18,000.00		
Demolition - Project Management - GC Field and Oversight and associated bid specs and reporting requirements to BRA	\$ 35,000.00	\$ 35,000.00		
Hazardous Building Material Abatement - considered a response activity under Act 381 - to protect public health, safety and welfare--Hazardous Materials (PCBs, mercury) Lead, mold, or asbestos abatement may be an EGLE eligible activity when the land is contaminated and EGLE confirms that lead, mold, and/or asbestos pose an imminent and significant threat to human health.				
Abatement of Mold and PCB Universal Waste Disposal, includes hydraulic cylinder fluid from elevator, wood flooring and selective concrete areas under wood floor - On-Site Asbestos and LBP air monitoring during removal activities (includes wood block floors \$82,500.00 and ACM) - BDS is the contractor Reporting and associated notifications to state for demolition clearance -	\$ 265,757.00	\$ 265,757.00		
Project Management Field and Oversight and associated BRA reporting	\$ 15,000.00	\$ 15,000.00		
Encapsulation of PCB concrete - 1 inch thick hardecks. Please note that based on ongoing laboratory analysis of the concrete flooring in the mezzanine area that was a former lab - discussions with EPA have lead us to increase the budget for the PCB abatement of the concrete flooring to \$200,000 - as the entire floor may have to be removed verses encapsulated	\$ 240,000.00	\$ 240,000.00		
Sub Total - Demolition and Abatement as allowable under Act 381	\$ 751,320.00	\$ 751,320.00		
Contingency 15%	\$ 112,698.00	\$ 112,698.00		
Total - Demolition and Abatement Activities as allowable under Act 381	\$ 864,018.00	\$ 864,018.00		
Due Care Activities				

Table 1 - Brownfield Eligible Activities -Mill Street - Northville Township, MI

Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Act 381 Work Plan Estimated Total Developer TIF Reimbursable Activities	Completion/Season/Year
Health and Safety Plan(s) - specific to Due Care Activities	\$ 2,500.00	\$ 2,500.00	Spring 2024- Fall 2024
Due Care Planning			
Due Care Plan(s) - on site construction management due care plan	\$3,500.00	\$3,500.00	
Due Care Plan-Post Construction - following remediation - O&M	\$ 3,500.00	\$ 3,500.00	
Sub-Total Due Care Activities	\$ 9,500.00	\$ 9,500.00	
15% contingency	\$ 1,425.00	\$ 1,425.00	
Total - Due Care Activities	\$ 10,925.00	\$ 10,925.00	
Environmental Response Activities			Spring 2024 -Spring 2025
Pumping, treatment, transportation, and/or disposal of <u>contaminated groundwater</u> (dewatering) *the lowest-cost feasible option must be provided to EGLE			
Pumping of accumulated contaminated water due to runoff or rain and characterization for disposal	\$ 10,000.00	\$ 10,000.00	
Transportation and disposal of contaminated water (e.g. Frac tank transportation and disposal at a licensed disposal facility)	\$ 19,500.00	\$ 19,500.00	
Excavation - Export estimates from GC and Civil - The soil can not be relocated on site due to site grading and GSI concerns due to proximity to the River - Inclusive of Characterization of wastes for landfill disposal - TCLP metals and VOCs	\$ 23,500.00	\$ 23,500.00	
If soil can't be bermed on site - Soil Management- Transportation	\$ 70,500.00	\$ 70,500.00	
Soil Management- Disposal	\$ 164,500.00	\$ 164,500.00	
Silt fencing to prevent exacerbation	\$ 10,192.00	\$ 10,192.00	
Special Utility features			
Utility - Seals & Gaskets due to contamination	\$ 27,800.00	\$ 27,800.00	
Waterproofing-Design - if necessary - elevator	\$ 2,500.00	\$ 2,500.00	
Solid waste disposal - used tires, old appliances and furniture, used car batteries, general separate of demolition materials	\$ 10,000.00	\$ 10,000.00	
On-Site Environmental Construction Management	\$ 70,000.00	\$ 70,000.00	
Environmental Project Management During Addit. Response Activities	\$ 8,000.00	\$ 8,000.00	
General Project Management from GC Team during Response Activities	\$ 16,000.00	\$ 16,000.00	
Environmental Field Activity & Field Oversight During Addit. Response Activities	\$ 16,000.00	\$ 16,000.00	
Engineering controls			
Implementing GSI controls on site to prevent exacerbation of storm water run off from soils impacted by contamination that exceeds GSI - consideration for paving, etc., if justifiable. Estimates on new paved areas GC, justification and explanation for DDCC Environmental Team	\$ 119,000.00	\$ 119,000.00	
Unanticipated Response Activities such as USTs, etc. -	\$ 22,500.00	\$ 22,500.00	
Response Activity Soft Costs (engineering, design, legal services, oversight, project management, reporting)	\$ 29,180.00	\$ 29,180.00	
Sub-Total -Environmental Response Activities	\$ 619,172.00	\$ 619,172.00	
Total -Environmental Response Activities Contingency 15%	\$ 92,876	\$ 92,876	
Total -Environmental Response Activities	\$ 712,048	\$ 712,048	

Table 1 - Brownfield Eligible Activities -Mill Street - Northville Township, MI

Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Act 381 Work Plan Estimated Total Developer TIF Reimbursable Activities	Completion/Season/Year
Brownfield Plan and Work Plan preparation			
Brownfield Plan/Act 381 Work Plan Preparation / Project Management	\$ 30,000.00	\$ 30,000.00	Fall 2023- Fall 2024
Act 381 Work Plan Implementation / Reimbursement Agreement and associated Project Management and Legal review	\$ 30,000.00	\$ 30,000.00	
Sub-Total Brownfield Plan & Act 381 Work Plan Preparation	\$ 60,000.00	\$ 60,000.00	
No Interest is being Requested			
Total Estimated Brownfield Activities approved in Brownfield Plan	\$ 1,736,491	\$ 1,736,491	

ATTACHMENT D

Tax Increment Finance Tables

Tax Increment Revenue Capture Estimates
Mill Street Project
42975 Mill Street
Northville Township, Wayne County, Michigan
2024

Estimated Taxable Value (TV) Increase Rate 1%:

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13
2023 Base YR of Plan	2023-2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500	\$ 207,500
Estimated New TV	\$ -	\$ 3,307,500	\$ 3,340,575	\$ 3,373,981	\$ 3,407,721	\$ 3,441,798	\$ 3,476,216	\$ 3,510,978	\$ 3,546,088	\$ 3,581,549	\$ 3,617,364	\$ 3,653,538	\$ 3,690,073	\$ 3,726,974
Incremental Difference (New TV - Base TV)		\$ 3,100,000	\$ 3,133,075	\$ 3,166,481	\$ 3,200,221	\$ 3,234,298	\$ 3,268,716	\$ 3,303,478	\$ 3,338,588	\$ 3,374,049	\$ 3,409,864	\$ 3,446,038	\$ 3,482,573	\$ 3,519,474

School Capture	Millage Rate	0	1	2	3	4	5	6	7	8	9	10	11	12	13
State Education Tax (SET)	6.0000	\$	18,600	\$ 18,798	\$ 18,999	\$ 19,201	\$ 19,406	\$ 19,612	\$ 19,821	\$ 20,032	\$ 20,244	\$ 20,459	\$ 20,676	\$ 20,895	\$ 21,117
School Operating Tax	18.0000	\$	55,800	\$ 56,395	\$ 56,997	\$ 57,604	\$ 58,217	\$ 58,837	\$ 59,463	\$ 60,095	\$ 60,733	\$ 61,378	\$ 62,029	\$ 62,686	\$ 63,351
School Total	24.0000	\$	74,400	\$ 75,194	\$ 75,996	\$ 76,805	\$ 77,623	\$ 78,449	\$ 79,283	\$ 80,126	\$ 80,977	\$ 81,837	\$ 82,705	\$ 83,582	\$ 84,467

Local Capture	Millage Rate	0	1	2	3	4	5	6	7	8	9	10	11	12	13
TWP Operating	0.7686	\$	2,383	\$ 2,408	\$ 2,434	\$ 2,460	\$ 2,486	\$ 2,512	\$ 2,539	\$ 2,566	\$ 2,593	\$ 2,621	\$ 2,649	\$ 2,677	\$ 2,705
NTVL Shools S Fund	0.9396	\$	2,913	\$ 2,944	\$ 2,975	\$ 3,007	\$ 3,039	\$ 3,071	\$ 3,104	\$ 3,137	\$ 3,170	\$ 3,204	\$ 3,238	\$ 3,272	\$ 3,307
Public Safety	6.4366	\$	19,953	\$ 20,166	\$ 20,381	\$ 20,599	\$ 20,818	\$ 21,039	\$ 21,263	\$ 21,489	\$ 21,717	\$ 21,948	\$ 22,181	\$ 22,416	\$ 22,653
LIBRARY	1.0975	\$	3,402	\$ 3,439	\$ 3,475	\$ 3,512	\$ 3,550	\$ 3,587	\$ 3,626	\$ 3,664	\$ 3,703	\$ 3,742	\$ 3,782	\$ 3,822	\$ 3,863
County Operating	6.5928	\$	20,438	\$ 20,656	\$ 20,876	\$ 21,098	\$ 21,323	\$ 21,550	\$ 21,779	\$ 22,011	\$ 22,244	\$ 22,481	\$ 22,719	\$ 22,960	\$ 23,203
Schoolcraft College	2.2700	\$	7,037	\$ 7,112	\$ 7,188	\$ 7,265	\$ 7,342	\$ 7,420	\$ 7,499	\$ 7,579	\$ 7,659	\$ 7,740	\$ 7,823	\$ 7,905	\$ 7,989
RESA Operating	0.0956	\$	296	\$ 300	\$ 303	\$ 306	\$ 309	\$ 312	\$ 316	\$ 319	\$ 323	\$ 326	\$ 329	\$ 333	\$ 336
RESA Enhanced	1.9876	\$	6,162	\$ 6,227	\$ 6,294	\$ 6,361	\$ 6,428	\$ 6,497	\$ 6,566	\$ 6,636	\$ 6,706	\$ 6,777	\$ 6,849	\$ 6,922	\$ 6,995
RESA/SPEC ED	3.3443	\$	10,367	\$ 10,478	\$ 10,590	\$ 10,702	\$ 10,816	\$ 10,932	\$ 11,048	\$ 11,165	\$ 11,284	\$ 11,404	\$ 11,525	\$ 11,647	\$ 11,770
Wayne County Parks	0.2442	\$	757	\$ 765	\$ 773	\$ 781	\$ 790	\$ 798	\$ 807	\$ 815	\$ 824	\$ 833	\$ 842	\$ 850	\$ 859
Shared Services	0.7561	\$	2,344	\$ 2,369	\$ 2,394	\$ 2,420	\$ 2,445	\$ 2,471	\$ 2,498	\$ 2,524	\$ 2,551	\$ 2,578	\$ 2,606	\$ 2,633	\$ 2,661
HCMA	0.2070	\$	642	\$ 649	\$ 655	\$ 662	\$ 669	\$ 677	\$ 684	\$ 691	\$ 698	\$ 706	\$ 713	\$ 721	\$ 729
Jails	0.9358	\$	2,901	\$ 2,932	\$ 2,963	\$ 2,995	\$ 3,027	\$ 3,059	\$ 3,091	\$ 3,124	\$ 3,157	\$ 3,191	\$ 3,225	\$ 3,259	\$ 3,294
Local Total	25.6757	\$	74,299	\$ 75,092	\$ 75,893	\$ 76,701	\$ 77,518	\$ 78,343	\$ 79,176	\$ 80,018	\$ 80,868	\$ 81,726	\$ 82,593	\$ 83,469	\$ 84,353

Non-Capturable Millages	Millage Rate	0	1	2	3	4	5	6	7	8	9	10	11	12	13
Property Bond	0.3500	\$	1,085	\$ 1,097	\$ 1,108	\$ 1,120	\$ 1,132	\$ 1,144	\$ 1,156	\$ 1,169	\$ 1,181	\$ 1,193	\$ 1,206	\$ 1,219	\$ 1,232
Zoo	0.0992	\$	308	\$ 311	\$ 314	\$ 317	\$ 321	\$ 324	\$ 328	\$ 331	\$ 335	\$ 338	\$ 342	\$ 345	\$ 349
School Debt	3.4000	\$	10,540	\$ 10,652	\$ 10,766	\$ 10,881	\$ 10,997	\$ 11,114	\$ 11,232	\$ 11,351	\$ 11,472	\$ 11,594	\$ 11,717	\$ 11,841	\$ 11,966
Art Institute	0.1986	\$	616	\$ 622	\$ 629	\$ 636	\$ 642	\$ 649	\$ 656	\$ 663	\$ 670	\$ 677	\$ 684	\$ 692	\$ 699
Total Non-Capturable Taxes	3.6978	\$	11,463	\$ 11,585	\$ 11,709	\$ 11,834	\$ 11,960	\$ 12,087	\$ 12,216	\$ 12,345	\$ 12,477	\$ 12,609	\$ 12,743	\$ 12,878	\$ 13,014

Total Millages	53.3735
Total Brownfield Millages available for Tax Capture	49.6757
Brownfield Plan Reimbursement Amount to Developer	\$ - \$ 148,699 \$ 150,286 \$ 151,888 \$ 153,507 \$ 155,141 \$ 156,792 \$ 158,460 \$ 160,144 \$ 161,845 \$ 163,563 \$ 165,298 \$ 167,050 \$ 168,820

Tax Increment Revenue Capture Estimates
Mill Street Project
42975 Mill Street
Northville Township, Wayne County, Michigan
2024

Estimated Taxable Value (TV) Increase Rate 1%:

Plan Year		14	15	16	TOTAL
2023 Base YR of Plan	Calendar Year	2038	2039	2040	
	*Base Taxable Value	\$ 207,500	\$ 207,500	\$ 207,500	
	Estimated New TV	\$ 3,764,244	\$ 3,801,886	\$ 3,839,905	
	Incremental Difference (New TV - Base TV)	\$ 3,556,744	\$ 3,594,386	\$ 3,632,405	

School Capture	Millage Rate								
State Education Tax (SET)	6.0000	\$	21,340	\$	21,566	\$	21,794	\$	322,562
School Operating Tax	18.0000	\$	64,021	\$	64,699	\$	65,383	\$	967,687
School Total	24.0000	\$	85,362	\$	86,265	\$	87,178	\$	1,290,249

Local Capture	Millage Rate								
TWP Operating	0.7686	\$	2,734	\$	2,763	\$	2,792	\$	41,320
NTVL Shools S Fund	0.9396	\$	3,342	\$	3,377	\$	3,413	\$	50,513
Public Safety	6.4366	\$	22,893	\$	23,136	\$	23,380	\$	346,034
LIBRARY	1.0975	\$	3,904	\$	3,945	\$	3,987	\$	59,002
County Operating	6.5928	\$	23,449	\$	23,697	\$	23,948	\$	354,431
Schoolcraft College	2.2700	\$	8,074	\$	8,159	\$	8,246	\$	122,036
RESA Operating	0.0956	\$	340	\$	344	\$	347	\$	5,139
RESA Enhanced	1.9876	\$	7,069	\$	7,144	\$	7,220	\$	106,854
RESA/SPEC ED	3.3443	\$	11,895	\$	12,021	\$	12,148	\$	179,791
Wayne County Parks	0.2442	\$	869	\$	878	\$	887	\$	13,128
Shared Services	0.7561	\$	2,689	\$	2,718	\$	2,746	\$	40,648
HCMA	0.2070	\$	736	\$	744	\$	752	\$	11,128
Jails	0.9358	\$	3,328	\$	3,364	\$	3,399	\$	50,309
Local Total	25.6757	\$	85,246	\$	86,148	\$	87,060	\$	1,288,502

Non-Capturable Millages	Millage Rate								
Property Bond	0.3500	\$	1,245	\$	1,258	\$	1,271	\$	18,816
Zoo	0.0992	\$	353	\$	357	\$	360	\$	5,333
School Debt	3.4000	\$	12,093	\$	12,221	\$	12,350	\$	182,785
Art Institute	0.1986	\$	706	\$	714	\$	721	\$	10,677
Total Non-Capturable Taxes	3.6978	\$	13,152	\$	13,291	\$	13,432	\$	198,795

Total Millages	53.3735								
Total Brownfield Millages available for Tax Capture	49.6757								
Brownfield Plan Reimbursement Amount to Developer		\$	170,608	\$	172,414	\$	174,237	\$	2,578,751

Tax Increment Revenue Reimbursement Allocation Table
The Mill Street Project
42975 Mill Street
Northville Township, Wayne County, MI
2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	47.52%	\$ 825,181		\$ 825,181
Local	52.48%	\$ 911,310	\$ -	\$ 911,310
TOTAL				
MSF / EGLE	100%	\$ 1,736,491		\$ 1,736,491
Local only	0%		\$ -	\$ -

Estimated Total
Years of Plan Developer/LBRF: 12 YR + LBRF

Developer Total Estimated Tax Reimbursement	\$ 1,736,491
State Brownfield Redevelopment Fund Reimbursement	\$ 161,281
Northville Township Administrative Reimbursement	\$ 133,529
Northville Township LBRF Capture	\$ 638,516
Total:	\$ 2,669,818

2023 Base Yr of Plan	0 2023-2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	16 2040
Total State Incremental Revenue		\$ 74,400	\$ 75,194	\$ 75,996	\$ 76,805	\$ 77,623	\$ 78,449	\$ 79,283	\$ 80,126	\$ 80,977	\$ 81,837	\$ 82,705	\$ 83,582	\$ 84,467	\$ 85,362	\$ 86,265	\$ 87,178
State Brownfield Redevelopment Fund (50% of SET)		\$ 9,300	\$ 9,399	\$ 9,499	\$ 9,601	\$ 9,703	\$ 9,806	\$ 9,910	\$ 10,016	\$ 10,122	\$ 10,230	\$ 10,338	\$ 10,448	\$ 10,558	\$ 10,670	\$ 10,783	\$ 10,897
State TIR Available for Reimbursement		\$ 65,100	\$ 65,795	\$ 66,496	\$ 67,205	\$ 67,920	\$ 68,643	\$ 69,373	\$ 70,110	\$ 70,855	\$ 71,607	\$ 72,367	\$ 73,134	\$ 73,909	\$ 74,692	\$ 75,482	\$ 76,281
Total Local Incremental Revenue		\$ 79,595	\$ 80,444	\$ 81,302	\$ 82,168	\$ 83,043	\$ 83,927	\$ 84,819	\$ 85,721	\$ 86,631	\$ 87,551	\$ 88,479	\$ 89,418	\$ 90,365	\$ 91,322	\$ 92,288	\$ 93,265
BRA/LBRF Administrative Fee (10%)*		\$ 7,700	\$ 7,782	\$ 7,865	\$ 7,949	\$ 8,033	\$ 8,119	\$ 8,205	\$ 8,292	\$ 8,380	\$ 8,469	\$ 8,559	\$ 8,650	\$ 8,742	\$ 8,834	\$ 8,928	\$ 9,022
Local TIR Available for Reimbursement		\$ 71,895	\$ 72,662	\$ 73,437	\$ 74,219	\$ 75,010	\$ 75,808	\$ 76,614	\$ 77,428	\$ 78,251	\$ 79,081	\$ 79,920	\$ 80,768	\$ 81,623	\$ 82,488	\$ 83,361	\$ 84,242
Total State & Local TIR Available		\$ -	\$ 136,995	\$ 138,457	\$ 139,933	\$ 141,424	\$ 142,930	\$ 144,451	\$ 145,987	\$ 147,539	\$ 149,106	\$ 150,688	\$ 152,287	\$ 153,902	\$ 155,532	\$ 157,179	\$ 158,843

DEVELOPER	Beginning Balance	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
DEVELOPER Reimbursement Balance	\$ 1,736,491	\$ 1,736,491	\$ 1,599,496	\$ 1,461,039	\$ 1,321,107	\$ 1,179,683	\$ 1,036,753	\$ 892,302	\$ 746,315	\$ 598,777	\$ 449,671	\$ 298,982	\$ 146,695					

EGLE Environmental Costs	\$ 1,736,491	\$ -	\$ 136,995	\$ 138,457	\$ 139,933	\$ 141,424	\$ 142,930	\$ 144,451	\$ 145,987	\$ 147,539	\$ 149,106	\$ 150,688	\$ 152,287	\$ 146,695				
State Tax Reimbursement		\$ -	\$ 65,100	\$ 65,795	\$ 66,496	\$ 67,205	\$ 67,920	\$ 68,643	\$ 69,373	\$ 70,110	\$ 70,855	\$ 71,607	\$ 72,367	\$ 69,710				
Local Tax Reimbursement		\$ -	\$ 71,895	\$ 72,662	\$ 73,437	\$ 74,219	\$ 75,010	\$ 75,808	\$ 76,614	\$ 77,428	\$ 78,251	\$ 79,081	\$ 79,920	\$ 76,986				
Total EGLE Reimbursement Balance		\$ 1,736,491	\$ 1,599,496	\$ 1,461,039	\$ 1,321,107	\$ 1,179,683	\$ 1,036,753	\$ 892,302	\$ 746,315	\$ 598,777	\$ 449,671	\$ 298,982	\$ 146,695	\$ -				

Total Annual Developer Reimbursement		\$ -	\$ 136,995	\$ 138,457	\$ 139,933	\$ 141,424	\$ 142,930	\$ 144,451	\$ 145,987	\$ 147,539	\$ 149,106	\$ 150,688	\$ 152,287	\$ 146,695				
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits **	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,657	\$ 73,909	\$ 74,692	\$ 75,482	\$ 76,281
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,782	\$ 81,623	\$ 82,488	\$ 83,361	\$ 84,242
Total LBRF Capture (max is 5 full year)	\$ 638,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,439	\$ 155,532	\$ 157,179	\$ 158,843	\$ 160,523

** Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Tax Increment Revenue Reimbursement Allocation Table
The Mill Street Project
 42975 Mill Street
 Northville Township, Wayne County, MI
 2024

2023 Base Yr of Plan	TOTAL
Total State Incremental Revenue	\$ 1,290,249
State Brownfield Redevelopment Fund (50%)	\$ 161,281
State TIR Available for Reimbursement	\$ 1,128,968
Total Local Incremental Revenue	\$ 1,380,336
BRA/LBRF Administrative Fee (10%)*	\$ 133,529
Local TIR Available for Reimbursement	\$ 1,246,806
Total State & Local TIR Available	\$ 2,375,007
DEVELOPER	
DEVELOPER Reimbursement Balance	\$ 1,736,491
EGL E Environmental Costs	\$ 1,736,491
State Tax Reimbursement	\$ 825,181
Local Tax Reimbursement	\$ 911,310
Total EGL E Reimbursement Balance	\$ -
Total Annual Developer Reimbursement	\$ 1,736,491
LOCAL BROWNFIELD REVOLVING FUND	
LBRF Deposits **	
State Tax Capture	\$ 303,020
Local Tax Capture	\$ 335,496
Total LBRF Capture (max is 5 full year)	\$ 638,516

** Up to five years of capture for LBRF Dep

ATTACHMENT E
Reimbursement Agreement