

NORTHVILLE TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY

THIRD AMENDMENT OF  
BROWNFIELD PLAN

for the

REDEVELOPMENT

of the

FORMER NORTHVILLE PSYCHIATRIC HOSPITAL PROPERTY  
NORTHVILLE TOWNSHIP, MICHIGAN

Approved by Northville Township Board of Trustees On\_  
\_\_\_\_\_, 2024

## TABLE OF CONTENTS

---

INTRODUCTION	Page 1
SITE DESCRIPTION PROJECT DESCRIPTION	Page 1
SUMMARY OF EXISTING CONTAMINATION	Page 2
ELIGIBILITY	Page 2
PLAN ASPECTS	Page 2

### LIST OF EXHIBITS AND SCHEDULE

EXHIBIT A	Legal Description
EXHIBIT B	Site Location Map
EXHIBIT C	List of Developer Pre-Plan Approval Eligible Activities
EXHIBIT D	List of Township Pre-Plan Approval Eligible Activities
EXHIBIT E	List of Amendment #3 Eligible Activities
Table 1	Amendment 1 Eligible Activities
Table 2	Tax Capture Table
Table 3	Reimbursement Table

## FORMER NORTHVILLE PSYCHIATRIC HOSPITAL PROPERTY

### INTRODUCTION

The Northville Township Board of Trustees ("Township Board") adopted the Brownfield Plan in connection with the redevelopment of a portion of the former Northville Psychiatric Hospital located at Seven Mile and Haggerty Road in Northville Township, Michigan on September 20, 2012, the First Amendment to Brownfield Plan on November 20, 2014 (the "Brownfield Plan"), and the Second amendment to the Brownfield Plan on November 19, 2015. The Township Board has considered and adopted this Third Amendment to the Brownfield Plan ("Amended Plan") to include costs for public infrastructure, site preparation, and relocation of public buildings associated with the construction of a new Northville Township Essential Services Complex. This Amended Plan describes the site conditions and redevelopment plan which are to be implemented pursuant to the Michigan Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended ("Act 381").

### SITE DESCRIPTION

The proposed redevelopment Project (defined below) is comprised of the 415 acre former Northville Psychiatric Hospital property located along Seven Mile Road and Haggerty Road in Northville Township, Wayne County, Michigan (the 415 acre parcel is hereafter referred to as the "Property"). The Property is further identified by the legal description attached as Exhibit A to this Amended Plan and shown on the site location map in Exhibit B.

### PROPOSED PROJECT DESCRIPTION

REIS-Northville LLC and REIS-MOB I, LLC (collectively, "REIS" or the "Developer"), acquired the Property in 2005. In 2009, the Developer sold certain parcels of the Property to the Township, and in 2014 transferred other parcels, cumulatively totaling over 300 acres, to the Township, and retained 82+/- acres for future redevelopment. In addition, the Developer agreed to pay for the demolition, abatement and environmental remediation of approximately 20+/- acres of land at the Property ("Borrow Area"), provided the Township satisfied other conditions. The Project's eligible activities include the demolition of obsolete facilities and structures, asbestos and lead paint abatement, site preparation and infrastructure improvements. Eligible activities will also include due care and additional response activities.

The redevelopment includes environmental investigation and remediation, the abatement and demolition of existing buildings, mass site preparation activities and construction of ambulatory care facilities, multiple commercial/retail buildings and public green spaces by the Developer and Township on the Property (the "Project"). The total development is expected to be 400,000 to 450,000 square feet on the portion of the Property owned by the Developer. The Project will include associated infrastructure improvements to accommodate the redevelopment. Total capital investment for the Project is anticipated to be approximately \$130 million.

The Property is eligible for "core community" status under Act 381 because the Developer and the Township conveyed interests in their respective parcels to the Wayne County Land Bank in

2012. Because of that status, public infrastructure and site preparation activities on the Property are eligible for reimbursement with tax increment revenue under Act 381.

### **Amendment #3**

This Amendment includes public infrastructure, site preparation, and relocation of public buildings which are eligible for capture of local and State taxes based on the former ownership of the property by the Wayne County Land Bank.

### SUMMARY OF EXISTING CONTAMINATION

Several investigations have been conducted on the Property which identified historic landfill areas containing waste materials, including suspected medical wastes. A former incinerator used to burn medical waste is also present on the Property. The existing buildings on the Property are in a general state of disrepair and contain various types and quantities of potentially hazardous materials. Asbestos and lead paint are present within the buildings which must be abated to mitigate potential health hazards associated with these materials.

### ELIGIBILITY

According to the analytical results from the investigations performed at the Property, contamination exists in the historic waste disposal areas, within the steam tunnels and associated soils and within several of the buildings on the Property in excess of the Michigan Department of Environmental Quality Generic Residential Cleanup Criteria. Therefore, the Property is a "facility" under Part 201 of the Natural Resources and Environmental Protection Act, PA 451 of 1996. One or more of the buildings on the Property are functionally obsolete as determined by a level 3 or 4 assessor.

### PLAN ASPECTS

1. Description of Costs to Be Paid for With Tax Increment Revenues and Summary of Eligible Activities (MCL 125.2663(l)(a)&(b))

It is expected that eligible activities for the Project for the purpose of this Amended Plan will consist of the activities set forth below. The following costs are estimated to amount to as much as \$39,298,174 and include costs incurred before the adoption of the original Brownfield Plan and this Amended Plan as permitted under MCL 125.2663(16)(c). An Act 381 Work Plan has been prepared and includes the demolition of buildings and structures (including associated site improvements) and asbestos and lead paint abatement.

- a. **Previous Environmental Investigations/Due Care Activities.** Site investigation, due care analysis and baseline environmental assessment work, demolition, lead and asbestos abatement have previously been performed at the Property. Those costs are eligible for reimbursement pursuant to MCL 125.2663(16)(c) which provides that tax increment revenue may be used to reimburse the reasonable costs of site investigations, baseline environmental assessments, and due care activities if included in an approved brownfield plan. Actual costs to be reimbursed are subject to demonstration that they qualify as eligible activities per the DAR. Those that so qualify will be reimbursed from available tax increment revenues from the Property. A list of Developer's costs potentially eligible for reimbursement is included as Exhibit C. A list of the Township's costs potentially eligible for reimbursement is included as Exhibit D.

Developer: \$194,242  
Township: \$691,122

- b. **Administrative Expense Payments to Wayne County Land Bank.** The Developer has incurred and will incur expenses for payments to the Wayne County Land Bank relating to the Land Bank's participation in the Brownfield project covered by this Amended Plan.

Developer: \$285,000

- c. **Asbestos and Lead Paint Abatement.** Costs for the abatement of asbestos and lead paint, as required, prior to demolition of existing obsolete buildings and structures.

Developer: \$465,000  
Township: \$8,031,310

- d. **Demolition.** Demolition of the existing buildings and structures, including site improvements and any associated tunnel systems will be conducted to remove these obstacles to redevelopment and eliminate any associated potential threat to public health and safety.

Developer: \$1,035,000  
Township: \$6,100,000

- e. **Site Preparation.** Site Preparation will consist of clearing and grubbing, land balancing, staking, geotechnical engineering, temporary construction access and/or roads, temporary facility, erosion control, temporary site control and mass grading for the entire site.

Developer \$4,460,000

- f. **Infrastructure.** Infrastructure improvements will consist of ring road and curb construction, traffic signals and may include improvements on Haggerty, 7 Mile Road (both east and west of Haggerty), and Meadowbrook Drive, street lighting & landscaping, utility installation (e.g. water, sanitary sewer, storm sewer, electrical lines and natural gas, including any tap or impact fees associated with the utility installation) and signage.

Developer: \$13,250,000

- g. **Contingencies.** A 15% contingency is included to cover unanticipated eligible costs for the \$33,341,310 included in items c, d, e and f above.

\$ 5,001,197

- H **Authority's Administrative Expenses.** Reasonable administrative costs incurred by the Authority during the administration of this Amended Plan.

- i. **Plan Preparation.** Reasonable costs incurred for drafting and preparation of Brownfield Plans and Act 381 Work Plans.

Developer: \$75,000  
Township: \$75,000

**Amendment #3**

**Site Preparation.** Site preparation will consist of clearing and grubbing, land balancing, staking, temporary facilities, soil erosion control, geotechnical, paving, integrated parking, general conditions.

Township \$5,542,000

**Infrastructure.** Infrastructure will include . Sanitary sewer extension in road ROW and connection to main, municipal water extension in road ROW and connection, public infrastructure improvements (sidewalk), underground conduit and electric for traffic control signals.

Township \$1,045,000

**Relocation of Public Buildings.** The department of public works and police station will be relocated from other locations in Northville Township to the new Essential Services Complex. The costs associated with relocation include communication/telecom, internet equipment and associated cabling, video arraignment equipment to connect with the 35<sup>th</sup> District Court, building security systems, new communication tower for police, DPW and fire,

Township \$1,506,000

**Plan Preparation.** Reasonable costs incurred for drafting and preparation of Brownfield Plans and Act 381 Work Plans.

Township \$30,000

The principal cost of the activities described above shall not exceed the original plan of \$39,298,174 plus interest, plus the Township's reasonable administrative costs incurred by the Authority as allowed per the DAR plus Amendment #1 activities of \$8,123,000 for a total of \$47,391,174. Reimbursement of these expenses will be processed, assigned, apportioned and capped in accordance with the DAR. The agreement with the developer capped reimbursement at \$10,000,000, therefore the total indebtedness with contingency is \$44,797,232.

2. Estimate of Captured Taxable Value and Tax Increment Revenues  
(MCL 125.2663(1)(c)).

See attached combined Schedule 1. It is the intention of the Authority to collect only so much tax increment revenues as necessary to reimburse the eligible activities incurred by the Developer and Township, plus interest, pursuant to this Amended Plan and the DAR, plus the amounts to be deposited into the Local Site Remediation Revolving Fund ("Revolving Fund") as described in Paragraph 12 below if such fund is established by the Township.

3. Method of Financing and Description of Reimbursements by the Municipality  
(MCL 125.2663(1)(d)).

The Authority, the Township and the Developer have entered into the DAR, which establishes, among other things, the method of financing and reimbursing the costs of the eligible activities. The Township may collect tax revenue for an additional five years after the later of the time which all eligible activities are reimbursed or when all bonds issued to fund eligible activities have been retired, pursuant to Section 13(5) of Act 381, as stated in the DAR, for deposit in the Revolving Fund if

approved by the Township.

4. Maximum Amount of Note or Bonded Indebtedness (MCL 125.2663(1)(e)).

The total indebtedness with respect to this project shall not exceed \$39,298,174, plus interest pursuant to Act 381 and the DAR without further amendment to the Brownfield Plan.

5. Duration of Brownfield Plan (MCL 125.2663(I)(I)).

The Plan will remain in effect for as many years as required to fully reimburse all eligible activities, and interest as provided in the DAR, and deposits to the Revolving Fund, or for 30 years from the commencement of tax increment revenue capture, whichever is less. It is the intention of the Authority to collect only so much tax increment revenues as are required to pay all obligations of the Authority incurred and approved pursuant to this Amended Plan and as allowed by the DAR, and the Revolving Fund deposits. Therefore, the duration of the Plan will begin upon adoption of this Amended Plan by the Township with the first year of capture beginning in 2014.

6. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (MCL 125.2663(1)(g)).

An estimate of the impact of tax increment financing on revenues of the taxing jurisdictions is attached as Schedule 1.

7. Legal description. Property Map. Statement of Characteristics That Qualify the Property as Eligible Property and Statement as to Personal Property (MCL 125.2663(1)(h)).

See Exhibits A and B to this Amended Plan. New personal property is included as part of the eligible property.

8. Estimates of Residents and Displacement of Families (MCL 125.2663(1)(i)).

There are no residents that will be displaced as a part of the Project.

9. Plan for Relocation of Displaced Persons (MCL 125.2663(1)(j)).

There are no residents that will be displaced as part of the Project.

10. Provisions for Relocation Costs (MCL 125.2663(1)(k)).

There are no residents that will be displaced as part of the Project.

11. Strategy for Compliance with Michigan's Relocation Assistance Law (MCL 125.2663(1)(l)).

There are no residents that will be displaced as part of the Project.

12. Description of Proposed Use of Local Site Remediation Revolving Fund (MCL 125.2663(1)(m)).

If available, the Township intends to capture the maximum amount permitted by Act 381 for deposit into the Revolving Fund to be utilized as approved by the Township in accordance with Act 381.

13. Other Material that the Authority or Governing Body Considers Pertinent

The Northville Township Board considers redevelopment of the Property an important public objective in order to remove blight from the community. The Property has redevelopment potential, and the Project includes various uses and product types that will provide significant public benefits to the Township. Through the implementation of this proposed redevelopment new investment will generate new tax revenue that can be applied to public infrastructure improvements and cleanup of the long standing potential environmental and public health and safety threat at the Property.

Amendment #3

The approved 381 Work Plan indicated in **Section 1.4 Proposed Redevelopment and Future Use** that future development by the Township was under development and that the Township would seek an Amendment to facilitate those redevelopment plans. The Township sold bonds to conduct asbestos abatement and demolition activities removing the remaining former State Psychiatric Hospital buildings. Development of the property along Hagerty and 7 Mile is partially completed and the Township is confident that the TIR being generated will be sufficient to allow the Township to move forward with the development of a new Essential Services Complex.



Exhibit A

LEGAL DESCRIPTION

Commencing at the E 1/4 corner of Section 12, T1S, R8E, Northville Township, Wayne County, Michigan, thence S 86°51'00" W 1384.05 feet along the E-W 1/4 line of said Section 12 to the POINT OF BEGINNING,

thence continuing S 86°51'00" W 1300.54 feet along the E-W 1/4 line of said Section 12 to the center of said Section 12;

thence S 86°56'16" W 2725.93 feet along the E-W 1/4 line of said Section 12 and the North line of Northville Trails Subdivision, as recorded in Liber 104 of Plats, Pages 76-80, Wayne County Records, and the North line of Maple Hill Subdivision No. 2, as recorded in Liber 101 of Plats, Pages 66-73, Wayne County Records, to the W 1/4 corner of said Section 12, also being the E 1/4 corner of Section 11, T1S, R8E, Northville Township, Wayne County, Michigan

thence N 84°52'11" W 2725.81 feet along the E-W 1/4 line of said Section 11, and along the North line of Lakes of Northville Subdivision, as recorded in Liber 98 of Plats, Pages 4145, Wayne County Records, to the center of said Section 11;

thence N 84°57'41" W 200.15 feet along the E-W 1/4 line of said Section 11 and the North line of said Lakes of Northville Subdivision;

thence N 01°31'59" E 1.14 feet;

thence N 00°01'59" E 72.00 feet;

thence N 49°07'59" E 131.49 feet;

thence N 23°51'59" E 84.98 feet;

thence N 07°23'01" W 69.92 feet;

thence N 32°26'01" W 81.37 feet;

thence N 15°54'01" W 309.92 feet;

thence N 64°53'34" W 282.85 feet;

thence Southwesterly 2284.97 feet along the arc of a circular curve to the left, radius 1071.28 feet, central angle 122°12'30", long chord S 53°59'07" W 1875.81 feet, also being the North line of the Cascades of Northville Condominium Subdivision Plan No. 445, as recorded in Liber 29487, Pages 276-339, Wayne County Records, and its extension thereof;

thence S 82°59'19" W 4.24 feet;

thence N 12°53'43" W 479.57 feet along the Easterly right-of-way line of the CSX Railroad to the E-W 1/4 line of said Section 11;

thence continuing N 12°53'48" W 1042.64 feet along the Easterly right-of-way line of the CSX Railroad;

thence N 36°56'58" E 299.77 feet;

thence N 83°26'58" E 145.50 feet;

thence N 69°56'58" E 198.00 feet;

thence N 26°26'58" E 99.30 feet;

thence N 62°28'58" E 108.87 feet;

thence S 62°48'02" E 103.70 feet;

thence S 41°32'02" E 205.39 feet;

thence N 60°06'43" E 169.60 feet;

thence N 89°09'43" E 74.80 feet;

thence S 36°18'17" E 344.00 feet;

thence S 36°18'17" E 106.31 feet;  
thence S 68°10'41" E 188.90 feet;  
thence S 82°32'45" E 67.44 feet;  
thence S 88°13'04" E 1017.15 feet;  
thence N 01°59'26" E 684.47 feet;  
thence S 89°23'51" E 699.89 feet;  
thence S 01°59'58" W 707.88 feet,  
thence S 89°23'51" E 490.98 feet;  
thence N 01°59'58" E 100.07  
feet;  
thence N 14°40'02" E 219.23 feet;  
thence S 89°23'51" E 68,17 feet;  
thence N 07°34'28" W 1045.66 feet;  
thence along the Southerly right-of-way line of Seven Mile Road in the following eight (g) courses:

S 89°24'02" E 1202.76 feet;  
N 89°47'45" E 2644.55 feet;  
N 84°14'51" E 1732.77 feet;  
N 85°40'43" E 266.12 feet;  
S 88°26'48" E 148.93 feet;  
N 87°59'44" E 197.69 feet;  
S 85°39'30" E 197,80  
feet; S 88°35'24" E  
148.07 feet;

thence along the Westerly right-of-way line of Haggerty Road in the following three (3)  
courses:

S 00°02'45" W 350.00 feet;  
S 89°57'16" E 10.00 feet;  
S 00°02'45" W 467.43 feet;

thence N 89°57'28" W 695.16 feet;  
thence S 36°50'06" W 1001.88 feet;  
thence S 01°40'17" W 942.04 feet to the POINT OF BEGINNING. Being a part of the N 1/2 of  
Section 12 and the N 1/2 of Section 11 and the SW 1/4 of Section 11, and containing  
414.64 acres of land, more or less. Being subject to easements and restrictions of  
record, if any.

## Exhibit B

### Site Location Map



EXHIBIT C

List of Developer Pre-Plan Approval Eligible **Activities**  
 (Subject to **qualification** review and confirmation per the DAR)

Consultant	Activity	Total Cost
ASTI	Preparation of environmental report related to Landfills and preparation of BEA	32,145.59
ATC Associates	Preparation of environmental reports related to environmental condition of buildings and asbestos abatement including proposed means and methods for removal abatement and due care compliance.	93,020.57
Cummins Barnard	Preparation of report related to the dismantling and decommissioning of the site electrical system to ensure due care conditions were understood and to properly prepare the Property for demolition.	11,000.00
McDowell & Assoc.	Preparation of soil report to assess means for removal of soils.	1,115.00
Midwestern Consult	Assessment of building conditions, recommendations for building disposition and plan for asbestos abatement and demolition of buildings, tunnels and structures including bid documents and specifications.	44,982.27
Munsell Associates	Preparation of building structural report for due care compliance purposes and to assess safety issues regarding entry to the buildings for asbestos abatement purposes.	9,740.00
Niswander & Assoc.	Preparation of wetland boundary report to determine soil remediation boundaries and potential impact on wetlands during remediation given proximity of wetland areas to landfill areas.	2,238.35
Total		194,241.78

EXHIBIT D

List of Township Pre-Plan Approval Eligible Activities (Subject to qualification review and confirmation per the DAR)

CONSULTANT ACTIVITY AND TOTAL COST

<u>CONSULTANT</u>	<u>ACTIVITY</u>	<u>TOTAL COST</u>
McDowell and Associates	Phase I, II and BEA	\$68,970
Conestoga Rovers and Associates	Pre=demolition asbestos abatement	\$66,310
National Environmental, Inc.	Non-environmental building demolition	\$300,000
Brownfield Authority Administrative Costs from May 2009 to First Plan Amendment		\$255,842

EXHIBIT D

List of Township Amendment 3 Eligible Activities

**Table 1**  
**Northville Township Essential Services Complex**

Eligible Activity and/or Investment	Estimated Cost
Surveying & Staking	\$95,000
Security Fencing (Temporary)	\$15,000
Security Fencing (Permanent)	\$178,000
Dewatering	\$20,000
Soil Erosion and Sedimentation Controls	\$20,000
Clearing and Grubbing	\$137,500
Temporary Facilities	\$40,500
Site Grading	\$666,000
Sheeting & Shoring (Temporary)	\$20,000
Sheeting & Shoring (Permanent)	\$110,000
Disposal of Solid Waste	\$40,000
Dust control	\$25,000
Storm Water Management Practices	\$975,000
Sanitary Sewer Systems	\$195,000
Domestic Water Site Utilities	\$750,000
Geotechnical Investigation	\$45,000
Construction Testing Services	\$120,000
Specialized Foundations	\$25,000
Asphalt & Site Concrete Placement	\$1,760,000
Topsoil/Seeding	\$185,000
Vertical, Underground, or Integrated Parking	\$30,000
Public Infrastructure Improvements	\$75,000
Electrical Site Lighting Fixtures	\$405,000
Underground Conduit for Public Traffic Signalization	\$25,000
General Conditions	\$630,000
Relocation of Public Buildings, DPW and Police	\$531,000
Communication Infrastructure Relocation and Replacement	\$600,000
Site security	\$375,000
<b>TOTAL</b>	<b>\$8,093,000</b>

Table 2  
Tax Capture Table





**Table 2**  
**Tax Increment Revenue Table**  
**7 Mile Property**  
**Northville Township**  
**Wayne County**  
**June 7, 2024**

Estimated Yearly Taxable Value (TV) Increase Rate: 1.5%  
 Plan Duration (Years): 30  
 Beginning Calendar Year: 2014

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Parcel 1	Base TV	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476
	Estimated New TV	\$8,260,700	\$12,222,963	\$15,251,381	\$17,081,450	\$18,101,569	\$20,398,402	\$23,248,433	\$25,008,622	\$27,488,603	\$27,540,388	\$27,953,494	\$28,372,796	\$28,798,388	\$29,230,364	\$29,668,819
	Incremental Difference	\$6,890,224	\$10,852,487	\$13,880,905	\$15,710,974	\$16,731,093	\$19,027,926	\$21,877,957	\$23,638,146	\$26,118,127	\$26,169,912	\$26,583,018	\$27,002,320	\$27,427,912	\$27,859,888	\$28,298,343
Parcel 2	Base TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Estimated New TV	\$2,443,603	\$2,482,701	\$2,490,149	\$2,512,560	\$2,565,324	\$2,626,892	\$2,676,803	\$2,714,278	\$2,803,849	\$2,944,041	\$2,988,202	\$3,033,025	\$3,078,520	\$3,124,698	\$3,171,568
	Incremental Difference	\$2,443,603	\$2,482,701	\$2,490,149	\$2,512,560	\$2,565,324	\$2,626,892	\$2,676,803	\$2,714,278	\$2,803,849	\$2,944,041	\$2,988,202	\$3,033,025	\$3,078,520	\$3,124,698	\$3,171,568
Total	Base TV	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476
	Estimated New TV	\$10,704,303	\$14,705,664	\$17,741,530	\$19,594,010	\$20,666,893	\$23,025,294	\$25,925,236	\$27,722,900	\$30,292,452	\$30,484,429	\$30,941,695	\$31,405,821	\$31,876,908	\$32,355,062	\$32,840,388
	Incremental Difference	\$9,333,827	\$13,335,188	\$16,371,054	\$18,223,534	\$19,296,417	\$21,654,818	\$24,554,760	\$26,352,424	\$28,921,976	\$29,113,953	\$29,571,219	\$30,035,345	\$30,506,432	\$30,984,586	\$31,469,912

School Capture	Millage Rate	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
State Education Tax (SET)	6.0000	\$56,003	\$80,011	\$98,226	\$109,341	\$115,779	\$129,929	\$147,329	\$158,115	\$173,532	\$174,684	\$177,427	\$180,212	\$183,039	\$185,908	\$188,819
School Operating Tax	18.0000	\$168,009	\$240,033	\$294,679	\$328,024	\$347,336	\$389,787	\$441,986	\$474,344	\$520,596	\$524,051	\$532,282	\$540,636	\$549,116	\$557,723	\$566,458
<b>School Total</b>	<b>24.0000</b>	<b>\$224,012</b>	<b>\$320,045</b>	<b>\$392,905</b>	<b>\$437,365</b>	<b>\$463,114</b>	<b>\$519,716</b>	<b>\$589,314</b>	<b>\$632,458</b>	<b>\$694,127</b>	<b>\$698,735</b>	<b>\$709,709</b>	<b>\$720,848</b>	<b>\$732,154</b>	<b>\$743,630</b>	<b>\$755,278</b>

Local Capture	Millage Rate	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Twp Operating	0.7686	\$7,174	\$10,249	\$12,583	\$14,007	\$14,831	\$16,644	\$18,873	\$20,254	\$22,229	\$22,377	\$22,728	\$23,085	\$23,447	\$23,815	\$24,188
NTVL Schools Sinking Fund	0.9396	\$8,770	\$12,530	\$15,382	\$17,123	\$18,131	\$20,347	\$23,072	\$24,761	\$27,175	\$27,355	\$27,785	\$28,221	\$28,664	\$29,113	\$29,569
Public Safety	6.4366	\$60,078	\$85,833	\$105,374	\$117,298	\$124,203	\$139,383	\$158,049	\$169,620	\$186,159	\$187,395	\$190,338	\$193,326	\$196,358	\$199,435	\$202,559
Library	1.0975	\$10,244	\$14,635	\$17,967	\$20,000	\$21,178	\$23,766	\$26,949	\$28,922	\$31,742	\$31,953	\$32,454	\$32,964	\$33,481	\$34,006	\$34,538
County Operating	6.5928	\$61,536	\$87,916	\$107,931	\$120,144	\$127,217	\$142,766	\$161,885	\$173,736	\$190,677	\$191,942	\$194,957	\$198,017	\$201,123	\$204,275	\$207,475
Schoolcraft College	2.2700	\$21,188	\$30,271	\$37,162	\$41,367	\$43,803	\$49,156	\$55,739	\$59,820	\$65,653	\$66,089	\$67,127	\$68,180	\$69,250	\$70,335	\$71,437
RESA Operating	0.0956	\$892	\$1,275	\$1,565	\$1,742	\$1,845	\$2,070	\$2,347	\$2,519	\$2,765	\$2,783	\$2,827	\$2,871	\$2,916	\$2,962	\$3,009
RESA Enhanced	1.9876	\$18,552	\$26,505	\$32,539	\$36,221	\$38,354	\$43,041	\$48,805	\$52,378	\$57,485	\$57,867	\$58,776	\$59,698	\$60,635	\$61,585	\$62,550
RESA/Spec Ed	3.3443	\$31,215	\$44,597	\$54,750	\$60,945	\$64,533	\$72,420	\$82,118	\$88,130	\$96,724	\$97,366	\$98,895	\$100,447	\$102,023	\$103,622	\$105,245
Wayne County Parks	0.2442	\$2,279	\$3,256	\$3,998	\$4,450	\$4,712	\$5,288	\$5,996	\$6,435	\$7,063	\$7,110	\$7,221	\$7,335	\$7,450	\$7,566	\$7,685
Shared Services	0.7561	\$7,057	\$10,083	\$12,378	\$13,779	\$14,590	\$16,373	\$18,566	\$19,925	\$21,868	\$22,013	\$22,359	\$22,710	\$23,066	\$23,427	\$23,794
HCMA	0.2070	\$1,932	\$2,760	\$3,389	\$3,772	\$3,994	\$4,483	\$5,083	\$5,455	\$5,987	\$6,027	\$6,121	\$6,217	\$6,315	\$6,414	\$6,514
Jails	0.9358	\$8,735	\$12,479	\$15,320	\$17,054	\$18,058	\$20,265	\$22,978	\$24,661	\$27,065	\$27,245	\$27,673	\$28,107	\$28,548	\$28,995	\$29,450
<b>Local Total</b>	<b>25.6757</b>	<b>\$239,653</b>	<b>\$342,390</b>	<b>\$420,338</b>	<b>\$467,902</b>	<b>\$495,449</b>	<b>\$556,003</b>	<b>\$630,461</b>	<b>\$676,617</b>	<b>\$742,592</b>	<b>\$747,521</b>	<b>\$759,262</b>	<b>\$771,179</b>	<b>\$783,274</b>	<b>\$795,551</b>	<b>\$808,012</b>

Non-Capturable Millages	Millage Rate	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Property Bond	0.3500	\$3,267	\$4,667	\$5,730	\$6,378	\$6,754	\$7,579	\$8,594	\$9,223	\$10,123	\$10,190	\$10,350	\$10,512	\$10,677	\$10,845	\$11,014
School Debt	0.0992	\$926	\$1,323	\$1,624	\$1,808	\$1,914	\$2,148	\$2,436	\$2,614	\$2,869	\$2,888	\$2,933	\$2,980	\$3,026	\$3,074	\$3,122
Zoo Authority	3.4000	\$31,735	\$45,340	\$55,662	\$61,960	\$65,608	\$73,626	\$83,486	\$89,598	\$98,335	\$98,987	\$100,542	\$102,120	\$103,722	\$105,348	\$106,998
Art Institute	0.1986	\$1,854	\$2,648	\$3,251	\$3,619	\$3,832	\$4,301	\$4,877	\$5,234	\$5,744	\$5,782	\$5,873	\$5,965	\$6,059	\$6,154	\$6,250
<b>Total Non-Capturable Taxes</b>	<b>4.0478</b>	<b>\$37,781</b>	<b>\$53,978</b>	<b>\$66,267</b>	<b>\$73,765</b>	<b>\$78,108</b>	<b>\$87,654</b>	<b>\$99,393</b>	<b>\$106,669</b>	<b>\$117,070</b>	<b>\$117,847</b>	<b>\$119,698</b>	<b>\$121,577</b>	<b>\$123,484</b>	<b>\$125,419</b>	<b>\$127,384</b>

<b>Total Tax Increment Revenue (TIR) Available for Capture:</b>	<b>\$463,664</b>	<b>\$662,435</b>	<b>\$813,244</b>	<b>\$905,267</b>	<b>\$958,563</b>	<b>\$1,075,718</b>	<b>\$1,219,775</b>	<b>\$1,309,075</b>	<b>\$1,436,719</b>	<b>\$1,446,256</b>	<b>\$1,468,971</b>	<b>\$1,492,027</b>	<b>\$1,515,428</b>	<b>\$1,539,181</b>	<b>\$1,563,290</b>
<b>Running Total TIR:</b>	<b>\$463,664</b>	<b>\$1,126,099</b>	<b>\$1,939,343</b>	<b>\$2,844,610</b>	<b>\$3,803,173</b>	<b>\$4,878,891</b>	<b>\$6,098,666</b>	<b>\$7,407,741</b>	<b>\$8,844,460</b>	<b>\$10,290,716</b>	<b>\$11,759,687</b>	<b>\$13,251,714</b>	<b>\$14,767,142</b>	<b>\$16,306,323</b>	<b>\$17,869,613</b>

Footnotes:



**Table 2**  
**Tax Increment Revenue Table**  
**7 Mile Property**  
**Northville Township**  
**Wayne County**  
**June 7, 2024**

Estimated Yearly Taxable Value (TV) Increase Rate:  
 Plan Duration (Years):  
 Beginning Calendar Year:

Plan Year	Calendar Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Parcel 1	Base TV	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476
	Estimated New TV	\$30,113,852	\$30,565,560	\$31,024,043	\$31,489,404	\$31,961,745	\$32,441,171	\$32,927,788	\$33,421,705	\$33,923,031	\$34,431,876	\$34,948,354	\$35,472,580	\$36,004,668	\$36,544,738	\$37,092,909	\$37,651,186
	Incremental Difference	\$28,743,376	\$29,195,084	\$29,653,567	\$30,118,928	\$30,591,269	\$31,070,695	\$31,557,312	\$32,051,229	\$32,552,555	\$33,061,400	\$33,577,878	\$34,102,104	\$34,634,192	\$35,174,262	\$35,722,433	\$36,280,709
Parcel 2	Base TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Estimated New TV	\$3,219,142	\$3,267,429	\$3,316,440	\$3,366,187	\$3,416,680	\$3,467,930	\$3,519,949	\$3,572,748	\$3,626,339	\$3,680,734	\$3,735,945	\$3,791,985	\$3,848,864	\$3,906,597	\$3,965,196	\$4,024,765
	Incremental Difference	\$3,219,142	\$3,267,429	\$3,316,440	\$3,366,187	\$3,416,680	\$3,467,930	\$3,519,949	\$3,572,748	\$3,626,339	\$3,680,734	\$3,735,945	\$3,791,985	\$3,848,864	\$3,906,597	\$3,965,196	\$4,024,765
Total	Base TV	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476	\$1,370,476
	Estimated New TV	\$33,332,994	\$33,832,988	\$34,340,483	\$34,855,591	\$35,378,424	\$35,909,101	\$36,447,737	\$36,994,453	\$37,549,370	\$38,112,611	\$38,684,300	\$39,264,564	\$39,853,533	\$40,451,336	\$41,058,106	\$41,672,951
	Incremental Difference	\$31,962,518	\$32,462,512	\$32,970,007	\$33,485,115	\$34,007,948	\$34,538,625	\$35,077,261	\$35,623,977	\$36,178,894	\$36,742,135	\$37,313,824	\$37,894,088	\$38,483,057	\$39,080,860	\$39,687,630	\$40,302,433

School Capture	Millage Rate	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
State Education Tax (SET)	6.0000	\$191,775	\$194,775	\$197,820	\$200,911	\$204,048	\$207,232	\$210,464	\$213,744	\$217,073	\$220,453	\$223,883	\$227,365	\$230,898	\$234,485	\$238,126	\$5,371,403
School Operating Tax	18.0000	\$575,325	\$584,325	\$593,460	\$602,732	\$612,143	\$621,695	\$631,391	\$641,232	\$651,220	\$661,358	\$671,649	\$682,094	\$692,695	\$703,455	\$714,377	\$16,114,210
<b>School Total</b>	<b>24.0000</b>	<b>\$767,100</b>	<b>\$779,100</b>	<b>\$791,280</b>	<b>\$803,643</b>	<b>\$816,191</b>	<b>\$828,927</b>	<b>\$841,854</b>	<b>\$854,975</b>	<b>\$868,293</b>	<b>\$881,811</b>	<b>\$895,532</b>	<b>\$909,458</b>	<b>\$923,593</b>	<b>\$937,941</b>	<b>\$952,503</b>	<b>\$21,485,614</b>

Local Capture	Millage Rate	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Twp Operating	0.7686	\$24,566	\$24,951	\$25,341	\$25,737	\$26,139	\$26,546	\$26,960	\$27,381	\$27,807	\$28,240	\$28,679	\$29,125	\$29,578	\$30,038	\$30,504	\$688,077
NTVL Schools Sinking Fund	0.9396	\$30,032	\$30,502	\$30,979	\$31,463	\$31,954	\$32,452	\$32,959	\$33,472	\$33,994	\$34,523	\$35,060	\$35,605	\$36,159	\$36,720	\$37,290	\$841,162
Public Safety	6.4366	\$205,730	\$208,948	\$212,215	\$215,530	\$218,896	\$222,311	\$225,778	\$229,297	\$232,869	\$236,494	\$240,174	\$243,909	\$247,700	\$251,548	\$255,453	\$5,762,262
Library	1.0975	\$35,079	\$35,628	\$36,185	\$36,750	\$37,324	\$37,906	\$38,497	\$39,097	\$39,706	\$40,324	\$40,952	\$41,589	\$42,235	\$42,891	\$43,557	\$982,519
County Operating	6.5928	\$210,722	\$214,019	\$217,365	\$220,761	\$224,208	\$227,706	\$231,257	\$234,862	\$238,520	\$242,234	\$246,003	\$249,828	\$253,711	\$257,652	\$261,653	\$5,902,098
Schoolcraft College	2.2700	\$72,555	\$73,690	\$74,842	\$76,011	\$77,198	\$78,403	\$79,625	\$80,866	\$82,126	\$83,405	\$84,702	\$86,020	\$87,357	\$88,714	\$90,091	\$2,032,181
RESA Operating	0.0956	\$3,056	\$3,103	\$3,152	\$3,201	\$3,251	\$3,302	\$3,353	\$3,406	\$3,459	\$3,513	\$3,567	\$3,623	\$3,679	\$3,736	\$3,794	\$85,584
RESA Enhanced	1.9876	\$63,529	\$64,522	\$65,531	\$66,555	\$67,594	\$68,649	\$69,720	\$70,806	\$71,909	\$73,029	\$74,165	\$75,318	\$76,489	\$77,677	\$78,883	\$1,779,367
RESA/Spec Ed	3.3443	\$106,892	\$108,564	\$110,262	\$111,984	\$113,733	\$115,508	\$117,309	\$119,137	\$120,993	\$122,877	\$124,789	\$126,729	\$128,699	\$130,698	\$132,727	\$2,993,931
Wayne County Parks	0.2442	\$7,805	\$7,927	\$8,051	\$8,177	\$8,305	\$8,434	\$8,566	\$8,699	\$8,835	\$8,972	\$9,112	\$9,254	\$9,398	\$9,544	\$9,692	\$218,616
Shared Services	0.7561	\$24,167	\$24,545	\$24,929	\$25,318	\$25,713	\$26,115	\$26,522	\$26,935	\$27,355	\$27,781	\$28,213	\$28,652	\$29,097	\$29,549	\$30,008	\$676,886
HCMA	0.2070	\$6,616	\$6,720	\$6,825	\$6,931	\$7,040	\$7,149	\$7,261	\$7,374	\$7,489	\$7,606	\$7,724	\$7,844	\$7,966	\$8,090	\$8,215	\$185,313
Jails	0.9358	\$29,911	\$30,378	\$30,853	\$31,335	\$31,825	\$32,321	\$32,825	\$33,337	\$33,856	\$34,383	\$34,918	\$35,461	\$36,012	\$36,572	\$37,140	\$837,760
<b>Local Total</b>	<b>25.6757</b>	<b>\$820,660</b>	<b>\$833,498</b>	<b>\$846,528</b>	<b>\$859,754</b>	<b>\$873,178</b>	<b>\$886,803</b>	<b>\$900,633</b>	<b>\$914,671</b>	<b>\$928,918</b>	<b>\$943,380</b>	<b>\$958,059</b>	<b>\$972,957</b>	<b>\$988,079</b>	<b>\$1,003,428</b>	<b>\$1,019,008</b>	<b>\$22,985,757</b>

Non-Capturable Millages	Millage Rate	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Property Bond	0.3500	\$11,187	\$11,362	\$11,540	\$11,720	\$11,903	\$12,089	\$12,277	\$12,468	\$12,663	\$12,860	\$13,060	\$13,263	\$13,469	\$13,678	\$13,891	\$313,332
School Debt	0.0992	\$3,171	\$3,220	\$3,271	\$3,322	\$3,374	\$3,426	\$3,480	\$3,534	\$3,589	\$3,645	\$3,702	\$3,759	\$3,818	\$3,877	\$3,937	\$88,807
Zoo Authority	3.4000	\$108,673	\$110,373	\$112,098	\$113,849	\$115,627	\$117,431	\$119,263	\$121,122	\$123,008	\$124,923	\$126,867	\$128,840	\$130,842	\$132,875	\$134,938	\$3,043,795
Art Institute	0.1986	\$6,348	\$6,447	\$6,548	\$6,650	\$6,754	\$6,859	\$6,966	\$7,075	\$7,185	\$7,297	\$7,411	\$7,526	\$7,643	\$7,761	\$7,882	\$177,793
<b>Total Non-Capturable Taxes</b>	<b>4.0478</b>	<b>\$129,378</b>	<b>\$131,402</b>	<b>\$133,456</b>	<b>\$135,541</b>	<b>\$137,657</b>	<b>\$139,805</b>	<b>\$141,986</b>	<b>\$144,199</b>	<b>\$146,445</b>	<b>\$148,725</b>	<b>\$151,039</b>	<b>\$153,388</b>	<b>\$155,772</b>	<b>\$158,192</b>	<b>\$160,648</b>	<b>\$3,623,728</b>

<b>Total Tax Increment Revenue (TIR) Available for Capture:</b>	<b>\$1,587,760</b>	<b>\$1,612,598</b>	<b>\$1,637,808</b>	<b>\$1,663,397</b>	<b>\$1,689,369</b>	<b>\$1,715,730</b>	<b>\$1,742,488</b>	<b>\$1,769,646</b>	<b>\$1,797,212</b>	<b>\$1,825,191</b>	<b>\$1,853,590</b>	<b>\$1,882,415</b>	<b>\$1,911,673</b>	<b>\$1,941,369</b>	<b>\$1,971,511</b>	<b>\$44,471,370</b>
<b>Running Total TIR:</b>	<b>\$19,457,374</b>	<b>\$21,069,972</b>	<b>\$22,707,780</b>	<b>\$24,371,176</b>	<b>\$26,060,545</b>	<b>\$27,776,275</b>	<b>\$29,518,763</b>	<b>\$31,288,409</b>	<b>\$33,085,621</b>	<b>\$34,910,812</b>	<b>\$36,764,402</b>	<b>\$38,646,818</b>	<b>\$40,558,491</b>	<b>\$42,499,860</b>	<b>\$44,471,370</b>	

Footnotes:

Table 3  
Reimbursement Table

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**7 Mile Property**  
**Northville Township**  
**Wayne County**  
**June 7, 2024**

Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only	Total
State	48.3%	\$ 15,236,163		\$ 15,236,163
Local	51.7%	\$ 16,299,964	\$ 10,000,000	\$ 26,299,964
<b>TOTAL</b>		<b>\$ 31,536,127</b>		<b>\$ 41,536,127</b>
EGL	0.0%	\$ -		\$ -
MSF	100.0%	\$ 31,536,127		\$ 31,536,127

Estimated Total Years of Plan:	30	Estimated Capture	\$40,636,381
		Administrative Fees	\$1,149,288
Estimated Years of Developer Reimbursement	30	State Brownfield Redevelopment Fund	\$2,685,702
		Local Brownfield Revolving Fund	\$325,861

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Total State Incremental Revenue	\$ 224,012	\$ 320,045	\$ 392,905	\$ 437,365	\$ 463,114	\$ 519,716	\$ 589,314	\$ 632,458	\$ 694,127	\$ 698,735	\$ 709,709	\$ 720,848	\$ 732,154	\$ 743,630	\$ 755,278		
State Brownfield Redevelopment Fund (50% of SET)	\$ 28,001	\$ 40,006	\$ 49,113	\$ 54,671	\$ 57,889	\$ 64,964	\$ 73,664	\$ 79,057	\$ 86,766	\$ 87,342	\$ 88,714	\$ 90,106	\$ 91,519	\$ 92,954	\$ 94,410		
State TIR Available for Reimbursement	\$ 196,010	\$ 280,039	\$ 343,792	\$ 382,694	\$ 405,225	\$ 454,751	\$ 515,650	\$ 553,401	\$ 607,361	\$ 611,393	\$ 620,996	\$ 630,742	\$ 640,635	\$ 650,676	\$ 660,868		
Total Local Incremental Revenue	\$ 239,653	\$ 342,390	\$ 420,338	\$ 467,902	\$ 495,449	\$ 556,003	\$ 630,461	\$ 676,617	\$ 742,592	\$ 747,521	\$ 759,262	\$ 771,179	\$ 783,274	\$ 795,551	\$ 808,012		
BRA Admin. Fee (%) 5%	\$ 11,983	\$ 17,120	\$ 21,017	\$ 23,395	\$ 24,772	\$ 27,800	\$ 31,523	\$ 33,831	\$ 37,130	\$ 37,376	\$ 37,963	\$ 38,559	\$ 39,164	\$ 39,778	\$ 40,401		
Local TIR Available for Reimbursement	\$ 227,670	\$ 325,271	\$ 399,321	\$ 444,507	\$ 470,677	\$ 528,202	\$ 598,938	\$ 642,786	\$ 705,462	\$ 710,145	\$ 721,299	\$ 732,620	\$ 744,110	\$ 755,773	\$ 767,611		
<b>Total State &amp; Local TIR Available</b>	<b>\$ 423,680</b>	<b>\$ 605,310</b>	<b>\$ 743,113</b>	<b>\$ 827,201</b>	<b>\$ 875,901</b>	<b>\$ 982,954</b>	<b>\$ 1,114,588</b>	<b>\$ 1,196,187</b>	<b>\$ 1,312,824</b>	<b>\$ 1,321,538</b>	<b>\$ 1,342,294</b>	<b>\$ 1,363,362</b>	<b>\$ 1,384,745</b>	<b>\$ 1,406,450</b>	<b>\$ 1,428,480</b>		
<b>DEVELOPER</b>	Initial Balance																
REI Reimbursement Running Total	\$10,000,000	\$227,670	\$552,941	\$952,262	\$1,396,769	\$1,867,446	\$2,395,648	\$2,994,586	\$3,637,372	\$4,342,834	\$5,052,979	\$5,774,278	\$6,506,897	\$7,251,008	\$8,006,781	\$8,774,392	
Northville Township Reimbursement Running Total	\$ 31,536,127	\$196,010	\$476,049	\$819,841	\$1,202,536	\$1,607,760	\$2,062,512	\$2,578,162	\$3,131,562	\$3,738,924	\$4,350,317	\$4,971,313	\$5,602,055	\$6,242,690	\$6,893,366	\$7,554,234	
<b>MSF Non-Environmental Costs</b>	<b>Year Total:</b>	<b>\$0</b>	<b>\$196,010</b>	<b>\$280,039</b>	<b>\$343,792</b>	<b>\$382,694</b>	<b>\$405,225</b>	<b>\$454,751</b>	<b>\$515,650</b>	<b>\$553,401</b>	<b>\$607,361</b>	<b>\$611,393</b>	<b>\$620,996</b>	<b>\$630,742</b>	<b>\$640,635</b>	<b>\$650,676</b>	<b>\$660,868</b>
State Tax Reimbursement		\$15,236,163	\$196,010	\$280,039	\$343,792	\$382,694	\$405,225	\$454,751	\$515,650	\$553,401	\$607,361	\$611,393	\$620,996	\$630,742	\$640,635	\$650,676	\$660,868
Local Tax Reimbursement		\$16,299,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total MSF Reimbursement Balance</b>	<b>\$31,536,127</b>	<b>\$31,340,117</b>	<b>\$31,060,078</b>	<b>\$30,716,286</b>	<b>\$30,333,591</b>	<b>\$29,928,367</b>	<b>\$29,473,615</b>	<b>\$28,957,965</b>	<b>\$28,404,565</b>	<b>\$27,797,203</b>	<b>\$27,185,810</b>	<b>\$26,564,814</b>	<b>\$25,934,072</b>	<b>\$25,293,437</b>	<b>\$24,642,761</b>	<b>\$23,981,893</b>	
<b>Local Only Costs</b>	<b>Year Total:</b>	<b>\$0</b>	<b>\$227,670</b>	<b>\$325,271</b>	<b>\$399,321</b>	<b>\$444,507</b>	<b>\$470,677</b>	<b>\$528,202</b>	<b>\$598,938</b>	<b>\$642,786</b>	<b>\$705,462</b>	<b>\$710,145</b>	<b>\$721,299</b>	<b>\$732,620</b>	<b>\$744,110</b>	<b>\$755,773</b>	<b>\$767,611</b>
<b>Total Local Only Reimbursement Balance</b>	<b>\$10,000,000</b>	<b>\$9,772,330</b>	<b>\$9,447,059</b>	<b>\$9,047,738</b>	<b>\$8,603,231</b>	<b>\$8,132,554</b>	<b>\$7,604,352</b>	<b>\$7,005,414</b>	<b>\$6,362,628</b>	<b>\$5,657,166</b>	<b>\$4,947,021</b>	<b>\$4,225,722</b>	<b>\$3,493,103</b>	<b>\$2,748,992</b>	<b>\$1,993,219</b>	<b>\$1,225,608</b>	
<b>Total Annual Project Reimbursement</b>		<b>\$423,680</b>	<b>\$605,310</b>	<b>\$743,113</b>	<b>\$827,201</b>	<b>\$875,901</b>	<b>\$982,954</b>	<b>\$1,114,588</b>	<b>\$1,196,187</b>	<b>\$1,312,824</b>	<b>\$1,321,538</b>	<b>\$1,342,294</b>	<b>\$1,363,362</b>	<b>\$1,384,745</b>	<b>\$1,406,450</b>	<b>\$1,428,480</b>	
<b>Total Project Reimbursement</b>		<b>\$423,680</b>	<b>\$1,028,990</b>	<b>\$1,772,103</b>	<b>\$2,599,305</b>	<b>\$3,475,206</b>	<b>\$4,458,160</b>	<b>\$5,572,747</b>	<b>\$6,768,934</b>	<b>\$8,081,758</b>	<b>\$9,403,296</b>	<b>\$10,745,590</b>	<b>\$12,108,952</b>	<b>\$13,493,698</b>	<b>\$14,900,147</b>	<b>\$16,328,627</b>	
<b>LOCAL BROWNFIELD REVOLVING FUND</b>																	
<b>Year Total</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Post-Reimbursement Overflow</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
State Tax Capture	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Local Tax Capture	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total LBRF Capture</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

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

Footnotes:

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**7 Mile Property**  
**Northville Township**  
**Wayne County**  
**June 7, 2024**

Maximum Reimbursement
State
Local
<b>TOTAL</b>
EGLE
MSF

	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL		
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043			
<b>Total State Incremental Revenue</b>	\$ 767,100	\$ 779,100	\$ 791,280	\$ 803,643	\$ 816,191	\$ 828,927	\$ 841,854	\$ 854,975	\$ 868,293	\$ 881,811	\$ 895,532	\$ 909,458	\$ 923,593	\$ 937,941	\$ 952,503	\$ 21,485,614		
State Brownfield Redevelopment Fund (50% of SET)	\$ 95,888	\$ 97,388	\$ 98,910	\$ 100,455	\$ 102,024	\$ 103,616	\$ 105,232	\$ 106,872	\$ 108,537	\$ 110,226	\$ 111,941	\$ 113,682	\$ 115,449	\$ 117,243	\$ 119,063	\$ 2,685,702		
<b>State TIR Available for Reimbursement</b>	\$ 671,213	\$ 681,713	\$ 692,370	\$ 703,187	\$ 714,167	\$ 725,311	\$ 736,622	\$ 748,104	\$ 759,757	\$ 771,585	\$ 783,590	\$ 795,776	\$ 808,144	\$ 820,698	\$ 833,440	\$ 18,799,912		
<b>Total Local Incremental Revenue</b>	\$ 820,660	\$ 833,498	\$ 846,528	\$ 859,754	\$ 873,178	\$ 886,803	\$ 900,633	\$ 914,671	\$ 928,918	\$ 943,380	\$ 958,059	\$ 972,957	\$ 988,079	\$ 1,003,428	\$ 1,019,008	\$ 22,985,757		
BRA Admin. Fee (%) 5%	\$ 41,033	\$ 41,675	\$ 42,326	\$ 42,988	\$ 43,659	\$ 44,340	\$ 45,032	\$ 45,734	\$ 46,446	\$ 47,169	\$ 47,903	\$ 48,648	\$ 49,404	\$ 50,171	\$ 50,950	\$ 1,149,288		
<b>Local TIR Available for Reimbursement</b>	\$ 779,627	\$ 791,823	\$ 804,202	\$ 816,766	\$ 829,519	\$ 842,463	\$ 855,602	\$ 868,937	\$ 882,473	\$ 896,211	\$ 910,156	\$ 924,309	\$ 938,675	\$ 953,257	\$ 968,057	\$ 21,836,469		
<b>Total State &amp; Local TIR Available</b>	\$ 1,450,840	\$ 1,473,536	\$ 1,496,572	\$ 1,519,953	\$ 1,543,686	\$ 1,567,774	\$ 1,592,224	\$ 1,617,041	\$ 1,642,229	\$ 1,667,796	\$ 1,693,746	\$ 1,720,085	\$ 1,746,820	\$ 1,773,955	\$ 1,801,498	\$ 40,636,381		
<b>DEVELOPER</b>	Initial Balance																	
REI Reimbursement Running Total	\$10,000,000	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392	\$8,774,392		
Northville Township Reimbursement Running Total	\$ 31,536,127	\$9,005,074	\$10,478,610	\$11,975,182	\$13,495,135	\$15,038,821	\$16,606,595	\$18,198,819	\$19,815,860	\$21,458,089	\$23,125,885	\$24,819,631	\$26,539,716	\$28,286,536	\$30,060,491	\$31,536,127		
<b>MSF Non-Environmental Costs</b>	Year Total:	\$0	\$1,450,840	\$1,473,536	\$1,496,572	\$1,519,953	\$1,543,686	\$1,567,774	\$1,592,224	\$1,617,041	\$1,642,229	\$1,667,796	\$1,693,746	\$1,720,085	\$1,746,820	\$1,773,955	\$1,475,636	
State Tax Reimbursement		\$15,236,163	\$671,213	\$681,713	\$692,370	\$703,187	\$714,167	\$725,311	\$736,622	\$748,104	\$759,757	\$771,585	\$783,590	\$795,776	\$808,144	\$820,698	\$712,929	
Local Tax Reimbursement		\$16,299,964	\$779,627	\$791,823	\$804,202	\$816,766	\$829,519	\$842,463	\$855,602	\$868,937	\$882,473	\$896,211	\$910,156	\$924,309	\$938,675	\$953,257	\$762,707	
<b>Total MSF Reimbursement Balance</b>		\$31,536,127	\$22,531,053	\$21,057,517	\$19,560,945	\$18,040,992	\$16,497,306	\$14,929,532	\$13,337,308	\$11,720,267	\$10,078,038	\$8,410,242	\$6,716,496	\$4,996,411	\$3,249,591	\$1,475,636	\$0	
<b>Local Only Costs</b>	Year Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,774,392	
<b>Total Local Only Reimbursement Balance</b>		\$10,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,225,608	
<b>Total Annual Project Reimbursement</b>			\$1,450,840	\$1,473,536	\$1,496,572	\$1,519,953	\$1,543,686	\$1,567,774	\$1,592,224	\$1,617,041	\$1,642,229	\$1,667,796	\$1,693,746	\$1,720,085	\$1,746,820	\$1,773,955	\$1,475,636	\$40,310,519
<b>Total Project Reimbursement</b>			\$17,779,467	\$19,253,002	\$20,749,574	\$22,269,528	\$23,813,213	\$25,380,988	\$26,973,212	\$28,590,252	\$30,232,482	\$31,900,278	\$33,594,023	\$35,314,109	\$37,060,928	\$38,834,883	\$40,310,519	\$40,310,519
<b>LOCAL BROWNFIELD REVOLVING FUND</b>																		
Year Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,861	
Post-Reimbursement Overflow		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$325,861	
State Tax Capture	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Local Tax Capture	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total LBRF Capture</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,861	

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed

Footnotes: