

# WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

## BROWNFIELD PLAN

Water Street Redevelopment Area  
1-216 E Michigan Avenue  
City of Ypsilanti, Michigan

**PREPARED BY** Washtenaw County Brownfield Redevelopment  
Authority (WCBRA)  
415 W. Michigan Avenue  
Ypsilanti, MI 48197  
Contact Person: Nathan Voght  
Email: voghtn@ewashtenaw.org  
Phone: 734-544-3055

AKT Peerless  
22725 Orchard Lake Road  
Farmington, MI 48336  
Contact Person: Anne Jamieson  
Email: JamiesonA@aktpeerless.com  
Phone: (248)-615-1333

**PROJECT #** 8808b-1-25

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**CITY APPROVAL** December 16, 2014  
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# PROJECT SUMMARY

**PROJECT NAME** Water Street Redevelopment Area  
Located at 1-216 E. Michigan Avenue, Ypsilanti, Michigan

**DEVELOPER** City of Ypsilanti  
1 S. Huron Street  
Ypsilanti, MI 48197  
Ralph A. Lange  
734-483-1810

And  
  
To be determined Developer(s)

**ELIGIBLE PROPERTY LOCATION** The Eligible Property is located at 1-216 E. Michigan Avenue, Ypsilanti, Michigan, and herein referred to the “subject property.” Parcel ID Numbers 11-11-09-170-030 and 11-11-09-170-031.

**TYPE OF ELIGIBLE PROPERTY** Facility and Adjacent and Contiguous

**SUBJECT PROJECT DESCRIPTION** The project (Project) consists of the redevelopment of the subject property, which is located at 1-216 E. Michigan in the City of Ypsilanti. The City has taken the initiative to redevelop the subject property to eliminate and prevent blight, support economic development, create jobs, create vibrant, walkable neighborhoods, remediate environmental contamination, and increase and enhance public access to the Huron River. The final plans for the redevelopment have not been completed, however a street framework, infrastructure plan, and lot layout plan has been incorporated and adopted by the City as part of the Shape Ypsi Master Plan. The Project will include redeveloping the subject property as a mixed-use commercial, institutional, and residential development.

The Project is seeking approval of Tax Increment Financing (TIF) to reimburse Eligible Activities authorized under Act 381. Construction has begun and is expected to occur over the next 15-20 years.

<b>ELIGIBLE ACTIVITIES</b>	Baseline Environmental Assessment (BEA) Activities {Phase I Environmental Site Assessment (ESA), Phase II ESAs, and BEA}, Due Care Activities, Additional Response Activities, Demolition, Site Preparation, Infrastructure Improvements, preparation of a Brownfield Plan and Act 381 Work Plan.
<b>REIMBURSABLE COSTS</b>	<p>\$18,405,820 (Est. Eligible Activities, Contingency, Interest)</p> <p>\$2,287,463 (BRA Administrative Fees)</p> <p><u>\$2,181,351</u> (LSRRF)</p> <p>\$22,874,634</p>
<b>DURATION OF BROWNFIELD PLAN</b>	Brownfield Plan expires at the end of 2049
<b>ESTIMATED TOTAL CAPITAL INVESTMENT</b>	~\$84 million
<b>BASE TAXABLE VALUE</b>	\$0

# LIST OF ACRONYMS AND DEFINITIONS

<b>Authority</b>	Washtenaw County Brownfield Redevelopment Authority
<b>BEA</b>	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
<b>BFP OR PLAN</b>	Brownfield Plan
<b>DEVELOPER</b>	City of Ypsilanti and to be determined Developer(s)
<b>ELIGIBLE PROPERTY</b>	Subject property for which eligible activities are identified under a Brownfield Plan.
<b>ESA</b>	Environmental Site Assessment
<b>LSRRF</b>	Local Site Remediation Revolving Fund
<b>MDEQ</b>	Michigan Department of Environmental Quality
<b>MEDC</b>	Michigan Economic Development Corporation
<b>MSF</b>	Michigan Strategic Fund (agency that approves use of school tax revenue to support non-environmental Brownfield activities)
<b>PHASE I ESA</b>	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
<b>PHASE II ESA</b>	Environmental subsurface investigation (includes soil and/or groundwater sampling and analysis)
<b>SUBJECT PROPERTY</b>	The Eligible Property, located at 1-216 E. Michigan, in the City of Ypsilanti, MI, currently comprises 2 parcels totaling 38 acres, but additional parcels will be subdivided as the site is redeveloped.
<b>RCC</b>	Residential Cleanup Criteria
<b>TIF</b>	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
<b>TIR</b>	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

# BROWNFIELD PLAN

Water Street Redevelopment Area, 1-216 E. Michigan Avenue, City of Ypsilanti, Michigan

## 1.0 Introduction

The County of Washtenaw, Michigan (the “County”), established the Washtenaw County Brownfield Redevelopment Authority (the “Authority”) on May 27, 1999, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the County. Inclusion of Eligible Property within this Brownfield Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide a redevelopment tool to developers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, this Brownfield Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

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

This Brownfield 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 Brownfield Plan for reference purposes.

The City of Ypsilanti and Washtenaw County Brownfield Authority previously approved a Brownfield Plan for the Water Street redevelopment area in 2006. This 2006 Plan was in support of a previous redevelopment proposal, and will be terminated concurrently with the adoption of the Plan herein.

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

## 2.0 General Provisions

The following sections detail information required by Act 381.

### 2.1 Description of Eligible Property (Section 13 (l)(h))

The Eligible Property (“subject property”) is located at 1-216 E. Michigan Avenue, in the northeast ¼ of Section 9 (Township 3 South /Range 7 E) in Ypsilanti, Michigan. The subject property is bordered on the

north by East Michigan Avenue, on the east by Park Street and the west and south by Huron River. The subject property consists of two parcels that contain approximately 38 acres. The subject property is located in the eastern end of the City of Ypsilanti (“City”) central business district within the City of Ypsilanti Downtown Development Authority (DDA) Water Street Development Area district. Much of the subject property is currently vacant with commercial properties to the west and north, residential property to the east and the Huron River and a park to the south.

For ease of reference, AKT Peerless has designated each of the Eligible Property parcels with a letter, see table below. These designations have no relevance to legally recorded data about the Eligible Property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

### Eligible Property Information

Parcel Letter	Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
A	No address	11-11-09-170-031	Facility	37.15
B	216 E. Michigan Avenue	11-11-09-170-030	Adjacent and Contiguous	0.85

The subject property’s current zoning is a combination of General Business District (B4), M1-Lighting Industrial and PL – Public Land. It is anticipated the subject property will be re-zoned to the same zoning as the downtown in the future. The parcels are currently vacant with no existing buildings or structures, however several foundations, parking lots, former roads and vegetative growth are present.

The Water Street Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 1-216 E. Michigan in the City of Ypsilanti. The City has taken the initiative to redevelop the subject property to eliminate and prevent blight, support economic development, remediate environmental contamination, and increase and enhance public access to the Huron River.

The final plans for the redevelopment have not been completed, however a street framework, infrastructure plan, and lot layout plan has been incorporated and adopted by the City as part of the Shape Ypsi Master Plan. The Project will include redeveloping the subject property as a mixed-use commercial, institutional, and residential development.

The Project is seeking approval of Tax Increment Financing (TIF) for eligible activities that will be funded by a variety of sources to be determined once development plans have been finalized. Construction activities have begun in 2014 on Parcel B. New development on Parcel A is expected to begin in 2015. Subsequent developments are expected to occur on the subject property throughout the life of the Brownfield Plan.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real and personal property located thereon will comprise the Eligible Property.

## 2.2 Basis of Eligibility (Section 13 (1)(h) , Section 2 (m)), Section 2(r)

The subject property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a commercial property; (b) it is located within the City of Ypsilanti, a qualified local governmental unit, or “Core Community” under Act 381; (c) one of the parcels comprised by the subject property has been determined to be a “facility;” and (d) the remaining parcel is adjacent and contiguous to the parcel determined to be a “facility.”

Historical operations within the subject property can be traced back as far as 1874. The subject property previously consisted of approximately 40 parcels. The use of the subject property included the following:

- Foundries
- Manufacturing
- Automotive service and repair
- Lumber mills and yards
- Printing
- Dry cleaning
- Coal storage
- Analytical laboratory
- Restaurants
- Residential areas
- Greenspace along the Huron River

Numerous environmental reports and investigations have been completed for the subject property over its long history. Further, significant environmental remediation and soil removal has occurred since the City acquired the subject property in the late 1990s and early 2000s. Contamination still exists on the subject property. The known contamination includes BTEX, volatile organic compounds (VOC) and Lead areas exceeding Michigan Department of Environmental Quality (MDEQ) Cleanup Criteria. The subject property parent parcels were considered eligible property in the previously approved Brownfield Plan in 2006, which will be terminated concurrently with the adoption of the Plan herein. Please refer to Attachment C for Remaining Areas of Contamination.

Most recently, a Phase I Environmental Site Assessment (ESA) was conducted by ASTI Environmental on March 6, 2014 for an approximately 3.14 acre site within the subject property (Parcel A). The Phase I ESA found that the subject property parent parcels were designated as facilities with historic past uses including a lumber yard, automotive factory and fill material. Previous investigations found constituents that exceeded MDEQ Cleanup Criteria which included VOCs, polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), metals and cyanide in soil and/or groundwater. The majority of the soil contamination appeared to be within the upper five feet within fill material, but some areas of impact greater than five below ground surface have been reported. Solvents including trichlorethene, vinyl chloride and xylenes have been reported in groundwater.

ASTI Environmental conducted a Phase II ESA on April 28, 2014 for an approximately 3.14 acre site within the subject property (Parcel A) based on the recognized environmental condition (REC) identified in the Phase I ESA conducted on March 6, 2014. A total of 14 soil samples were collected and submitted for analyses of VOCs, PNAs, PCBs, Michigan 10 metals and cyanide. Groundwater samples were collected from temporary monitoring wells in two soil borings and analyzed for VOCs, PNAs, PCBs and Michigan 10

metals. ASTI also installed three soil gas wells for determination of potential soil gas vapors. Metals, PNAs and PCBs in soil and metals and VOCs in groundwater exceeded applicable MDEQ Generic Residential Cleanup Criteria (GRCC).

Based on previous environmental investigations and the Phase II conducted by ASTI on April 28, 2014 Parcel A meets the definition of a “facility” as defined by Part 201 of NREPA, Michigan PA 451 of 1994, as amended. Parcel B is adjacent or contiguous to a facility (Parcel A). The development of this adjacent and contiguous parcel will increase the captured taxable value of the facility (Parcel A) property.

Therefore, the subject property is considered “Eligible Property” since it has been deemed a “facility,” and is adjacent or contiguous to qualifying parcels and it is located in a qualified local governmental unit.

### 2.3 Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))

The “eligible activities” that are intended to be carried out at the subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include BEA Activities (Phase I ESA, Phase II ESAs, and BEA), due care activities, additional response activities, demolition, site preparation, infrastructure improvements and preparation of Brownfield and Act 381 work plan(s), (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in the table below.

#### Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activities	Estimated Cost*
<b>MDEQ Eligible Activities</b>	
1. BEA Activities	\$ 390,000
2. Due Care Activities	\$ 3,696,465
3. Additional Response Activities	\$ 542,600
<b>MDEQ Eligible Activities Subtotal</b>	<b>\$ 4,086,465</b>
<b>MSF Non-Environmental Eligible Activities</b>	
4. Demolition	\$ 300,000
5. Site Preparation	\$ 4,883,049
6. Infrastructure Improvements	\$ 3,568,353
<b>MSF Non-Environmental Activities Subtotal</b>	<b>\$ 8,751,402</b>
<b>MDEQ and MSF Eligible Activities Subtotal</b>	<b>\$ 12,837,867</b>
7. 15% Contingency**	\$ 1,925,680
8. Preparation of a Brownfield Plans (2)	\$ 20,000
9. Preparation of Work plan(s) (6 MDEQ and 6 MSF)	\$ 120,000
<b>Subtotal</b>	<b>\$ 14,903,547</b>
10. WCBRA Administrative Fees	\$ 2,287,463
11. Interest***	\$ 3,502,273
12. LSRRF Deposits****	\$ 2,181,351
<b>Total</b>	<b>\$ 22,874,634</b>

\*Estimated costs are subject to approval by MSF and MDEQ.

\*\*The contingency is applied to the Subtotal of MDEQ and MSF eligible activities, including the BEA Activities.

\*\*\*Interest is calculated annually at 2.5% simple interest on unreimbursed eligible activities for 10 years. The rate and time period for interest calculation may change, but will not exceed 5% simple interest on unreimbursed eligible activities.

\*\*\*LSRRF deposits will occur for 2 years after eligible activities and interest have been reimbursed and will be made in accordance with Act 381.

The eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues (TIR) from the subject property are also shown in Attachment D, Table 1.

Development activities have begun in 2014 on Parcel B. New development on Parcel A is expected to begin in 2015. Subsequent developments are expected to occur on the subject property throughout the life of the Brownfield Plan. It is anticipated that Michigan Department of Environmental Quality and Michigan Strategic Fund Act 381 work plan(s) will be developed with each development that would include eligible activities identified above. It is anticipated this Brownfield Plan may be amended.

The City and Developer(s) desire to be reimbursed for the costs of eligible activities. TIR generated by the subject property, which are not being captured by the City of Ypsilanti DDA, will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan, Act 381 work plan(s) and Reimbursement Agreement(s) with the Authority.

The costs of individual line items listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from TIR of the Authority from the subject property shall be governed by Act 381 work plan(s) and terms of a Reimbursement Agreement with the Authority. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Brownfield Plan, Reimbursement Agreement(s) and Act 381 work plan(s).

In accordance with this Brownfield Plan, subsequent Act 381 work plan(s), and the associated Reimbursement Agreement(s), if interest is approved on unreimbursed eligible activities, the amount advanced by the City and/or Developer will be repaid by the Authority with interest at the rate not greater than 5% simple interest, solely from the TIR realized from the subject property. Payments will be made to the full extent incremental property tax revenues are or become available for such purpose under Act 381. Based on the projected cost of eligible activities, interest reimbursement in this Brownfield Plan is estimated at 2.5% on unreimbursed eligible activities for 10 years totaling \$3,502,273. However, the rate and term of the simple interest will be outlined in the associated Reimbursement Agreement(s) and Act 381 work plan(s).

Local TIR will first be used to pay or reimburse Administrative Fees, estimated at 10% of total annual TIR, described in the table above. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities eligible for school tax revenue reimbursement without MDEQ approval and approved by the MDEQ and the MSF, together with the interest rate approved, if any, in the Reimbursement Agreement(s). In the event that the use of school tax revenues to reimburse specific eligible activities is not approved by the MDEQ or MSF, these specific activities may be reimbursed with local-only TIF (to the extent available), as determined on a case-by-case basis.

**2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13(1)(g), Section 2(ee))**

This Brownfield Plan anticipates the capture of TIR to reimburse the City and Developer(s) for the costs of eligible activities under this Brownfield Plan, subsequent Act 381 work plan(s), and in accordance with the Reimbursement Agreement(s). A table of estimated TIR to be captured is attached to this Brownfield Plan as Attachment D, Table 2. TIR capture is expected to begin in 2015.

The subject property and several properties to the north of Michigan Avenue were included in the Water Street Development Area Downtown Development District (DDA) in 2001. The Development Plan and Tax Increment Financing Plan established the initial assessed value of real and personal property in this district to be \$2,734,806. The DDA will capture all TIR generated by local taxes based on the assessed value of real and personal property in the district above \$2,734,806, as authorized by the Development Plan and Tax Increment Plan and the DDA Act. The DDA does not capture TIR generated by local taxes based on an assessed value of real and personal property below \$2,734,806 or school taxes (school operating and state education tax millages) and intermediate school district millages (Washtenaw Intermediate School District) based on an assessed value above \$0.

For the purposes of this Brownfield Plan the subject property’s base taxable value is \$0 for the 2014 Assessment Roll. The parcels to the north of Michigan Avenue, included in the DDA district, have an assessed value of real and personal property totaling \$804,048. Therefore, TIR generated by local taxes has been estimated based on a taxable value up to \$1,930,758, due to the assessed value of existing real and personal property in the DDA District (other than the subject property). TIR generated by local taxes based on a taxable value of real and personal property up to \$2,734,806 will be captured by the Authority. TIR generated from school tax millages and Washtenaw Intermediate School District millages based on a taxable value of real and personal property above \$0 will be captured by the Authority. Please see the tables below for the millage rates captured by the Authority:

**Local Millage Rates Captured by Authority based on Taxable Value from \$0 to \$2,734,806**

<b>Local</b>	<b>Millage Rates</b>
City Operating	19.0211
Police and Fire Pension	8.3149
Public Transit	0.9789
Sanitation	2.7814
AAATA	0.7000
City Library	2.8110
Wash. Community College	3.6376
County	5.7801
<b>Local Total - NonHomestead</b>	<b>44.0250</b>

**Local and School Millage Rates Captured by Authority based on Taxable Value above \$0**

<b>Local</b>	<b>Millage Rates</b>
WISD	3.9745
<b>Local Total – Non-Homestead</b>	<b>3.9745</b>
<b>School</b>	
School Operating	18.0000
State Education*	6.0000
<b>School Total – Non-Homestead</b>	<b>24.0000</b>
<b>Total</b>	<b>27.9745</b>

\*3 mills of the 6 is captured for the State Revolving Fund

The following table summarizes the sources of reimbursement for the projected cost of eligible activities and fees:

**Reimbursement Sources For Eligible Activities**

	<b>Total Reimbursable Expenses: \$22,874,634</b> <b>(\$18,405,820 MSF/DEQ; \$2,287,463 Administrative; \$2,181,351 LSRRF)</b>	
<b>Reimbursement Source (mills) Up to TV of \$2,734,806</b>	<b>School Operating/SET (21.0000)</b>	<b>Local (47.9995)</b>
<b>Estimated Cost*</b>	\$54,600	\$124,799
<b>Reimbursement Source (mills) Above TV of \$2,734,806</b>	<b>School Operating/SET (21.0000)</b>	<b>Local (3.9745)</b>
<b>Estimated Cost**</b>	\$17,251,521	\$5,443,715
<b>Total Estimated Cost</b>	\$17,306,121	\$5,568,514

\*Estimated cost based on a TV of real and personal property above \$1,930,758 as identified in years 1-3 in Attachment D, Table 2

\*\*Estimated cost based on a TV of real and personal property above \$1,930,758 as identified in years 4-30 in Attachment D, Table 2

All reimbursement will be in accordance with subsequent Act 381 Work Plan(s) and associated Reimbursement Agreement(s).

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, interest, and LSRRF deposits) to be reimbursed through the capture of TIR is projected to be \$22,874,634. The estimated effective initial taxable value for this Brownfield Plan is \$0, based on real and personal property. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2015 with the first significant increase in taxable value of approximately \$350,000 beginning in 2015.

It is estimated that the Authority will capture the 2015 through 2044 TIR to reimburse the cost of the eligible activities, interest, State Brownfield Redevelopment Fund, LSRRF and pay Authority

administrative fees. Authority administrative fees may be paid only out of local tax increment revenue captured by the Authority.

The captured incremental taxable value and associated TIR of this Brownfield Plan are shown in Attachment D, Table 2. Table 2 values are based on the estimated increase in taxable value from all taxable improvements on the subject property and the millage rates levied by the various taxing jurisdictions during each year of the Brownfield Plan. The actual TIR captured by the Authority will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

## **2.5 Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))**

Eligible activities are to be financed by the City and/or the Developer(s). The Authority will reimburse the City and/or Developer for the cost of approved eligible activities, but only from TIR generated from the subject property as available and subject to the subsequent Act 381 Work Plan(s) and Reimbursement Agreement(s).

All reimbursements authorized under this Brownfield Plan shall be governed by the subsequent Act 381 Work plan(s) and approved Reimbursement Agreement(s). The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to: (1) authorize the Authority to fund such reimbursements; and (2) does not obligate the Authority to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which TIR may be captured under this Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any TIR that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

## **2.6 Duration of Brownfield Plan (Section 13(1)(f))**

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

## **2.7 Effective Date of Inclusion in Brownfield Plan**

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the Washtenaw County Board of Commissioners. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

## **2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(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 Brownfield Plan.

## 2.9 Local Site Remediation Revolving Fund (“LSRRF”) (Section 8, Section 13(1)(m))

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The Authority will capture incremental local and state school taxes to fund the LSRRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to, the following: total capture duration, total annual capture, project economic factors, level of existing LSRRF funding, projected need for LSRRF funds, and amount of school tax capture available in accordance with Act 381.

The amount of tax increment revenue authorized for capture and deposit in the LSRRF, for two years after eligible activities and interest have been reimbursed, is estimated at \$2,181,351.

## 2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 71.9995 non-homestead mills available for capture, with school millage equaling 24.0000 mills (33%) and local millage equaling 47.9995 mills (67%) based on a taxable value above \$0, but not exceeding \$2,734,806. There are 27.9745 non-homestead mills available for capture, with school millage equaling 24.0000 mills (86%) and local millage equaling 3.9745 mills (14%) based on a taxable value above \$2,734,806. The requested tax capture for MSF and MDEQ eligible activities breaks down as follows:

### Total Tax Capture

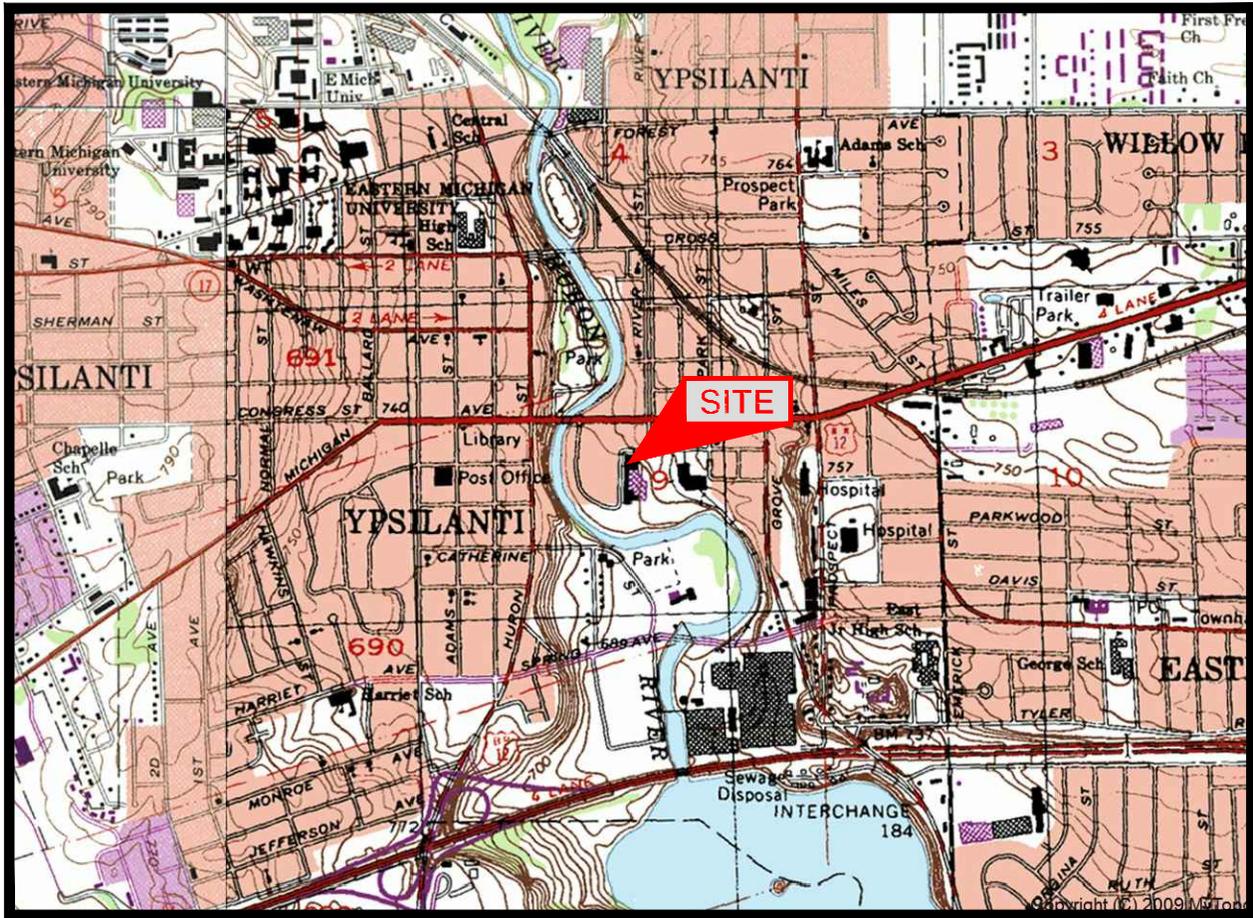
State to Local Tax Capture	Eligible Activities, Interest, Contingency
MSF/MDEQ School tax capture (83%)	\$15,368,245
MSF/MDEQ Local tax capture (17%)	\$3,037,575
<b>Total</b>	<b>\$18,405,820</b>

## **Attachments**

# **Attachment A**

## **Site Maps**

YPSILANTI EAST QUADRANGLE  
 MICHIGAN - WASHTENAW COUNTY  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.3 S.-R.7 E.



MICHIGAN QUADRANGLE LOCATION



IMAGE TAKEN FROM 1967 U.S.G.S. TOPOGRAPHIC MAP  
 PHOTOREVISED 1973



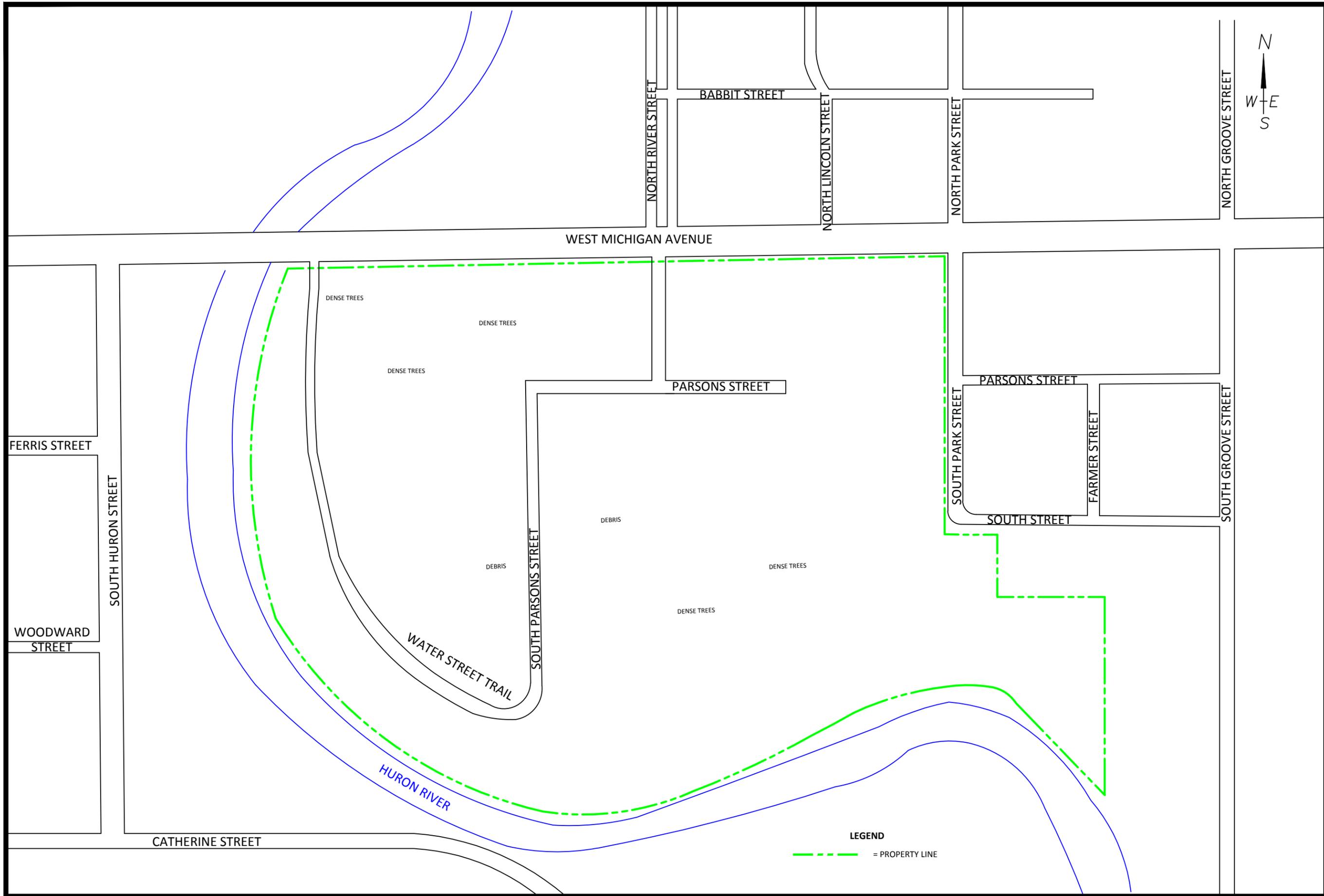
ILLINOIS MICHIGAN OHIO GEORGIA  
 www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

1-216 EAST MICHIGAN AVENUE  
 YPSILANTI, MICHIGAN  
 PROJECT NUMBER : 8808B-1-25

DRAWN BY: DDB  
 DATE: 11/12/2014

FIGURE 1



DRAWN BY: DDB  
 DATE: 11/12/2014

0 100 200  
 SCALE: 1" = 200'

**FIGURE 2**

**SCALED ELIGIBLE PROPERTY BOUNDARY MAP**

1-216 EAST MICHIGAN AVENUE  
 YPSILANTI, MICHIGAN  
 PROJECT NUMBER : 8808B-1-25

**AKTPEERLESS**

ILLINOIS    MICHIGAN    OHIO    GEORGIA  
 www.akteerless.com

**Attachment B**  
**Legal Descriptions**

**11-11-09-170-031**

OWNER REQUEST YPC 1-1B "WATER STREET REDEVELOPMENT AREA" COM AT E 1/4 COR SEC 9, TH N 02-19-30 W 554.44 FT, TH S 88-46-40 W 111.18 FT, TH N 88-02-00 W 382.04 FT, TH N 87-57-00 W 597.06 FT, TH N 88-04-00 W 33.00 FT, TH S 02-11-58 W 209.50 FT TO A POB, TH CONT S 02-11-58 W 154.70 FT, TH S 02-39-49 W 299.48 FT, TH S 88-01-57 E 78.99 FT, TH S 01-58-03 W 132.00 FT, TH S 88-01-57 E 118.25 FT, TH S 02-17-49 W 107.43 FT, TH S 87-56-41 E 134.33 FT, TH S 02-18-05 W 288.36 FT, TH N 88-01-57 W 2.00 FT TO PT " A ", TH CONT N 88-01-57 W 29.36 FT TO WATER'S EDGE, TH W'LY & N'LY ALNG WATERS EDGE TO S'LY R/W MICHIGAN AVE, TH S 87-53-00 E 9.27 FT TO PT " B " WHICH LIES N 38-47-58 W 309.10 FT, TH N 89-24-13 W 40.73 FT, TH N 58-14-11 W 87.43 FT, TH S 62-35-56 W 353.18 FT, TH S 80-42-51 W 267.16 FT, TH S 65-50-07 W 234.27 FT, TH N 79-19-43 W 219.06 FT, TH N 54-19-29 W 106.32 FT, TH N 54-12-59 W 171.50 FT, TH N 47-45-59 W 148.90 FT, TH N 32-55-29 W 89.12 FT, TH N 33-40-02 W 116.79 FT, TH N 12-47-38 W 51.82 FT, TH N 12-07-20 W 169.77 FT, TH N 02-07-22 W 105.96 FT, TH N 08-15-47 E 50.28 FT, TH N 05-36-02 E 200.01 FT, AND TH N 15-54-30 E 179.31 FT FROM PT " A ", TH S 87-53-00 E 844.06 FT, TH S 88-04-00 E 382.21 FT, TH S 01-56-00 W 160.00 FT, TH S 88-04-00 E 230.00 FT TO THE POB, ALSO ALL LAND BETWEEN TRAVERSE LINE AND WATER'S EDGE. PT OF NE 1/4 SEC 9, T3S-R7E. 37.15 ACRES

SPLIT ON 06/05/2014 FROM 11-11-09-170-029;

**11-11-09-170-030**

OWNER REQUEST YPC 1-1A BEG AT NE COR LOT 8, GILBERTS PARK ADDN, TH S 02-11-58 W 160.00 FT, TH N 88-04-00 W 230.00 FT, TH N 01-56-00 E 160.00 FT, TH S 88-04-00 E 230.74 FT TO THE POB. PT OF LOTS 5 THROUGH 12 AND VACATED ALLEY, GILBERTS PARK ADDITION.

SPLIT ON 06/05/2014 FROM 11-11-09-170-029;

**Attachment C**  
**Remaining Areas of Contamination**

**WATER STREET REDEVELOPMENT AREA  
REMAINING AREAS OF CONTAMINATION**

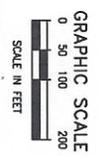
Source: THE TRAVERSE GROUP

**EPA CLEANUP GRANTS  
AND  
HUD NSP GRANT**

**ECI**  
Environmental Consulting & Technology, Inc.  
2200 Commonwealth Blvd., Suite 300  
Ann Arbor, Michigan 48106  
Phone: (734) 769-3004 Fax: (734) 769-5854



- LEGEND**
- ③⑨ PARCEL IDENTIFICATION NUMBER
  - WATER STREET REDEVELOPMENT AREA
  - FORMER RAILROAD TRACKS
  - REMAINING BTEX AREA ABOVE MDEQ GENERIC RESIDENTIAL SOIL VOLATILIZATION TO INDOOR AIR CRITERIA
  - REMAINING VOC AREA ABOVE MDEQ GENERIC RESIDENTIAL SOIL VOLATILIZATION TO INDOOR AIR CRITERIA
  - REMAINING PCB AREA WITH CONCENTRATIONS DETECTED BELOW MDEQ GENERIC RESIDENTIAL CLEANUP CRITERIA (0-4' BGS)
  - REMAINING LEAD AREA ABOVE MDEQ GENERIC RESIDENTIAL DIRECT CONTACT CRITERIA (0-4' BGS)



## **Attachment D**

### **Tables**

**Table 1 Eligible Activities**  
Water Street Redevelopment Area  
1-216 E. Michigan  
City of Ypsilanti, MI  
AKT Peerles Project No.: 8808b  
December 1, 2014

Activity	Estimated Total Cost*
<b>Environmental Eligible Activities (MDEQ)</b>	
<b>BEA Environmental Assessment Activities Total</b>	\$ <b>390,000</b>
<b>Section 7a Compliance Analysis (Due Care Plan) and Due Care Activities Total</b>	\$ <b>3,696,465</b>
<b>Total Additional Response</b>	\$ <b>542,600</b>
<b>Environmental Eligible Activities (MDEQ) Grand Total</b>	\$ <b>4,086,465</b>
<b>Non-Environmental MSF Eligible Activities</b>	
<b>Demolition Total</b>	\$ <b>300,000</b>
<b>Site Preparation Total</b>	\$ <b>4,883,049</b>
<b>Infrastructure Improvements Total</b>	\$ <b>3,568,353</b>
<b>Non-Environmental MSF Eligible Activities Grand Total</b>	\$ <b>8,751,402</b>
<b>9000-Brownfield Plan and Act 381 Work Plan Preparation**</b>	
Brownfield Plan	\$ 20,000
Act 381 Work Plan MDEQ	\$ 60,000
Act 381 Work Plan MSF	\$ 60,000
<b>Brownfield Plan and Act 381 Work Plan Preparation Total</b>	\$ <b>140,000</b>
<b>Eligible Activities Subtotal</b>	\$ <b>12,977,867</b>
15% Contingency on Eligible Activities***	\$ 1,925,680
LSRRF****	\$ 2,181,351
BRA Administration Fees	\$ 2,287,463
Interest*****	\$ 3,502,273
<b>Eligible Activities Grand Total</b>	\$ <b>22,874,634</b>
*Estimated costs are subject to approval by MSF and MDEQ.	
**It is assumed that the brownfield plan will be amended once and there will be multiple MDEQ and MSF Act 381 Work Plans based on developments occurring on the Eligible Property	
***The contingency is applied to the Subtotal of MDEQ and MSF eligible activities, including the BEA Activities.	
****LSRRF deposits will occur for 2 years after eligible activities and interest have been reimbursed and will be made in accordance with Act 381.	
*****Interest is calculated annually at 2.5% simple interest on unreimbursed eligible activities for 10 years. The rate and time period for interest calculation may change, but will not exceed 5% simple interest on unreimbursed eligible activities.	

Table 2 - Tax Increment Financing Estimates  
 Water Street Redevelopment Area  
 1-216 E. Michigan Avenue, City of Ypsilanti, MI  
 AKT Peerless Project Number 8808b  
 December 1, 2014

Table 2 - Tax Increment Financing Table

Eligible Expenses for Reimbursement Under Act 381

Total Eligible Activities + Contingency + Interest	\$ 18,405,820
BRA Administrative Fees	\$ 2,287,463
Local Site Remediation Revolving Fund (LSRRF)	\$ 2,181,351
SubTOTAL Act 381 TIR REIMBURSEMENT	\$ 22,874,634
State Brownfield Revolving Fund (BRF)	\$ 1,769,516
TOTAL Act 381 TIR Reimbursement	\$ 24,644,151
Total DDA Capture	\$ 32,582,363

DDA End Year: 2030 DDA Plan Renewed

Estimated TV annual Increase Rate: 1.01

Project Investment	Plan Year	Actual Year																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Initial Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV		\$ 350,000	\$ 750,000	\$ 1,500,000	\$ 5,000,000	\$ 8,000,000	\$ 8,080,000	\$ 8,160,800	\$ 12,160,800	\$ 16,160,800	\$ 16,322,408	\$ 16,485,632	\$ 26,485,632	\$ 26,750,488	\$ 27,017,993	\$ 36,017,993	\$ 36,378,173	\$ 36,741,955	\$ 37,109,374	
Incremental Difference BRA (Developer) Local		\$ 350,000	\$ 750,000	\$ 1,500,000	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	
Incremental Difference BRA (Developer) ISD and State		\$ 350,000	\$ 750,000	\$ 1,500,000	\$ 5,000,000	\$ 8,000,000	\$ 8,080,000	\$ 8,160,800	\$ 12,160,800	\$ 16,160,800	\$ 16,322,408	\$ 16,485,632	\$ 26,485,632	\$ 26,750,488	\$ 27,017,993	\$ 36,017,993	\$ 36,378,173	\$ 36,741,955	\$ 37,109,374	
Incremental Difference DDA (Local except ISD, above base \$1,930,758)*		\$ -	\$ -	\$ -	\$ 3,069,242	\$ 6,069,242	\$ 6,149,242	\$ 6,230,042	\$ 10,230,042	\$ 14,230,042	\$ 14,391,650	\$ 14,554,874	\$ 24,554,874	\$ 24,819,730	\$ 25,087,235	\$ 34,087,235	\$ 34,447,415	\$ 34,811,197	\$ 35,178,616	
<b>DDA Capture</b>																				
<b>Local Capture</b>																				
	Millage Rate																			
CITY OPERATING	19.0211	\$ -	\$ -	\$ -	\$ 58,380	\$ 115,444	\$ 116,965	\$ 118,502	\$ 194,587	\$ 270,671	\$ 273,745	\$ 276,850	\$ 467,061	\$ 472,099	\$ 477,187	\$ 648,377	\$ 655,228	\$ 662,147	\$ 669,136	
POLICE AND FIRE PENSION	8.3149	\$ -	\$ -	\$ -	\$ 25,520	\$ 50,465	\$ 51,130	\$ 51,802	\$ 85,062	\$ 118,321	\$ 119,665	\$ 121,022	\$ 204,171	\$ 206,374	\$ 208,598	\$ 283,432	\$ 286,427	\$ 289,452	\$ 292,507	
PUBLIC TRANSIT	0.9789	\$ -	\$ -	\$ -	\$ 3,004	\$ 5,941	\$ 6,019	\$ 6,099	\$ 10,014	\$ 13,930	\$ 14,088	\$ 14,248	\$ 24,037	\$ 24,296	\$ 24,558	\$ 33,368	\$ 33,721	\$ 34,077	\$ 34,436	
SANITATION	2.7814	\$ -	\$ -	\$ -	\$ 8,537	\$ 16,881	\$ 17,104	\$ 17,328	\$ 28,454	\$ 39,579	\$ 40,029	\$ 40,483	\$ 68,297	\$ 69,034	\$ 69,778	\$ 94,810	\$ 95,812	\$ 96,824	\$ 97,846	
AAATA	0.7	\$ -	\$ -	\$ -	\$ 2,148	\$ 4,248	\$ 4,304	\$ 4,361	\$ 7,161	\$ 9,961	\$ 10,074	\$ 10,188	\$ 17,188	\$ 17,374	\$ 17,561	\$ 23,861	\$ 24,113	\$ 24,368	\$ 24,625	
CITY LIBRARY OPE	2.811	\$ -	\$ -	\$ -	\$ 8,628	\$ 17,061	\$ 17,286	\$ 17,513	\$ 28,757	\$ 40,001	\$ 40,455	\$ 40,914	\$ 69,024	\$ 69,768	\$ 70,520	\$ 95,819	\$ 96,832	\$ 97,854	\$ 98,887	
WASH. COMMUNITY COLLEGE	3.6376	\$ -	\$ -	\$ -	\$ 11,165	\$ 22,077	\$ 22,368	\$ 22,662	\$ 37,213	\$ 51,763	\$ 52,351	\$ 52,945	\$ 89,321	\$ 90,284	\$ 91,257	\$ 123,996	\$ 125,306	\$ 126,629	\$ 127,966	
COUNTY	5.7801	\$ -	\$ -	\$ -	\$ 17,741	\$ 35,081	\$ 35,543	\$ 36,010	\$ 59,131	\$ 82,251	\$ 83,185	\$ 84,129	\$ 143,461	\$ 144,007	\$ 144,553	\$ 197,028	\$ 199,110	\$ 201,212	\$ 203,336	
Total DDA Capture, annual	38.2449	\$ -	\$ -	\$ -	\$ 135,123	\$ 267,198	\$ 270,720	\$ 274,278	\$ 450,378	\$ 626,478	\$ 633,592	\$ 640,778	\$ 1,081,028	\$ 1,092,689	\$ 1,104,466	\$ 1,500,691	\$ 1,516,547	\$ 1,532,563	\$ 1,548,739	
	Accumulated DDA Capture	\$ -	\$ -	\$ -	\$ 135,123	\$ 402,322	\$ 673,042	\$ 947,320	\$ 1,397,697	\$ 2,024,175	\$ 2,657,767	\$ 3,298,546	\$ 4,379,574	\$ 5,472,263	\$ 6,576,728	\$ 8,077,419	\$ 9,593,966	\$ 11,126,529	\$ 12,675,268	
<b>BRA (Developer) Capture</b>																				
<b>School Capture</b>																				
	Millage Rate																			
State Education Tax (SET, less 3 for BRF)	3.0000	\$ 1,050	\$ 2,250	\$ 4,500	\$ 15,000	\$ 24,000	\$ 24,240	\$ 24,482	\$ 36,482	\$ 48,482	\$ 48,967	\$ 49,457	\$ 79,457	\$ 80,251	\$ 81,054	\$ 108,054	\$ 109,135	\$ 110,226	\$ 111,328	
School Operating Tax	18.0000	\$ 6,300	\$ 13,500	\$ 27,000	\$ 90,000	\$ 144,000	\$ 145,440	\$ 146,894	\$ 218,894	\$ 290,894	\$ 293,803	\$ 296,741	\$ 476,741	\$ 481,509	\$ 486,324	\$ 648,324	\$ 654,807	\$ 661,355	\$ 667,969	
State Education Tax (SET for State Brownfield Fund After YR 25)	3.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total to Reimbursables	21.0000	\$ 7,350	\$ 15,750	\$ 31,500	\$ 105,000	\$ 168,000	\$ 169,680	\$ 171,377	\$ 255,377	\$ 339,377	\$ 342,771	\$ 346,198	\$ 556,198	\$ 561,760	\$ 567,378	\$ 756,378	\$ 763,942	\$ 771,581	\$ 779,297	
	Accumulated School Total to Reimbursables	\$ 7,350	\$ 23,100	\$ 54,600	\$ 159,600	\$ 327,600	\$ 497,280	\$ 668,657	\$ 924,034	\$ 1,263,410	\$ 1,606,181	\$ 1,952,379	\$ 2,508,578	\$ 3,070,338	\$ 3,637,716	\$ 4,394,093	\$ 5,158,035	\$ 5,929,616	\$ 6,708,913	
<b>Local Capture</b>																				
	Millage Rate																			
CITY OPERATING	19.0211	\$ 6,657.39	\$ 14,265.83	\$ 28,532	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	
POLICE AND FIRE PENSION	8.3149	\$ 2,910	\$ 6,236	\$ 12,472	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	
PUBLIC TRANSIT	0.9789	\$ 343	\$ 734	\$ 1,468	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	
SANITATION	2.7814	\$ 973	\$ 2,086	\$ 4,172	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	
AAATA	0.7	\$ 245	\$ 525	\$ 1,050	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	
CITY LIBRARY OPE	2.811	\$ 984	\$ 2,108	\$ 4,217	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	
WASH. COMMUNITY COLLEGE	3.6376	\$ 1,273	\$ 2,728	\$ 5,456	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	
COUNTY	5.7801	\$ 2,023.04	\$ 4,335	\$ 8,670	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	
WISD	3.9745	\$ 1,391	\$ 2,981	\$ 5,962	\$ 19,873	\$ 31,796	\$ 32,114	\$ 32,435	\$ 48,333	\$ 64,231	\$ 64,873	\$ 65,522	\$ 105,267	\$ 106,320	\$ 107,383	\$ 143,154	\$ 144,585	\$ 146,031	\$ 147,491	
Local Total to Reimbursables	47.9995	\$ 16,800	\$ 36,000	\$ 71,999	\$ 104,874	\$ 116,798	\$ 117,116	\$ 117,437	\$ 133,335	\$ 149,233	\$ 149,875	\$ 150,524	\$ 190,269	\$ 191,321	\$ 192,385	\$ 228,155	\$ 229,587	\$ 231,033	\$ 232,493	
	Accumulated Local Total to Reimbursables	\$ 16,800	\$ 52,799	\$ 124,799	\$ 229,673	\$ 346,470	\$ 463,586	\$ 581,023	\$ 714,357	\$ 863,590	\$ 1,013,465	\$ 1,163,989	\$ 1,354,258	\$ 1,545,579	\$ 1,737,964	\$ 1,966,119	\$ 2,195,706	\$ 2,426,738	\$ 2,659,231	
<b>BRA Administration Fee - Local Capture</b>																				
	10% of Total Annual TIR	\$ 2,415	\$ 5,175	\$ 10,350	\$ 20,987	\$ 28,480	\$ 28,680	\$ 28,881	\$ 38,871	\$ 48,861	\$ 49,265	\$ 49,672	\$ 74,647	\$ 75,308	\$ 75,976	\$ 98,453	\$ 99,353	\$ 100,261	\$ 101,179	
	Accumulated Local Capture for Admin	\$ 2,415	\$ 7,590	\$ 17,940	\$ 38,927	\$ 67,407	\$ 96,087	\$ 124,968	\$ 163,839	\$ 212,700	\$ 261,965	\$ 311,637	\$ 386,284	\$ 461,592	\$ 537,568	\$ 636,021	\$ 735,374	\$ 835,635	\$ 936,814	
Total State & Local BRA Capture (after Admin.)		\$ 21,735	\$ 46,575	\$ 93,149	\$ 188,887	\$ 256,318	\$ 258,116	\$ 259,932	\$ 349,840	\$ 439,749	\$ 443,381	\$ 447,050	\$ 671,820	\$ 677,774	\$ 683,786	\$ 886,080	\$ 894,175	\$ 902,352	\$ 910,611	
	Accumulated State & Local BRA Capture	\$ 21,735	\$ 68,310	\$ 161,459	\$ 350,346	\$ 606,663	\$ 864,779	\$ 1,124,712	\$ 1,474,552	\$ 1,914,301	\$ 2,357,682	\$ 2,804,731	\$ 3,476,552	\$ 4,154,325	\$ 4,838,112	\$ 5,724,191	\$ 6,618,367	\$ 7,520,719	\$ 8,431,330	
<b>Developer Reimbursement for Eligible Activities</b>																				
Annual Reimbursement		\$ 21,735	\$ 46,575	\$ 93,149	\$ 188,887	\$ 256,318	\$ 258,116	\$ 259,932	\$ 349,840	\$ 439,749	\$ 443,381	\$ 447,050	\$ 671,820	\$ 677,774	\$ 683,786	\$ 886,080	\$ 894,175	\$ 902,352	\$ 910,611	
Balance to be Reimbursed (Developer, EAs only)		\$ 14,903,547	\$ 14,881,812	\$ 14,835,238	\$ 14,742,088	\$ 14,553,202	\$ 14,296,884	\$ 14,038,768	\$ 13,778,835	\$ 13,428,995	\$ 12,989,247	\$ 12,545,865	\$ 12,098,816	\$ 11,426,995	\$ 10,749,222	\$ 10,065,436	\$ 9,179,356	\$ 8,265,180	\$ 7,382,828	\$ 6,472,217
<b>Developer Reimbursement for Interest (2.5% of balance, 10 years)</b>																				
Accumulation of Interest		\$ 372,045	\$ 370,881	\$ 368,552	\$ 363,830	\$ 357,422	\$ 350,969	\$ 344,471	\$ 335,725	\$ 324,731	\$ 313,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Balance to be Reimbursed (Developer, Interest only)		\$ 3,502,273	\$ 372,045	\$ 742,926	\$ 1,111,478	\$ 1,475,308	\$ 1,832,731	\$ 2,183,700	\$ 2,528,171	\$ 2,863,896	\$ 3,188,627	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	
<b>State Brownfield Revolving Fund Capture</b>																				
<b>School Capture</b>																				
	Millage Rate																			
State Education Tax (SET)	3.0000	\$ 1,050	\$ 2,250	\$ 4,500	\$ 15,000	\$ 24,000	\$ 24,240	\$ 24,482	\$ 36,482	\$ 48,482	\$ 48,967	\$ 49,457	\$ 79,457	\$ 80,251	\$ 81,054	\$ 108,054	\$ 109,135	\$ 110,226	\$ 111,328	
	Accumulated School Capture for State BRF	\$ 1,050	\$ 3,300	\$ 7,800	\$ 22,800	\$ 46,800	\$ 71,040	\$ 95,522	\$ 132,005	\$ 180,487	\$ 229,454	\$ 278,911	\$ 358,368	\$ 438,620	\$ 519,674	\$ 627,728	\$ 736,862	\$ 847,088	\$ 958,416	
<b>LSRRF Capture</b>																				
Annual Deposits to LSRRF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Accumulated Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

\*The Water Street Development Area (Area) Development Plan and Tax Increment Financing Plan established the base taxable value (TV) (real and personal) of the Area to be \$2,734,806. The Area includes several parcels across from Water Street which have a TV of real and personal property equalling \$804,048 in 2014. The base taxable value for which taxes can be captured decreases to \$1,930,7

Table 2 - Tax Increment Financing Table

**Eligible Expenses for Reimbursement Under Act 381**

Total Eligible Activities + Contingency + Interest	\$ 18,405,820
BRA Administrative Fees	\$ 2,287,463
Local Site Remediation Revolving Fund (LSRRF)	\$ 2,181,351
SubTOTAL Act 381 TIR REIMBURSEMENT	\$ 22,874,634
State Brownfield Revolving Fund (BRF)	\$ 1,769,516
TOTAL Act 381 TIR Reimbursement	\$ 24,644,151
Total DDA Capture	\$ 32,582,363

Estimated TV annual Increase Rate:

Project Investment	Plan Year											
	19	20	21	22	23	24	25	26	27	28	29	30
Plan Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 37,480,468	\$ 37,855,273	\$ 38,233,826	\$ 38,616,164	\$ 39,002,326	\$ 39,392,349	\$ 39,786,272	\$ 40,184,135	\$ 40,585,976	\$ 40,991,836	\$ 41,401,754	\$ 41,815,772
Incremental Difference BRA (Developer) Local	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758	\$ 1,930,758
Incremental Difference BRA (Developer) ISD and State	\$ 37,480,468	\$ 37,855,273	\$ 38,233,826	\$ 38,616,164	\$ 39,002,326	\$ 39,392,349	\$ 39,786,272	\$ 40,184,135	\$ 40,585,976	\$ 40,991,836	\$ 41,401,754	\$ 41,815,772
Incremental Difference DDA (Local except ISD, above base \$1,930,758)*	\$ 35,549,710	\$ 35,924,515	\$ 36,303,068	\$ 36,685,406	\$ 37,071,568	\$ 37,461,591	\$ 37,855,514	\$ 38,253,377	\$ 38,655,218	\$ 39,061,078	\$ 39,470,996	\$ 39,885,014

DDA Capture													
Local Capture	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30
Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OPERATING	19.0211	\$ 676,195	\$ 683,324	\$ 690,524	\$ 697,797	\$ 705,142	\$ 712,561	\$ 720,054	\$ 727,621	\$ 735,265	\$ 742,985	\$ 750,782	\$ 758,657
POLICE AND FIRE PENSION	8.3149	\$ 295,592	\$ 298,709	\$ 301,856	\$ 305,035	\$ 308,246	\$ 311,489	\$ 314,765	\$ 318,073	\$ 321,414	\$ 324,789	\$ 328,197	\$ 331,640
PUBLIC TRANSIT	0.9789	\$ 34,800	\$ 35,167	\$ 35,537	\$ 35,911	\$ 36,289	\$ 36,671	\$ 37,057	\$ 37,446	\$ 37,840	\$ 38,237	\$ 38,638	\$ 39,043
SANITATION	2.7814	\$ 98,878	\$ 99,920	\$ 100,973	\$ 102,037	\$ 103,111	\$ 104,196	\$ 105,291	\$ 106,398	\$ 107,516	\$ 108,644	\$ 109,785	\$ 110,936
AAATA	0.7	\$ 24,885	\$ 25,147	\$ 25,412	\$ 25,680	\$ 25,950	\$ 26,223	\$ 26,499	\$ 26,777	\$ 27,059	\$ 27,343	\$ 27,630	\$ 27,920
CITY LIBRARY OPE	2.811	\$ 99,930	\$ 100,984	\$ 102,048	\$ 103,123	\$ 104,208	\$ 105,305	\$ 106,412	\$ 107,530	\$ 108,660	\$ 109,801	\$ 110,953	\$ 112,117
WASH. COMMUNITY COLLEGE	3.6376	\$ 129,316	\$ 130,679	\$ 132,056	\$ 133,447	\$ 134,852	\$ 136,270	\$ 137,703	\$ 139,150	\$ 140,612	\$ 142,089	\$ 143,580	\$ 145,086
COUNTY	5.7801	\$ 205,481	\$ 207,647	\$ 209,835	\$ 212,045	\$ 214,277	\$ 216,532	\$ 218,809	\$ 221,108	\$ 223,431	\$ 225,777	\$ 228,146	\$ 230,539
Total DDA Capture, annual	38.2449	\$ 1,565,076	\$ 1,581,577	\$ 1,598,243	\$ 1,615,075	\$ 1,632,076	\$ 1,649,247	\$ 1,666,589	\$ 1,684,105	\$ 1,701,796	\$ 1,719,664	\$ 1,737,711	\$ 1,755,938
Accumulated DDA Capture		\$ 14,240,344	\$ 15,821,920	\$ 17,420,163	\$ 19,035,238	\$ 20,667,314	\$ 22,316,560	\$ 23,983,149	\$ 25,667,254	\$ 27,369,050	\$ 29,088,714	\$ 30,826,425	\$ 32,582,363

BRA (Developer) Capture													
School Capture	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30
Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
State Education Tax (SET, less 3 for BRF)	3.0000	\$ 112,441	\$ 113,566	\$ 114,701	\$ 115,848	\$ 117,007	\$ 118,177	\$ 119,359	\$ 120,552	\$ 121,758	\$ 122,976	\$ 124,205	\$ 125,447
School Operating Tax	18.0000	\$ 674,648	\$ 681,395	\$ 688,209	\$ 695,091	\$ 702,042	\$ 709,062	\$ 716,153	\$ 723,314	\$ 730,548	\$ 737,853	\$ 745,232	\$ 752,684
State Education Tax (SET for State Brownfield Fund After YR 25)	3.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total to Reimbursables	21.0000	\$ 787,090	\$ 794,961	\$ 802,910	\$ 810,939	\$ 819,049	\$ 827,239	\$ 835,512	\$ 843,866	\$ 852,306	\$ 860,832	\$ 869,442	\$ 878,131
Accumulated School Total to Reimbursables		\$ 7,496,003	\$ 8,290,964	\$ 9,093,874	\$ 9,904,813	\$ 10,723,862	\$ 11,551,102	\$ 12,386,613	\$ 13,351,033	\$ 14,325,096	\$ 15,308,900	\$ 16,302,542	\$ 17,306,121

Local Capture													
Local Capture	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30
Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OPERATING	19.0211	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725	\$ 36,725
POLICE AND FIRE PENSION	8.3149	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054	\$ 16,054
PUBLIC TRANSIT	0.9789	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890	\$ 1,890
SANITATION	2.7814	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370	\$ 5,370
AAATA	0.7	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352
CITY LIBRARY OPE	2.811	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427	\$ 5,427
WASH. COMMUNITY COLLEGE	3.6376	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023	\$ 7,023
COUNTY	5.7801	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160	\$ 11,160
WISD	3.9745	\$ 148,966	\$ 150,456	\$ 151,960	\$ 153,480	\$ 155,015	\$ 156,565	\$ 158,131	\$ 159,712	\$ 161,309	\$ 162,922	\$ 164,551	\$ 166,197
Local Total to Reimbursables	47.9995	\$ 233,968	\$ 235,457	\$ 236,962	\$ 238,482	\$ 240,016	\$ 241,567	\$ 243,132	\$ 244,713	\$ 246,311	\$ 247,924	\$ 249,553	\$ 251,198
Accumulated Local Total to Reimbursables		\$ 2,893,199	\$ 3,128,656	\$ 3,365,618	\$ 3,604,100	\$ 3,844,116	\$ 4,085,683	\$ 4,328,815	\$ 4,573,528	\$ 4,819,839	\$ 5,067,762	\$ 5,317,315	\$ 5,568,514

BRA Administration Fee - Local Capture														
10% of Total Annual TIR	Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
10% of Total Annual TIR			\$ 102,106	\$ 103,042	\$ 103,987	\$ 104,942	\$ 105,907	\$ 106,881	\$ 107,864	\$ 120,913	\$ 122,037	\$ 123,173	\$ 124,320	\$ 125,478
Accumulated Local Capture for Admin			\$ 1,038,920	\$ 1,141,962	\$ 1,245,949	\$ 1,350,891	\$ 1,456,798	\$ 1,563,678	\$ 1,671,543	\$ 1,792,456	\$ 1,914,493	\$ 2,037,666	\$ 2,161,986	\$ 2,287,463

Total State & Local BRA Capture (after Admin.)													
Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Total State & Local BRA Capture (after Admin.)		\$ 918,952	\$ 927,376	\$ 935,885	\$ 944,479	\$ 953,159	\$ 961,925	\$ 970,779	\$ 1,088,219	\$ 1,098,337	\$ 1,108,555	\$ 1,118,876	\$ 1,129,299
Accumulated State & Local BRA Capture		\$ 9,350,281	\$ 10,277,658	\$ 11,213,543	\$ 12,158,022	\$ 13,111,180	\$ 14,073,106	\$ 15,043,885	\$ 16,132,105	\$ 17,230,441	\$ 18,338,996	\$ 19,457,872	\$ 20,587,171

Developer Reimbursement for Eligible Activities														
Annual Reimbursement	Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Annual Reimbursement		\$ 918,952	\$ 927,376	\$ 935,885	\$ 944,479	\$ 953,159	\$ 961,925	\$ 970,779	\$ 830,441	\$ -	\$ -	\$ -	\$ -	\$ -
Balance to be Reimbursed (Developer, EAs only)		\$ 14,903,547	\$ 5,553,266	\$ 4,625,889	\$ 3,690,004	\$ 2,745,525	\$ 1,792,367	\$ 830,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Developer Reimbursement for Interest (2.5% of balance, 10 years)														
Accumulation of Interest	Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Accumulation of Interest		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,338	\$ 1,088,219	\$ 1,098,337	\$ 1,108,555	\$ 66,824
Balance to be Reimbursed (Developer, Interest only)		\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,502,273	\$ 3,361,935	\$ 2,273,716	\$ 1,175,379	\$ 66,824	\$ -

State Brownfield Revolving Fund Capture													
School Capture	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30
Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
State Education Tax (SET)	3.0000	\$ 112,441	\$ 113,566	\$ 114,701	\$ 115,848	\$ 117,007	\$ 118,177	\$ 119,359	\$ -	\$ -	\$ -	\$ -	\$ -
Accumulated School Capture for State BRF		\$ 1,070,858	\$ 1,184,423	\$ 1,299,125	\$ 1,414,973	\$ 1,531,980	\$ 1,650,157	\$ 1,769,516	\$ 1,769,516	\$ 1,769,516	\$ 1,769,516	\$ 1,769,516	\$ 1,769,516

LSRRF Capture														
Annual Deposits to LSRRF	Plan Year	Actual Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Annual Deposits to LSRRF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,052,051	\$ 1,129,299
Accumulated Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,052,051	\$ 2,181,351

**Attachment E**  
**Infrastructure and Street Framework**

DRAFT



SCALE: 1" = 60'  
0 60 120 180



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

**MIDWESTERN CONSULTING**  
Civil, Environmental and Transportation Engineers  
Landscape Architects  
3815 Plaza Drive  
Ann Arbor, Michigan 48106  
Phone: 734.936.6200  
Fax: 734.936.6209

CLIENT  
CITY OF YPSILANTI  
1 SOUTH HURON STREET  
YPSILANTI, MI 48197

**WATER STREET RE-DEVELOPMENT**  
PRELIMINARY LAYOUT

1

JOB NO.	03162
DATE	12-04-2013
REV. DATE	
REV. NO.	1 OF 1
REV. DESCRIPTION	
DATE	
BY	
CHECKED BY	
DATE	
BY	