

**Redevelopment Authority**

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BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 7 ADMINISTRATIVE UPDATE (JULY 21, 2025)

Plymouth Township and Northville Township, Michigan

Michigan International Technology Center Redevelopment Authority

c/o Mark Abbo, Chair
Michigan International Technology Center Redevelopment Authority
44405 Six Mile Road
Northville, MI 48168

Prepared with the assistance of:
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PROJECT SUMMARY – AMENDMENT NO. 7, ADMINISTRATIVE UPDATE (7/21/2025)

Project Names: BCP Plymouth LLC (MITC Parcel 14), JD Five Mile LLC (MITC Parcel 10), Verita Telecommunications Headquarters (portion of MITC Parcel 9), 5 & Ridge Flex Building (MITC Parcel 13); Ridge 5 Corporate Park (MITC Parcel 11/12); Northville Lumber Co. (portion of MITC Parcel 9); Coldwater Ridge (MITC Parcel 7), Meijer at Five Mile (portion of MITC Parcel 15), and MITC public infrastructure improvements.

All are component redevelopment projects in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area and are included in this brownfield plan.

Developers: BCP Plymouth, LLC (MITC Parcel 14), JD Five Mile LLC (MITC Parcel 10), Tesoro Property Group LLC (portion of MITC Parcel 9), Hillside Ridge Road Holdings East LLC (MITC Parcel 13); Hillside Ridge Road Holdings West LLC (MITC Parcel 11/12); New Northville, LLC (western portion of MITC Parcel 9); Toll Northeast V Corp (MITC Parcel 7); Meijer Inc. (northeastern portion of MITC Parcel 15), and MITC Redevelopment Authority.

Estimated Investments: \$179,500,000

Project Locations: Plymouth Township

BCP Plymouth LLC – approximately 99 acres on the east side of Ridge Road, north of Halyard Drive, with address 15000 Ridge Road.

JD Five Mile LLC – approximately 186.5 acres at the southeastern corner of the intersection of Five Mile Road and Napier Road.

Hillside East - approximately 7.96 acres (MITC Parcel 13) at the southeast corner of the intersection of Five Mile Road and Ridge Road, with address 47500 Five Mile Road.

Ridge 5 Corporate Park - 133.12 acres (MITC Parcel 11) at the southwest corner of the intersection of Five Mile Road and Ridge Road.

Meijer at Five Mile - approximately 21.53 acres in the northeastern portion of MITC Parcel 15, with address 48025 Five Mile Road.

Northville Township

Northville Lumber Co. - approximately 27.39 acres (western portion of MITC Parcel 9) at the northeastern corner of Ridge Road and Five Mile Road, with address 51300 Five Mile Road.

Coldwater Ridge - approximately 25.5 acres east of Ridge Road and north of Five Mile Road and Johnson Creek (MITC Parcel 7)

Verita Telecommunication Headquarters - 15 acres in the central portion of MITC Parcel 9, with address 47059 Five Mile Road.

The MITC infrastructure improvement projects are in roadway rights-of-way or public easements in the MITC Redevelopment Area, which comprises seven tax parcels, being 10 MITC parcels (MITC Parcels 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15) in Plymouth Township and Northville Township.

Property Eligibilities:	All parcels of the Property are eligible by meeting the definition of a facility as defined in Part 201, being adjacent or contiguous to a facility, and/or being blighted through ownership by the Michigan State Land Bank Authority (SLB) at the time of inclusion in the Brownfield Plan.
Eligible Costs	Tax increment revenues (TIR) in the amount of \$66,285,112 will be captured under this plan for deposit in the State Brownfield Redevelopment Fund (SBRF) and reimbursement of MITC administrative expenses, costs of MITC public infrastructure improvements that benefit the eligible Property, and developers' eligible brownfield redevelopment activities and costs. Developers' eligible costs (privately held parcels): - Parcel 7 – \$4,738,362 (incremental local taxes only) - Parcel 9 (Verita Telecommunications Headquarters portion) – \$1,996,571 - Parcel 9 (Northville Lumber Co. portion) – \$3,891,862 - Parcel 10 - \$0 - Parcel 11 – \$1,356,494 (incremental local taxes only) - Parcel 12 - \$0 - Parcel 13 – \$0 (no development to date) - Parcel 14 – \$0 - Parcel 15 (Meijer at Five Mile portion) – \$12,829,342 MITC infrastructure – \$29,870,534
Capture Periods:	Capture period for all projects - 30 years. Capture period for parcels: - Parcel 7 – 19 years - Parcel 9 (Verita Telecommunications Headquarters portion) – 23 years - Parcel 9 (Northville Lumber Co. portion) – 24 years - Parcel 10 – 21 years - Parcel 11 – 28 years - Parcel 13 – 26 years - Parcel 14 – 21 years - Parcel 15 (Meijer at Five Mile portion) – 24 years Capture period for MITC infrastructure – 22 years.
Project Summaries:	The BCP Plymouth LLC development is an approximately 285,000 square- foot distribution facility. The JD Five Mile LLC project will include an approximately 750,000 square-foot distribution/light industrial building and improvements to the public water supply system along Five Mile Road. The Verita Telecommunications project involves the construction of a new headquarters facility totaling approximately 40,000 sf, divided evenly between office and warehousing. The Meijer at Five Mile store redevelopment will include an approximately 160,000 square-foot retail store with pharmacy drive-through and paved parking for 481 vehicles, gasoline service station with an approximately 3,400 square-foot convenience store and paved parking for 10 vehicles, driveways, and a storm water detention basin. The proposed redevelopment project for Parcel 13 is an approximately 66,952 square-foot, single-story, building designed for flexible commercial/industrial uses, such as research and development, office, laboratory, and warehouse activities. This project is not yet underway.

The proposed redevelopment project for Parcel 11 is an industrial park for up to eight individual office, warehouse, or light industrial facilities. The site will also contain greenspace and a hike-and-bike trail along the east bank of Johnson Creek. Site infrastructure has been completed, but the project is not yet underway.

The Northville Lumber Co. redevelopment of the eastern portion of Parcel 9 is a lumber yard with an approximately 71,900 square-foot showroom plus exterior paved and gravel lumber storage areas and a maintenance building.

Coldwater Creek will be a market rate residential development comprising 98 two-story, townhome style dwellings in individual buildings of four or five attached units.

The MITC public infrastructure will consist of roadway upgrades to Five Mile Road and Ridge Road and improvements to the potable water service and sanitary sewer service in the MITC Redevelopment Area.

I. INTRODUCTION

A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by an interlocal agreement (the “Interlocal Agreement”) approved by the Governor on December 27, 2018, between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA) and the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA) pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”), is authorized to exercise its powers within the limits of the MITC Redevelopment Area (Figure 1).

The Plymouth Township Board of Trustees adopted the Brownfield Plan for Five Mile and Ridge Roads (Appendix F), hereinafter the Site #3 Brownfield Plan, on September 11, 2018, for property located at the southeast corner of the intersection of Five Mile Road and Ridge Road (47500 Five Mile Road) in the Charter Township of Plymouth, Michigan. The property was owned by the State Landbank Authority (SLB) at the time of inclusion in the brownfield plan. Pursuant to the Interlocal Agreement, the parcel, also known as MITC Parcel 13 (Figure 1) in the MITC Redevelopment Area, is located within the jurisdiction of MITC. In February 2021, the Plymouth Township Board of Trustees amended the Site #3 Brownfield Plan to assign and incorporate all eligible activities to be conducted under that brownfield plan, and any future amendments, to the jurisdiction of MITC.

In December 2019, MITC and the two governing bodies approved an MITC Redevelopment Area Brownfield Plan (the Base Plan), which included all parcels of property and roadway rights-of-way in the MITC Redevelopment Area. The purpose of the Base Plan was to provide for capture of tax increment revenues (TIR) generated from redevelopment of the Redevelopment Area parcels to reimburse the following: 1) the costs of eligible brownfield redevelopment activities incurred by developers of eligible property in the plan and 2) the costs of eligible, critical, public infrastructure improvements incurred by MITC to support redevelopment projects in the MITC Redevelopment Area.

MITC approved Base Plan Amendment No. 1 in April 2020 to provide for reimbursement of eligible environmental costs incurred during redevelopment of MITC Parcel 11/12. In April 2021, in response to guidance from the Michigan Economic Development Corporation (MEDC), the Base Plan was further amended (Base Plan, Amendment No. 2) to remove MITC Parcels 11/12, 13, 14, and 15 and the approved eligible activities and costs for MITC Parcel 11/12 in preparation for their transfer to the Site #3 (MITC Parcel 13) Brownfield Plan; no tax capture had begun for these parcels. In April 2022 the Base Plan was further amended (Base Plan, Amendment No. 3) to remove MITC Parcels 6, 7, 8, 9, and 10 in preparation for their transfer to the Site #3 (MITC Parcel 13) Brownfield Plan; no Act 381 eligible activities or tax increment capture had occurred on these parcels.

In April 2021 the Site #3 Brownfield Plan was renamed the Parcel 13 Brownfield Plan and was amended (Parcel 13 Brownfield Plan, Amendment No. 1) to add the adjacent or contiguous MITC Parcels 11, 12, 14, and 15; incorporate the previously approved eligible activities and costs for Parcel 11/12; and update the reimbursable eligible activities and costs for redevelopment of the included parcels. The adjacent and contiguous parcels were expected to add value to the Parcel 13 redevelopment and the entire MITC Redevelopment Area by increasing marketability of the area for attracting new firms and employees and by supporting critical public infrastructure improvements.

MITC Parcels 6, 7, 8, 9, and 10, all being eligible properties, were added to the Parcel 13 Brownfield Plan in the Parcel 13 Brownfield Plan Amendment No. 2 in April 2022. The additional eligible parcels were expected to add value to the Parcel 13 redevelopment and the entire MITC Redevelopment Area by increasing marketability of the area for attracting new firms and employees and by supporting critical public infrastructure improvements. The Parcel 13 Brownfield Plan now included seven eligible tax parcels of land in the MITC Redevelopment Area comprising MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 (cumulatively “the Property”) as shown in Figure 2.

The Parcel 13 Brownfield Plan Amendment No. 3 was approved to add \$400,000 in MITC public infrastructure improvements (storm water detention basin on Parcel 9) and the eligible activities and costs for redevelopment of the western, approximately 27.39 acres of MITC Parcel 9 by New Northville, LLC.

The Parcel 13 Brownfield Plan was further amended (Amendment No. 4) in April 2024 to add the Coldwater Ridge housing redevelopment project on Parcel 7 and its associated eligible activities and costs, and to reclassify certain eligible activities and costs for the New Northville, LLC redevelopment of Parcel 9 from department specific (environmental) to MSF eligible (site preparation).

The Parcel 13 Brownfield Plan, Amendment No. 5 was approved to add the Act 381 eligible activities and costs for redevelopment of approximately 21.5 acres of MITC Parcel 15 with a retail store and gasoline service station by Meijer, Inc.

The Parcel 13 Brownfield Plan, Amendment No. 6 was approved to add the Verita Telecommunications Corporation's new headquarters project and its associated eligible activities and costs for redevelopment of approximately 15 acres in the central portion of MITC Parcel 9.

The Plymouth Township Water Tower Parcel (the "Water Tower Parcel") was added to the Parcel 13 Brownfield Plan in the Parcel 13 Brownfield Plan, Amendment No. 7. This action will allow future eligible activities associated with public infrastructure improvements conducted on the Water Tower Parcel to be reimbursed with TIR captured from redevelopment projects on the Property.

This Administrative Update of Parcel 13 Brownfield Plan, Amendment No. 7 was developed to add the Jones Development project on MITC Parcel 10 and the tax capture and reimbursement tables for all parcels included in the Parcel 13 Brownfield Plan from which tax increment revenues are being captured.

MITC will the Parcel 13 Brownfield Plan, as amended and approved, to promote economic development of the MITC Redevelopment Area by encouraging and supporting redevelopment of the Property. The Parcel 13 Brownfield Plan allows MITC to capture TIR generated by redevelopment of the Property for reimbursement of the developers' costs of eligible activities required to prepare the individual parcels for safe redevelopment and reuse; capture TIR generated by redevelopment of the property included in the plan for reimbursement of MITC's costs of critical public infrastructure improvements needed to support redevelopment of the Property; payments to the State Brownfield Redevelopment Fund (SBRF); payment of MITC's annual administrative operating expenses; and funding of MITC's Local Brownfield Revolving Fund (LBRF). The capture and use of TIR generated by redevelopment of the Property are necessary to support needed environmental response actions on the Property, ensure the economic viability of each redevelopment project, and construct critical infrastructure in the MITC Redevelopment Area to ensure economic viability of MITC's redevelopment program.

B. PROPERTY DESCRIPTION

The Property consists of multiple tax parcels occupying approximately 740 acres of land plus associated roadway rights-of-way (ROW) in the MITC Redevelopment Area. The Property lies in the Charter Township of Plymouth and the Charter Township of Northville, Wayne County, Michigan. The tax parcel identification numbers and current ownerships of the parcels included in this Plan Amendment are shown in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	ADDRESS	OWNERSHIP
6 & 8	77-066-99-0002-702		State Land Bank
7	77-999-00-0454-003 77-072-01-0001-000 through 77-072-01-0098-000	Multiple - Coldwater Ridge Dr. Multiple – Still Water Lane	Toll Northeast V Corp.
9 Northville Lumber Co.	77-999-00-2025-004	51300 Five Mile Road Northville, MI 48168	New Northville LLC (formerly State Land Bank)
9 Verita Telecommunications	77-071-99-0002-712	51190 Five Mile Road Northville, MI 48168	Verita Corporation

MITC PARCEL NUMBER	TAX PARCEL ID NO.	ADDRESS	OWNERSHIP
9 (Remaining portion)	77-066-99-0002-701		State Land Bank
10	78-001-99-0001-703		JD 5 LLC
11	78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000 78-001-99-0001-704 78-001-01-0001-999	49555 Techne Dr. 49655 Techne Dr. 49755 Techne Dr. 49900 Techne Dr. 49800 Techne Dr. 49500 Techne Dr. 49600 Techne Dr. 49500 Techne Dr. 15015 Ridge Road 15180 Ride Road 50400 Five Mile Road 49515 Techne Dr. Plymouth, MI 48170	Northville Downs LLC
12	78-001-01-0009-000	49505 Five Mile Road Plymouth, MI 48170	Hillside Ridge Road Holdings West LLC
13	78-006-99-0001-710	47500 Five Mile Road Plymouth, MI 48170	Hillside Ridge Road Holdings East LLC (formerly State Land Bank)
14	78-990-01-9801-165 78-006-99-0001-002 78-999-00-2025-063	15000 Ridge Road Plymouth, MI 49170	BCP Plymouth LLC BCP Plymouth LLC Choctaw-Kaul Distribution Co
15 Meijer Inc.	78-006-99-0001-721	48025 Five Mile Road Plymouth, MI 48170	Meijer Inc. (formerly State Land Bank)
15 (Remaining portion)	78-006-99-0001-720 78-006-99-0001-722 78-006-99-0001-723	47500 Five Mile Road Plymouth, MI 48170	Parcel B Owner LLC Parcel D Owner LLC State Land Bank
Water Tower Parcel	78-006-99-0001-702	47755 Five Mile Road Plymouth, MI 48170	Plymouth Township
All	Adjoining road rights-of-way		Wayne County

The Property (Figure 2) is located on the north and south sides of Five Mile Road between Beck Road and Napier Road. Napier Road is the western boundary of the Property, and commercially developed land along Beck Road forms the eastern boundary. Residential neighborhoods, and undeveloped land lie north of the Property, and a large municipal waste landfill and a golf course lie to the west of the Property. Residential and light industrial developments and undeveloped land lie south of the Property. The C&O Railroad right-of-way, Ridge Road, Five Mile Road, and Johnson Creek bisect the Property.

The Property is a portion of a larger area, approximately 800 acres of land, that was formerly occupied by the Detroit House of Correction and the Western Wayne County Correctional Facility (the DeHoCo site) and associated agricultural land. The Property was used for agricultural purposes from at least the early 1900's until it was purchased by the City of Detroit as part of the approximately 800-acre acquisition. The larger site was first developed by the City of Detroit in 1920 as a prison camp. In 1930 the city completed construction of a permanent, maximum-security prison, the Detroit House of Correction (DeHoCo), on what is now MITC Parcel 15. The land outside the secure prison was used as a prison farm until the mid-20th century. The city sold the prison facility to the State of Michigan Department of Corrections in two transactions, one in 1979 and the other in 1985. The prison facility was renamed the Western Wayne County Correctional Facility and

was operated as a men's prison until its closure in 2004. A portion of the prison property (MITC Parcels 13 and 15) was transferred to the State Land Bank (SLB) in 2014. MITC Parcel 10 was retained by the City of Detroit, and the other parcels were subsequently acquired by Plymouth Township, Northville Township, and other private parties. Ownership of MITC Parcels 3 through 9 was transferred from Northville Township to the SLB in 2022.

JD Five Mile LLC plans to construct a 715,000 square-foot warehouse building on MITC Parcel 10. The project will include significant offsite utility improvements, including a water main extension, installation of 500,000-gallon storage tank with associated pump house, and sanitary sewer improvements, which will serve this industrial development as well as future developments. Parcel 11 is approximately 133.12 acres of land where site infrastructure has been constructed to support the planned Ridge 5 Corporate Park, which has building sites for up to eight individual industrial/commercial developments. New Northville, LLC has developed the western, approximately 27.4 acres of MITC Parcel 9 as the new home of the Northville Lumber Co.'s lumber yard, showroom, and offices. The Tesoro Property Group LLC is developing approximately 15 acres of land in the central portion of MITC Parcel 9 into the new headquarters facility for Verita Telecommunications Corporation. Coldwater Ridge is a residential development of approximately 98 attached townhomes on the approximately 25.5-acre MITC Parcel 7. Meijer, Inc. is developing a retail/grocery store, gasoline filling station, and convenience store on approximately 21.5 acres of land in the northeastern portion of MITC Parcel 15, adjoining Five Mile Road. MITC Parcel 14 comprises approximately 105 acres of land that is developed with a 285,600 square-foot warehouse/light industrial building, the first of multiple planned buildings.

MITC Parcels 6, 8, and 12 are currently vegetated, vacant land awaiting redevelopment. The remainder of MITC Parcel 15 is the site of the former DeHoCo prison facilities and is undeveloped and generally vegetated, except for remnant pavements and building foundations. The Water Tower Parcel is occupied by a Plymouth Township water tower and associated potable water infrastructure.

C. BASIS OF ELIGIBILITY

Eligibilities of all parcels included in the Property definition and this Plan Amendment are described in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	BASIS FOR ELIGIBILITY
6	77-066-99-0002-702	Owned by State Land Bank (blighted); Part 201 Facility
7	77-999-00-0454-003 77-072-01-0001-000 through 77-072-01-0098-000	Owned by State Land Bank prior to sale for redevelopment (blighted)
8	77-066-99-0002-702	Part 201 Facility
9 New Northville, LLC	77-999-00-2025-004	Owned by State Land Bank prior to sale for redevelopment (blighted); Part 201 Facility
9 Verita Telecommunications	77-066-99-0002-701	Owned by State Land Bank prior to sale for redevelopment (blighted); Part 201 Facility
9 (remaining portion)	77-066-99-0002-701	Owned by State Land Bank (blighted); Part 201 Facility
10	78-001-99-0001-703	Adjacent to Part 201 Facilities

MITC PARCEL NUMBER	TAX PARCEL ID NO.	BASIS FOR ELIGIBILITY
11	78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000 78-001-99-0001-704 78-001-01-0001-999	Part 201 Facility
12	78-001-01-0009-000	Adjacent to Part 201 Facility
13	78-006-99-0001-710	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
14	78-990-01-9801-165 78-006-99-0001-002 78-999-00-2025-063	Adjacent to Part 201 Facility
15 (Meijer Inc portion)	78-006-99-0001-711	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
15 (remaining portion)	78-006-99-0001-711	Owned by State Land Bank prior to sale for redevelopment (blighted); Part 201 Facility
Water Tower Parcel	78-006-99-0001-702	Adjacent to Part 201 Facility
All	Adjoining road rights-of-way	Adjacent to eligible property

Parcels owned or previously owned by the SLB at the time of property inclusion in this brownfield plan are statutorily eligible as blighted property.

D. PROJECT DESCRIPTION

THE REDEVELOPMENT

The two townships, through their respective Brownfield Redevelopment Authorities and supported by Wayne County and the SLB, created MITC as a joint venture to promote and support the redevelopment of approximately 740 acres of land (including the Property), occupying 10 individual tax parcels (15 MITC Parcels; Figure 1), primarily for technology research and light industrial uses. The Property includes ten MITC parcels (Figure 2) that will be redeveloped, transforming the currently vacant land into tax-producing, job-creating industrial, commercial, and residential developments. Redevelopment of the Property will be supported by local public infrastructure improvements, which both Plymouth Township and Northville Township have determined are critical for supporting the redevelopments described in this plan and catalyzing additional redevelopment in the area. Descriptions of the individual redevelopment projects included in this Plan Amendment are presented in the following paragraphs, and site plans and renderings are included in Appendix E.

JD Five Mile LLC plans to construct a 715,000 square-foot warehouse/light industrial building on MITC Parcel 10. The project will include significant offsite utility improvements, which include a public water main extension, installation of a 500,000-gallon storage tank and associated pump house, and public sanitary sewer improvements, that will serve this development as well as future developments. The development will occupy approximately 60 acres of the site, with the remainder preserved as wetlands.

Tesoro Property Group LLC is constructing a new headquarters facility for Veritas Telecommunications Corporation on a 15-acre portion of MITC Parcel 9, adjacent to the newly constructed Northville Lumber Co. redevelopment. The headquarters will consist of an approximately 40,000 square-foot building, divided equally between office and warehouse spaces. Access to the facility will be from Five Mile Road. The project will also include the following public infrastructure improvements: expansions of public water and sanitary sewer systems, a new bike path, and roadway improvements along Five Mile Road. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC.

Meijer is constructing two new commercial buildings on the northeastern, approximately 19.80 acres of MITC Parcel 15. The primary building will serve as a retail and grocery store, spanning approximately 159,935 square feet. Interior project amenities will include pharmacy, pets, electronics, toys, sports, and apparel departments in addition to a full-sized grocery store. The secondary building will be occupied by a convenience store/gasoline filling station, spanning approximately 3,373 square feet on 1.73 acres. Paved driveways and areas of grass and landscaping will surround the proposed buildings. Associated parking lots will span approximately 230,000 square feet and provide a total of 528 parking spaces. Exterior project amenities will include an eight-foot wide bike path along Five Mile Road to provide additional accessibility for nearby residents.

Toll Northeast V Corp is redeveloping MITC Parcel 7 into a market rate housing community consisting of 98, two-story townhomes in 21 buildings with 4 or 5 units per building. Access to the development is from Ridge Road. Each unit is designed with approximately 1,800 – 2,000 square feet of living space, three bedrooms, and attached, two-car garages. The development includes sustainable urban stormwater management systems, sidewalks, walking paths, and a pickleball court. The projected cost of the project is approximately \$49,500,000. Construction began in 2024 and will be completed in 2029.

New Northville, LLC has redeveloped the western approximately 27.4 acres of MITC Parcel 9 as the new Northville Lumber Co. lumber yard. The development includes an approximately 75,000 square-foot main building plus an approximately 6,250 square foot maintenance building and associated large outdoor lumber storage areas. The main building includes office, showroom, and indoor storage uses. The site is accessed by two driveways onto Five Mile Road and one driveway onto Napier Road. Site development also included the creation of a large, off-site, stormwater detention pond, berming of existing contaminated soils, and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Napier Road public ROWs. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created. Approximately 70 permanent full-time equivalent jobs with an average hourly wage of \$22.75 will be created and/or brought to the new facility.

The proposed development on MITC Parcel 13 is a single, flexible-use, commercial/industrial building having a footprint of approximately 65,952 square feet. The single-story building can accommodate office, research and development, laboratory, and/or warehouse uses. Site development also includes the creation of a stormwater detention pond and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Ridge Road public ROWs. These infrastructure improvements are separate from, and are not duplicative of, the infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created and approximately 160 permanent full-time equivalent jobs with an average hourly wage of \$31.25 will be created. The projected cost of the project is approximately \$10,150,000. Construction is expected to begin in late 2022, and eligible activities will be completed within 18-24 months.

The Ridge 5 Corporate Park is proposed to be an industrial business park with eight lots for light industrial and commercial occupancy. The industrial park will be accessed via a single roadway connecting to Ridge Road. Greenspace will be maintained on the Property's southeast corner, and a pedestrian path will be constructed on the west side of the property along Johnson Creek. Specialized stormwater management ponds will be installed on the southern and northern sides of the Property to protect the biota of Johnson Creek Drain. The on-site infrastructure for redevelopment of MITC Parcel 11/12 into the Ridge 5 Corporate Park has been constructed. It is anticipated that approximately 75-100 temporary construction-related jobs will be created, and over 1,000 permanent full-time equivalent jobs will be created at full occupancy. The estimated cost of the project when all land has been developed is approximately \$100,000,000. Construction of site infrastructure began in 2019 and was completed in 2021. The property has been sold to a new development entity, and redevelopment has been paused.

Critical upgrades of the sanitary sewer and potable water systems and roadway infrastructure in the Redevelopment Area are needed. MITC estimates that approximately \$30 million in improvements to this infrastructure will be required to successfully execute the redevelopment plans. MITC will use TIR generated from redevelopment projects on property in the MITC Redevelopment Area to fund expansion of water and sanitary sewer service to parcels lying west of Ridge Road and improve Five Mile Road and Ridge Road in the MITC Redevelopment area. MITC plans to obtain external capital to fund the infrastructure improvements and then reimburse the capital sources using TIR captured from redevelopment projects included in the Plan, as may be amended in the future.

BROWNFIELD CONDITIONS

Redevelopment of the Property is hindered by the presence of known environmental contamination on MITC Parcels, 6, 8, 9, 11/12, 13, and 15. Contamination is also possible on the other parcels in this Plan Amendment, but environmental assessment data is not available. MITC Parcels 6, 7, 8, 9, 13, and 15 are blighted by statute because they were owned by the SLB at time of inclusion in this brownfield plan.

Known brownfield environmental conditions MITC parcels included in this Plan Amendment are summarized below:

- MITC Parcel 6 - Soil is contaminated with arsenic at concentrations greater than the Part 201 default residential direct contact and drinking water protection criteria and with cobalt at a concentration greater than groundwater protection criteria. Groundwater is contaminated with iron and manganese at levels above drinking water protection criteria and ammonia at a level greater than the surface water protection criterion.
- MITC Parcel 8 - Arsenic is present in soil at concentrations greater than the Part 201 default residential direct contact and drinking water protection criteria, and selenium is present at a concentration greater than the groundwater protection criterion. Groundwater is contaminated with iron and manganese at levels above drinking water protection criteria and cyanide at a level greater than the surface water protection criterion.
- MITC Parcel 9 (Northville Lumber Co. portion) – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion and aluminum, arsenic, chromium, cobalt, iron, magnesium, manganese, and selenium at concentrations above their respective groundwater protection criteria. Iron, aluminum, manganese and chloride are present in groundwater at levels greater than drinking water protection criteria.
- MITC Parcel 9 (Verita Telecommunications portion) – Soil is contaminated with arsenic at concentrations greater than the Part 201 default residential direct contact criteria. Arsenic, cobalt, chromium, manganese, magnesium, iron, and selenium are present in soil at concentrations greater than one or more default residential groundwater protection criteria. Soil is also contaminated with mercury at a concentration greater than the volatilization to indoor air screening level.
- MITC Parcel 9 (Remainder portion) – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion, and arsenic, cobalt, manganese, and selenium at concentrations above their respective groundwater protection criteria. Manganese is present in groundwater at levels greater than drinking water protection criteria.
- MITC Parcel 11 – Arsenic, cadmium, copper, mercury, selenium, and zinc are present in soil at levels above residential cleanup criteria on this parcel. Groundwater is contaminated with cadmium at concentrations greater than its residential use criterion. Residual structures from previous site use activities remain on the parcel.
- MITC Parcel 13 - Arsenic is present in soil on Parcel 13 at levels greater than generic residential use criteria described in Part 201. Groundwater is contaminated with tetrachloroethene at levels that pose a potential risk to occupants of future buildings via the drinking water, groundwater-surface water protection, and vapor intrusion pathways. Waste materials in an unregulated disposal area on Parcel 15 are suspected to encroach on the southeastern portion of Parcel 13. Some foundations and footings of previous agricultural buildings and silos remain on the Property, as does fill unsuitable for construction.
- MITC Parcel 15 (Meijer, Inc portion) – Soil is contaminated with the following constituents at levels greater than default residential use and/or environmental protection criteria: 1,2,3-trimethylbenzene,

1,2,4-trimethylebenzene, xylenes, tetrachloroethene, naphthalene, perfluorooctanoic acid (PFOS), arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Benzene, dichlorofluoromethane, tetrachloroethene, and mercury are present in soil or soil gas at levels above site-specific indoor air inhalation criteria. Residual building foundations, underground utilities, underground tunnels with asbestos, and pavements remain on the site as remnants of demolished former prison buildings.

- MITC Parcel 15 (Remainder portion) – Soil is contaminated with the following constituents at levels greater than Part 201 generic residential use criteria: benzene, ethylbenzene, n-propylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

Arsenic, barium, and chloroform are present in groundwater at levels above generic residential use criteria.

Multiple, unregulated waste disposal areas and areas of unsuitable fill are also present on this parcel. Residual building foundations, underground utilities, and pavements remain on the parcel as remnants of demolished former prison buildings.

The developers of these parcels may incur additional redevelopment costs to protect human health and the environment from the hazards posed by the identified contamination in compliance with their Part 201 due care obligations. They may also incur non-environmental redevelopment costs for eligible demolition, site preparation, and additional public infrastructure improvement activities.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local tax revenues, State Education Tax (SET), and school operating tax revenues generated from the Property and captured by MITC. TIR will be determined individually for each parcel. Reimbursement of eligible costs will be subject to any limitations and conditions imposed by the following: parcel eligibilities determined pursuant to Act 381; this Plan Amendment; Act 381 work plan approvals by EGLE and/or MSF for SET and school operating tax capture; and the terms of the Reimbursement Agreement between MITC and each party eligible to receive reimbursement with TIR. This Plan Amendment also allows capture of all new personal property taxes, if available, generated by redevelopment of the Property.

The estimated total costs of department specific and MSF eligible activities, Brownfield Plan Amendment preparation and implementation, and Act 381 Work Plan preparation and implementation activities associated with redevelopment of the Property that are eligible for reimbursement from TIR captured under this Plan Amendment are \$85,984,468. The eligible Department Specific and MSF Eligible activities for the redevelopment projects and the MITC infrastructure project included in this Plan Amendment are summarized in project-specific Tables of Eligible Activities (Table 1-1 through Table 1-7) attached in Appendix A. The total reimbursable costs for the brownfield redevelopment projects included in this Plan Amendment are as follows:

- MITC Parcel 9 (Verita Telecommunications portion) - \$1,966,571
- MITC Parcel 15 (Meijer portion) - \$12,829,342
- MITC parcel 7 (Coldwater Ridge) - \$4,738,362
- MITC Parcel 9 (Northville Lumber Co. portion) - \$3,891,862
- MITC Parcel 13 (flex commercial building) - \$1,470,770

- MITC Parcel 11/12 (Ridge 5 Corporate Park) - \$1,356,494
- MITC public infrastructure improvements (entire MITC Redevelopment Area) - \$29,865,534.

The costs of individual department specific (environmental) and MSF eligible (non-environmental) activities to be reimbursed under this Plan Amendment are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during redevelopment. The Reimbursement Agreements, this Plan Amendment, and actual costs incurred, up to the total eligible cost limits imposed by this Plan Amendment, will dictate the total cost of eligible activities subject to reimbursement for the developer of each parcel and for MITC for public infrastructure improvements. As long as the applicable total cost limits described in this Plan Amendment for the eligible activities on each parcel included in this Plan Amendment (Tables 1-1, 1-2, 1-3, 1-4, 1-5, and 1-6) and for the MITC public infrastructure (Table 1-7) are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific activities and MSF Eligible activities categories relevant to the individual parcel, the MITC public infrastructure, and the costs for preparation and implementation of the Brownfield plans and Act 381 work plans may be adjusted after the date of this Plan Amendment without additional brownfield plan amendment, to the extent the adjustments do not violate Act 381. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreements for each entity incurring brownfield redevelopment costs under this plan and with Act 381.

The contingency funds for reimbursement of the department specific and MSF eligible Activities described in Table 1-1 through Table 1-7 may be applied when the respective cumulative eligible department specific or MSF eligible expenses for those activities eligible for contingency application are exceeded. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and as provided in the approved Plan Amendment and related Reimbursement Agreements.

Fifty percent (50%) of the available incremental SET will be captured during the first 25 years of the brownfield plan for deposit into the SBRF pursuant to Act 381. MITC will capture annual local TIR up to the maximum allowed by Act 381 to fund its administrative costs of operations. MITC will also capture incremental local and state school tax revenues annually under this Plan Amendment, to reimburse the actual costs of MITC's public infrastructure improvements associated with the Property. The amounts of TIR captured for administrative costs and infrastructure reimbursement are defined in the tax increment reimbursement tables attached to this Plan Amendment and in the Reimbursement Agreement for each redevelopment project included in this Plan Amendment.

MITC has established a Local Brownfield Revolving Fund, which may be funded at MITC's discretion from TIR captured from designated parcels during and/or after the developer reimbursement period as described in this Plan.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The initial taxable values and projected taxable values for redevelopment projects and MITC parcels included in this Plan Amendment are presented in the following table; however, the actual taxable value in each year of this Plan Amendment will be determined by the Plymouth Township and Northville Township assessors.

MITC PARCEL NUMBER	TAX PARCEL ID NO.	INITIAL TAXABLE VALUE	PROJECTED TAXABLE VALUE
6 & 8	77-066-99-0002-702	\$0	NA
7	77-066-99-0002-702	\$0	\$25,000,000
9 (Northville Lumber Co. portion)	77-066-99-0002-703	\$0	\$3,750,000
9 (Verita Telecommunications portion)	77-066-99-0002-701	\$0	\$2,500,000
9 (Remainder portion)	77-066-99-0002-701	\$0	NA

MITC PARCEL NUMBER	TAX PARCEL ID NO.	INITIAL TAXABLE VALUE	PROJECTED TAXABLE VALUE
10	78-001-99-0001-703	\$0	\$21,000,000
11	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000 78-001-01-0009-000	\$0	\$1,820,800*
12	78-001-99-0001-704	\$0	\$77,300*
13	78-006-99-0001-710	\$0	\$357,447*
14	78-006-99-0001-002	\$1,131,000	\$7,945,300
15 (Meijer portion)	78-006-99-0001-711	\$0	\$4,800,000 (property) \$3,500,000 (personal property)
15 (Remainder portion)	78-006-99-0001-711	\$0	\$2,524,600*
Water Tower Parcel	78-006-99-0001-702	\$0	\$0

* Land value only – no current development

Estimated taxable values and annual TIR to be captured are presented in Table 2-1 through Table 2-10, attached in Appendix B. Reimbursement cash flows are presented in Tables 3-1 through Table 3-11, attached in Appendix C. The annual increase in taxable value for all parcels of the Property is assumed to be 2% for purposes of this Plan Amendment. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of each parcel of the Property and the millages approved by the relevant taxing jurisdictions.

The Site #3 Brownfield Plan for Parcel 13 was approved in 2018. Tax increment revenue was first captured from Parcel 13 in 2019, which began the 30-year maximum capture period for this Plan Amendment. Capture of TIR from MITC Parcel 10 (Jones Development) began in 2024, year 6 of the Parcel 13 Brownfield Plan capture period.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from each parcel of the Property to reimburse the costs of eligible activities under this Plan Amendment in accordance with the respective Reimbursement Agreements and approved Act 381 Work Plans. Incremental tax revenue derived from all new personal property will also be captured as part of this plan. Reimbursement using incremental SET and school operating tax revenues is limited to those eligible activities and costs approved by EGLE and/or MSF or that are otherwise eligible under Act 381 without approval of a work plan.

It is the intent of this Plan Amendment to provide for the proportional capture of all eligible incremental taxes in whatever amounts and years they become available until the eligible cost reimbursements described in this Plan Amendment are complete or for the maximum duration provided in Act 381, whichever is shorter. Eligible costs for Baseline Environmental Assessments (BEA), Due Care assessments, Due Care planning, and preparation and implementation of Parcel 13 Brownfield Plan Amendments and the Act 381 Work Plans for redevelopment projects included in this Plan Amendment will be reimbursed with incremental local, SET, and school operating tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan.

Eligible environmental and non-environmental activities for Parcel 9 (Verita telecommunications portion; Table 1-6), Parcel 15 (Meijer portion; Table 1-5), Parcel 13 (Table 1-1), Parcel 9 (New Northville, LLC portion; Table 1-3), and the MITC public infrastructure improvements (Table 1-7) will be reimbursed with local, SET, and

school operating TIR to the extent allowed by Act 381 and approved Act 381 Work Plans. The eligible environmental and non-environmental activities described in Table 1-2 for the Parcel 11/12 and Table 1-4 for the Parcel 7 redevelopment projects that are not exempt from Act 381 Work Plan approval for capture of incremental SET and school operating taxes will be fully reimbursed only with local TIR. Redevelopments on MITC Parcel 10 and MITC Parcel 14 did not incur any eligible costs; TIR captured from these parcels will be used to fund approved MITC public infrastructure improvements.

Except for those activities specifically identified in this Plan Amendment as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elects not support capture of the school operating taxes for a redevelopment project included in this Plan Amendment or declines to approve certain eligible activities for reimbursement with incremental school operating taxes, the other taxing entities will contribute only that proportionate share of capture (the local tax increments) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school taxes.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

The developers of each parcel in this Plan Amendment will be responsible for financing the costs of eligible activities for the brownfield redevelopment project on that parcel. Neither MITC nor the local governing bodies will advance any funds to finance the costs of eligible activities that are incurred by the developers of the Property. MITC may, at its sole discretion, reimburse developers for the costs of MITC public infrastructure improvement activities described in Table 1-7 and the approved Act 381 Work Plan with captured TIR when those activities are conducted on behalf of MITC.

Public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program will be funded by third parties. Act 381 TIR arising from brownfield redevelopment of the Property is anticipated to be the source for repayment of the costs of public infrastructure improvements. Notwithstanding the foregoing, if the water and sewer improvements cannot be funded by third parties, the local Township Boards may elect to 1) fund or incur financial obligations to fund the water improvements and 2) request the Western Townships Utility Authority (WTUA) to fund the sewer improvements. Tax increment revenues will be used to reimburse the Townships and/or WTUA for such funding or financing of the public infrastructure improvements as provided in the respective Reimbursement Agreements. The MITC and two townships may also act as pass-through entities for any grants-in-aid provided to fund project activities.

The inclusion of the eligible activities and estimated costs to be reimbursed pursuant to this Plan Amendment is intended to authorize the MITC to fund such reimbursements. The amount and source of any TIR that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the respective Reimbursement Agreements. Reimbursements under each Reimbursement Agreement shall not exceed the respective cumulative eligible costs or any reimbursement period limits described in this Plan Amendment unless further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan Amendment shall not exceed the shorter of the following time periods without further brownfield plan amendment: 1) reimbursement of all eligible costs, cumulatively not to exceed reimbursement of the costs of developers' eligible activities plus reimbursement of MITC's costs for public infrastructure improvements or 2) until 2048, which is the 30th tax year after first capture of TIR (tax year 2019) under the Site #3 (Parcel 13) Brownfield Plan. The estimated start dates for beginning tax capture for the redevelopment projects included in this Plan Amendment are identified in the respective Reimbursement Tables (Tables 3-1 through 3-11).

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

MITC will capture available incremental local, SET, and school operating tax revenues generated by the redeveloped Property until all incurred eligible environmental and non-environmental brownfield redevelopment costs and MITC administrative expenses are reimbursed to the extent described in this Plan Amendment. The TIR available for capture by MITC will be captured in equal proportions (100% each) from local, SET, and school operating tax revenue sources based on the approved millage rates for each tax year in which TIR are captured. The impacts of the incremental tax capture on local taxing jurisdictions in the two townships are presented in Table 4-1 and Table 4-2 attached in Appendix B.

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of approximately 760 acres of land in Plymouth Township. It comprises MITC Parcels 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 and the Water Tower Parcel in the MITC Redevelopment Area. Property surveys and legal descriptions for all MITC parcels included in this plan, including surveys and legal descriptions for portions of parcels proposed for redevelopment, are attached in Appendix D.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan Amendment.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan Amendment.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan Amendment.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan Amendment.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)

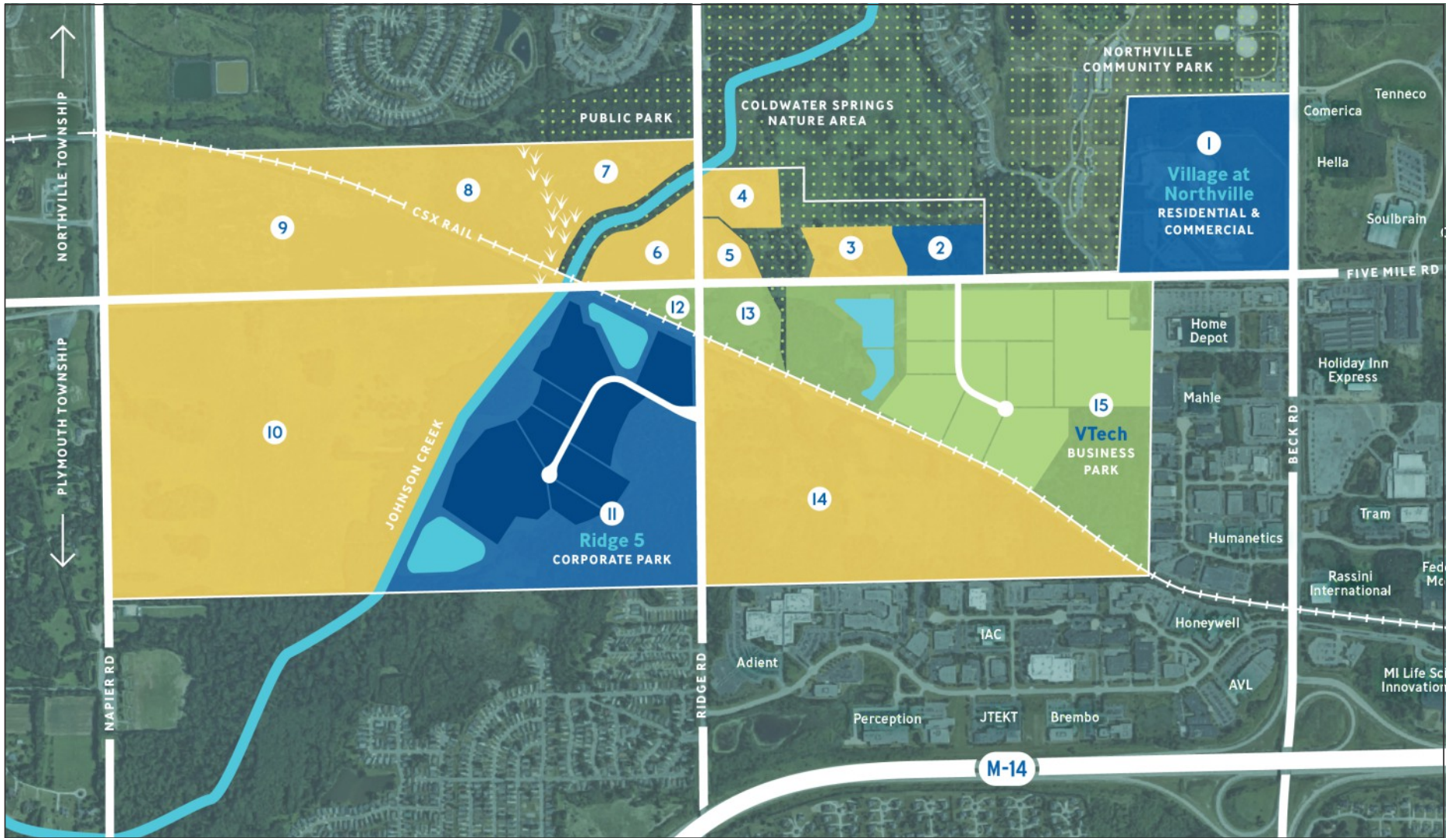
MITC has established an LBRF but is not currently capturing TIR to fund the it. MITC does not plan to use LBRF funds to support redevelopment activities described in this Plan Amendment.

M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT

The incremental tax revenues collected under this Plan Amendment will be adjusted as necessary to account for all precedent tax sharing and/or abatement programs. At the time of this Plan Amendment, MITC Parcels 6, 7, 8, 9, 13, and 15 are subject to the SLB 5/50 Tax for five years beginning with the first year of taxation after sale to the respective developers.

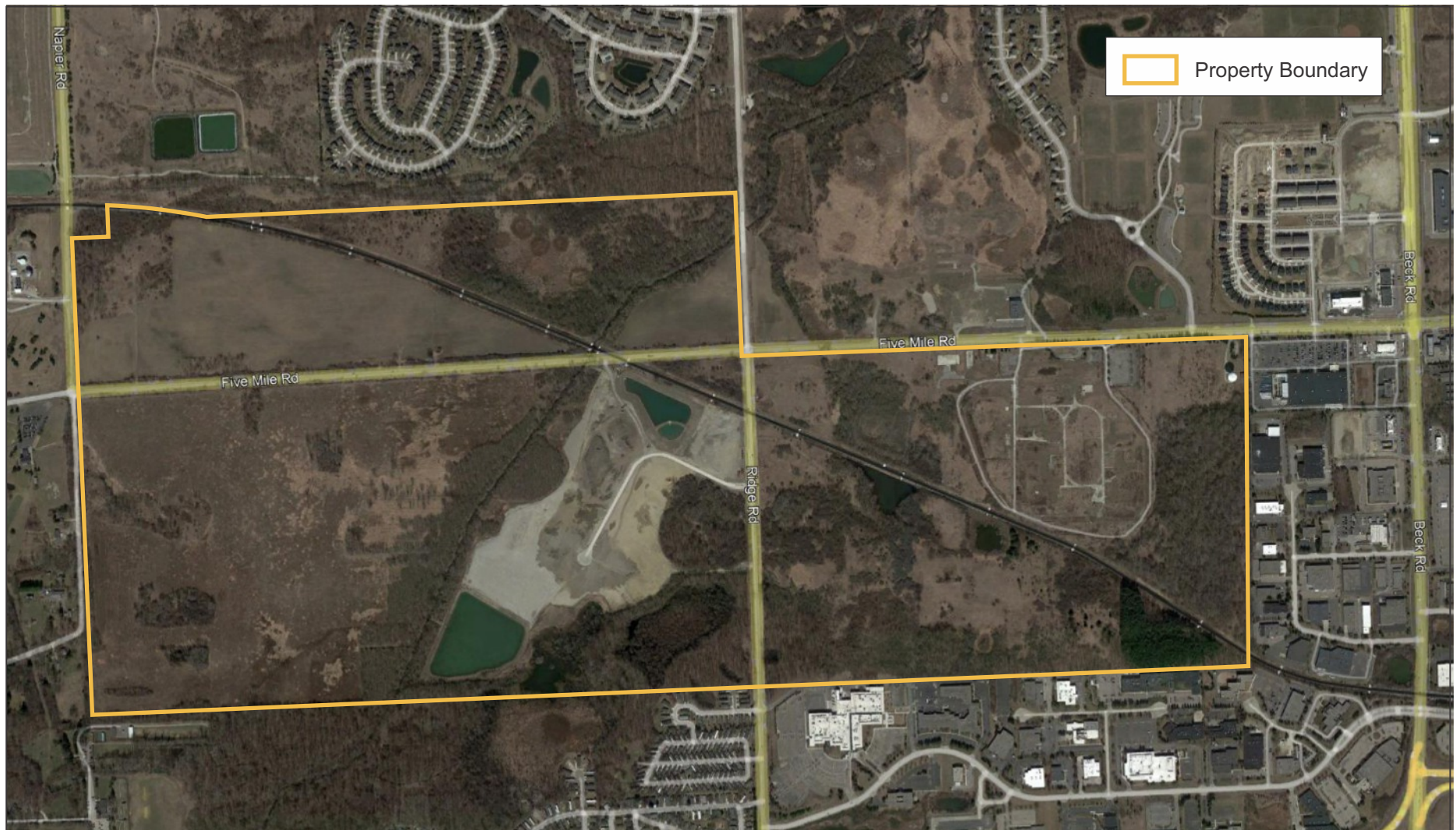
MITC anticipates that some developments on the Property may seek and be granted an Industrial Development District designation and Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from the project parcel by approximately 50% during the exemption period. At the time this Plan Amendment was prepared, the Parcel 14 redevelopment had been granted a 7-year, Industrial Development District designation.

This Plan Amendment has been duly approved by resolutions of the Board of Trustees of the Charter Township of Northville and the Board of Trustees of the Charter Township of Plymouth and includes any limitations and/or conditions in those approvals.



Date: February 23, 2022
Project #: HA001.20
Scale: Not To Scale

FIGURE NO. 1
MITC REDEVELOPMENT AREA



Date: February 23, 2022
Project #: HA001.20
Scale: Not To Scale

FIGURE NO. 2
PROPERTY BOUNDARY
MITC PARCEL 13 BROWNFIELD PLAN
AMENDMENT NO. 7

APPENDIX A

TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PARCEL 13

**TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PARCEL 11/12
(RIDGE 5 CORPORATE PARK)**

**TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PARCEL 9
(NEW NORTHVILLE, LLC PORTION)**

**TABLE 1-4 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC
PARCEL 7 (COLDWATER RIDGE)**

**TABLE 1-5 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PARCEL 15
(MEIJER AT FIVE MILE)**

**TABLE 1-6 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PARCEL 9
(VERITA TELECOMMUNICATIONS PORTION)**

**TABLE 1-7 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**



**TABLE 1-1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 13**

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation ⁽²⁾ Management and Disposal of Contaminated Soil Management and Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Field Monitoring and Project Management Due Care Design, Engineering, Management and Coordination	\$289,618
Subtotal Department Specific Activities	\$289,618
Contingency (15%)	\$34,443
Total Department Specific Activities	\$324,061
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$50,000
Public Infrastructure Improvements - Roadway Improvemments ROW and Site Access Improvements Architectural and Engineering Desgin Site Construction Management Construction General Conditions	\$47,200
Site Preparartion Activities Clearing and Grubbing Temporary Facilities Surveying and Staking Excavation and Transport of Unsuitable Soil Imported Fill Dewatering Utility Relocation Onsite Specialized Foundations Field Monitoring and Project Management Architectural and Engineering Desgin Site Construction Management Construction General Conditions	\$852,112
Subtotal Department Specific Activities	\$949,312
Contingency (10%)	\$142,397
Total Non-Environmental Activities	\$1,091,709
Brownfield Plan amd Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$1,495,770

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 1-2

BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 11 - Ridge 5 Corporate Park

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COSTS
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$33,500
Due Care Activities Due Care Planning and Coordination Due Care Assessment Remediation of Waste Disposal Area Due Care Site Monitoring During Construction	\$56,500
Other Response Activities Construction of Deep Stormwater Containment Systems Transportation and Disposal of Excess Soil Stormwater Pumping Systems	\$1,072,190
Subtotal Department Specific Activities	\$1,162,190
Contingency (15%)	\$169,304
Total Department Specific Activities	\$1,331,494
BROWNFIELD PLAN	
Brownfield Plan Preparation and Implementation⁽²⁾	\$35,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$1,366,494

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 1-3
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 9 - Northville Lumber

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$45,765
Due Care Assessment/Planning Activities Due Care Plans and Documentation ⁽²⁾ Due Care Assessment Site Specific Health and Safety Plan ⁽²⁾	\$63,600
Department Specific Activities Protection of Underground Utilities Site Environmental Monitoring and Management Engineering Design and Professional Fees Site Construction Management Construction General Conditions	\$54,018
Subtotal Department Specific Activities	\$163,383
Contingency (15%)	\$10,443
Total Department Specific Activities	\$173,826
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$56,500
Public Infrastructure Improvements ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$467,988
Site Preparation Activities Clearing and Grubbing Topsoil Stripping/Relocation Trackout and Dust Control Temporary Facilities Surveying and Staking Site Grading and Balancing Imported Fill for Site Balancing Utility Relocation Onsite Field Monitoring and Project Management Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,647,717
Subtotal Department Specific Activities	\$3,172,205
Contingency (15%)	\$475,831
Total MSF Eligible Activities	\$3,648,036
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$3,901,862

Notes:

⁽¹⁾ Cost estimates are based on consultant, engineering, contractor, or developer estimates.

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 1-4
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 7 - Coldwater Ridge

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$48,100
Due Care Assessment/Planning Activities Due Care Consulting and Planning	\$26,000
Subtotal Department Specific Activities	\$74,100
Contingency (15%)	\$3,900
Total Department Specific Activities	\$78,000
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Public Infrastructure Improvements Low Impact Storm Water Management Ridge Road Roadway Improvements Public Sanitary Sewer Improvements Public Water Main Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,677,054
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Geotechnical Engineering Temporary Construction Items Surveying and Staking Retaining Walls Architectural and Engineering Design Site Construction Management Construction General Conditions	\$1,314,565
Subtotal Department Specific Activities	\$3,991,619
Contingency (15%)	\$598,743
Total MSF Eligible Activities	\$4,590,362
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$4,748,362

Notes:

⁽¹⁾ Cost estimates are based on consultant, engineering, contractor, or developer estimates.

⁽²⁾ These costs are not included in the contingency calculation.



**TABLE 1-5
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 9 - Meijer at Five Mile**

6/19/2025

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$52,800
Due Care Planning Activities Vapor Mitigation System Design	\$45,000
Due Care Activities Transportation and Disposal of Contaminated Soil Treatment and Disposal of Contaminated Dewatering Effluent Vapor Intrusion Mitigation Human Direct Contact Barriers Detention Pond Liner Protection of Underground Utilities Environmental Management, Site Monitoring, Sampling and Reporting	\$3,223,225
Subtotal Department Specific Activities	\$3,321,025
Contingency (15%)	\$490,234
Total Department Specific Activities	\$3,811,259
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
Lead, Asbestos, and Mold Abatement Assessment and Reporting Abatement	\$677,400
Public Infrastructure Improvements Five Mile Road Intersections, Turn Lanes, and Pedestrian Crossing Bike Paths Public Signage - Five Mile Road Public Water Main Improvements Public Storm Sewer Modification Public Sanitary Sewer Improvements Geotechnical, Engineering, and Design Services	\$1,643,250
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Traffic Control Temporary Erosion Control Special Foundations Soil Stabilization Dewatering for Site Preparation and Construction Geotechnical Assessment and Engineering Engineering and Design	\$5,131,920
Subtotal MSF Eligible Activities	\$7,780,942
Contingency (15%)	\$1,167,141
Total MSF Eligible Activities	\$8,948,083
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$70,000
TOTAL ELIGIBLE ACTIVITIES	\$12,829,342

Notes:

⁽¹⁾ Cost estimates are based on consultant, engineering, contractor, or developer estimates.

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 1-6
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Parcel 9 - Verita Telecommunications Corp.

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$37,500
Total Department Specific Activities	\$37,500
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Public Infrastructure Improvements Curbs and Gutters, Turn Lanes, and Landscaping - Five Mile Road Bike Path Public Water Main Improvements Public Storm Water System Modification Engineering and Design Services	\$458,954
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Facility, Access, and Traffic Control Temporary Erosion Control Special Foundations Retaining Walls Dewatering for Site Preparation and Construction Engineering and Design	\$1,148,934
Subtotal MSF Eligible Activities	\$1,607,888
Contingency (15%)	\$241,183
Total MSF Eligible Activities	\$1,849,071
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$1,966,571

Notes:

⁽¹⁾ Cost estimates are based on consultant, engineering, contractor, or developer estimates.

⁽²⁾ These costs are not included in the contingency calculation.



**TABLE 1-7
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Infrastructure**

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation ⁽²⁾ Management and Disposal of Contaminated Soil Management and Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Prevent Exacerbation of Contaminated Groundwater - Utilities Prevent Exacerbation and Human Exposure - Utilities Due Care Design, Engineering, Management and Coordination	\$800,000
Subtotal Department Specific Activities	\$800,000
Contingency (10%)	\$120,000
Total Department Specific Activities	\$920,000
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities Pavement and drainage structure removal	\$1,260,000
Public Infrastructure Improvements - Roadway Improvemnts Roadway Reconstruction Railroad Crossing Improvements Bridge Repairs and Replacement Stormwater Management Traffic Control and Signage Utility/Power Pole Relocation Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	\$15,282,225
Public Infrastructure Improvements - Sanitary Sewer Excavation and Earthwork Dewatering Install Upgraded Sewer Construct Pump Station Install Back-up Generator Site Restoration Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	\$3,178,350
Public Infrastructure Improvements - Water Main Excavation and Earthwork Dewatering Install Upgraded Water Main Construct Water Storage Tank Roadway and Site Resporation Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	\$6,029,910
Public Infrastructure Improvements Western Storm Water Management System	\$400,000
Subtotal Department Specific Activities	\$26,150,485
Contingency (10%)	\$2,615,049
Total Non-Environmental Activities	\$28,765,534
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾ (x2)	\$160,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$29,845,534

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.

APPENDIX B

TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13

TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL 11

TABLE 2-3 SUMMARY OF TIR CAPTURE FOR PARCEL 9 (NEW NORTHVILLE, LLC PORTION)

TABLE 2-4 SUMMARY OF TIR CAPTURE FOR PARCEL 7

TABLE 2-5 SUMMARY OF TIR CAPTURE FOR PARCEL 15 (MEIJER AT FIVE MILE PORTION)

TABLE 2-6 SUMMARY OF TIR CAPTURE FOR PARCEL 9 (VERITA COMMUNICATIONS PORTION)

TABLE 2-7 SUMMARY OF TIR CAPTURE FOR PARCEL 14

TABLE 2-8 SUMMARY OF TIR CAPTURE FOR PARCEL 10

TABLE 2-9 SUMMARY OF TIR CAPTURE FOR PARCEL 15 (REMAINDER)

TABLE 2-10 SUMMARY OF TIR CAPTURE FOR PARCEL 12

TABLE 4-1 SUMMARY OF IMPACTS ON TAXING JURISDICTIONS – NORTHVILLE TOWNSHIP PARCELS

TABLE 4-2 SUMMARY OF IMPACTS ON TAXING JURISDICTIONS – PLYMOUTH TOWNSHIP PARCELS

TIR CAPTURE TABLES



Table 2-1
TAX INCREMENT REVENUE
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year																	
Plan Year Calendar Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹	\$ 346,700	\$ 353,634	\$ 357,447	\$ 364,596	\$ 371,888	\$ 379,326	\$ 386,912	\$ 394,650	\$ 402,543	\$ 410,594	\$ 418,806	\$ 427,182	\$ 435,726	\$ 444,440	\$ 453,329	\$ 462,396	
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 346,700	\$ 353,634	\$ 357,447	\$ 364,596	\$ 371,888	\$ 379,326	\$ 386,912	\$ 394,650	\$ 402,543	\$ 410,594	\$ 418,806	\$ 427,182	\$ 435,726	\$ 444,440	\$ 453,329	\$ 462,396	
41.4026																	
9.3273																	
School Capture	Millage Rate	SLBA 5/50															
State Education Tax (SET)	6.0000	\$ 1,040	\$ 2,122	\$ 2,145	\$ 2,188	\$ 2,231	\$ 2,276	\$ 2,321	\$ 2,368	\$ 2,415	\$ 2,464	\$ 2,513	\$ 2,563	\$ 2,614	\$ 2,667	\$ 2,720	\$ 2,774
School Operating Tax	18.0000	\$ 3,121	\$ 6,365	\$ 6,434	\$ 6,563	\$ 6,694	\$ 6,828	\$ 6,964	\$ 7,104	\$ 7,246	\$ 7,391	\$ 7,539	\$ 7,689	\$ 7,843	\$ 8,000	\$ 8,160	\$ 8,323
School Total	24.0000	\$ 4,161	\$ 8,487	\$ 8,579	\$ 8,751	\$ 8,925	\$ 9,104	\$ 9,285	\$ 9,472	\$ 9,661	\$ 9,855	\$ 10,052	\$ 10,252	\$ 10,457	\$ 10,667	\$ 10,880	\$ 11,097
Local Capture	Millage Rate																
Township (winter)	0.8103	\$ 141	\$ 287	\$ 290	\$ 295	\$ 301	\$ 307	\$ 314	\$ 320	\$ 326	\$ 333	\$ 339	\$ 346	\$ 353	\$ 360	\$ 367	\$ 375
Police-Fire (1) (winter)	1.6211	\$ 281	\$ 573	\$ 579	\$ 591	\$ 603	\$ 615	\$ 627	\$ 640	\$ 653	\$ 666	\$ 679	\$ 693	\$ 706	\$ 720	\$ 735	\$ 750
Police-Fire (2) (winter)	0.5583	\$ 97	\$ 197	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216	\$ 220	\$ 225	\$ 229	\$ 234	\$ 238	\$ 243	\$ 248	\$ 253	\$ 258
Police-Fire (3) (winter)	1.1926	\$ 207	\$ 422	\$ 426	\$ 435	\$ 444	\$ 452	\$ 461	\$ 471	\$ 480	\$ 490	\$ 499	\$ 509	\$ 520	\$ 530	\$ 541	\$ 551
Fire (Winter)	0.9866	\$ 171	\$ 349	\$ 353	\$ 360	\$ 367	\$ 374	\$ 382	\$ 389	\$ 397	\$ 405	\$ 413	\$ 421	\$ 430	\$ 438	\$ 447	\$ 456
Wayne County (winter)	0.9897	\$ 172	\$ 350	\$ 354	\$ 361	\$ 368	\$ 375	\$ 383	\$ 391	\$ 398	\$ 406	\$ 414	\$ 423	\$ 431	\$ 440	\$ 449	\$ 458
Wayne County Jail (winter)	0.9381	\$ 163	\$ 332	\$ 335	\$ 342	\$ 349	\$ 356	\$ 363	\$ 370	\$ 378	\$ 385	\$ 393	\$ 401	\$ 409	\$ 417	\$ 425	\$ 434
Wayne County Parks (winter)	0.2459	\$ 43	\$ 87	\$ 88	\$ 90	\$ 91	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 114
HCMA (winter)	0.2104	\$ 37	\$ 74	\$ 75	\$ 77	\$ 78	\$ 80	\$ 81	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 95	\$ 97
Plymouth Library (winter)	1.4448	\$ 251	\$ 511	\$ 516	\$ 527	\$ 537	\$ 548	\$ 559	\$ 570	\$ 582	\$ 593	\$ 605	\$ 617	\$ 630	\$ 642	\$ 655	\$ 668
Community College (winter)	0.0177	\$ 3	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8
Community College (summer)	2.2700	\$ 394	\$ 803	\$ 811	\$ 828	\$ 844	\$ 861	\$ 878	\$ 896	\$ 914	\$ 932	\$ 951	\$ 970	\$ 989	\$ 1,009	\$ 1,029	\$ 1,050
RESA - Spec Ed (summer)	3.3678	\$ 584	\$ 1,191	\$ 1,204	\$ 1,228	\$ 1,252	\$ 1,277	\$ 1,303	\$ 1,329	\$ 1,356	\$ 1,383	\$ 1,410	\$ 1,439	\$ 1,467	\$ 1,497	\$ 1,527	\$ 1,557
RESA - Gen Operating (summer)	0.0965	\$ 17	\$ 34	\$ 34	\$ 35	\$ 36	\$ 37	\$ 37	\$ 38	\$ 39	\$ 40	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45
RESA - Enhance (summer)	2.0000	\$ 347	\$ 707	\$ 715	\$ 729	\$ 744	\$ 759	\$ 774	\$ 789	\$ 805	\$ 821	\$ 838	\$ 854	\$ 871	\$ 889	\$ 907	\$ 925
Wayne County (Summer)	5.6483	\$ 979	\$ 1,997	\$ 2,019	\$ 2,059	\$ 2,101	\$ 2,143	\$ 2,185	\$ 2,229	\$ 2,274	\$ 2,319	\$ 2,366	\$ 2,413	\$ 2,461	\$ 2,510	\$ 2,561	\$ 2,612
Local Total	22.3981	\$ 3,882	\$ 7,920	\$ 8,005	\$ 8,167	\$ 8,330	\$ 8,496	\$ 8,665	\$ 8,839	\$ 9,018	\$ 9,196	\$ 9,379	\$ 9,568	\$ 9,759	\$ 9,954	\$ 10,154	\$ 10,358
Non-Capturable Millages	Millage Rate																
School Debt (summer)	4.0200	\$ 697	\$ 711	\$ 719	\$ 733	\$ 748	\$ 763	\$ 778	\$ 1,586	\$ 1,618	\$ 1,651	\$ 1,684	\$ 1,717	\$ 1,752	\$ 1,787	\$ 1,822	\$ 1,859
Wayne County Art Institute (winter)	0.2000	\$ 35	\$ 36	\$ 36	\$ 37	\$ 37	\$ 38	\$ 39	\$ 79	\$ 81	\$ 82	\$ 84	\$ 85	\$ 87	\$ 89	\$ 91	\$ 92
Wayne County Zoo	0.1000	\$ 18	\$ 18	\$ 18	\$ 18	\$ 19	\$ 19	\$ 20	\$ 39	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 44	\$ 45	\$ 46
Total Non-Capturable Taxes	4.3200	\$ 749	\$ 764	\$ 772	\$ 788	\$ 803	\$ 820	\$ 836	\$ 1,704	\$ 1,739	\$ 1,774	\$ 1,810	\$ 1,845	\$ 1,883	\$ 1,920	\$ 1,958	\$ 1,997
Total Tax Increment Revenue (TIR) Available for Capture	\$	8,043	\$ 16,407	\$ 16,584	\$ 16,918	\$ 17,255	\$ 17,600	\$ 17,950	\$ 18,311	\$ 18,679	\$ 19,051	\$ 19,431	\$ 19,820	\$ 20,216	\$ 20,621	\$ 21,034	\$ 21,455

Footnote:

Gray shading indicates years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax)



Table 2-1
TAX INCREMENT REVENUE
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:												
	Plan Year	21	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 471,644	\$ 481,077	\$ 490,698	\$ 500,512	\$ 510,522	\$ 520,733	\$ 531,147	\$ 541,770	\$ 552,606	\$ 563,658	
Land & Bldg Incremental Difference (New TV - Base TV)		\$ 471,644	\$ 481,077	\$ 490,698	\$ 500,512	\$ 510,522	\$ 520,733	\$ 531,147	\$ 541,770	\$ 552,606	\$ 563,658	
41.4026												
9.3273												
School Capture	Millage Rate											
State Education Tax (SET)	6.0000	\$ 2,830	\$ 2,886	\$ 2,944	\$ 3,003	\$ 3,063	\$ 3,124	\$ 3,187	\$ 3,251	\$ 3,316	\$ 3,382	\$ 68,407
School Operating Tax	18.0000	\$ 8,490	\$ 8,659	\$ 8,833	\$ 9,009	\$ 9,189	\$ 9,373	\$ 9,561	\$ 9,752	\$ 9,947	\$ 10,146	\$ 205,223
School Total	24.0000	\$ 11,320	\$ 11,545	\$ 11,777	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,748	\$ 13,003	\$ 13,263	\$ 13,528	\$ 273,630
Local Capture	Millage Rate											
Township (winter)	0.8103	\$ 382	\$ 390	\$ 398	\$ 406	\$ 414	\$ 422	\$ 430	\$ 439	\$ 448	\$ 457	\$ 9,240
Police-Fire (1) (winter)	1.6211	\$ 765	\$ 780	\$ 795	\$ 811	\$ 828	\$ 844	\$ 861	\$ 878	\$ 896	\$ 914	\$ 18,483
Police-Fire (2) (winter)	0.5583	\$ 263	\$ 269	\$ 274	\$ 279	\$ 285	\$ 291	\$ 297	\$ 302	\$ 309	\$ 315	\$ 6,366
Police-Fire (3) (winter)	1.1926	\$ 562	\$ 574	\$ 585	\$ 597	\$ 609	\$ 621	\$ 633	\$ 646	\$ 659	\$ 672	\$ 13,596
Fire (Winter)	0.9866	\$ 465	\$ 475	\$ 484	\$ 494	\$ 504	\$ 514	\$ 524	\$ 535	\$ 545	\$ 556	\$ 11,248
Wayne County (winter)	0.9897	\$ 467	\$ 476	\$ 486	\$ 495	\$ 505	\$ 515	\$ 526	\$ 536	\$ 547	\$ 558	\$ 11,284
Wayne County Jail (winter)	0.9381	\$ 442	\$ 451	\$ 460	\$ 470	\$ 479	\$ 488	\$ 498	\$ 508	\$ 518	\$ 529	\$ 10,695
Wayne County Parks (winter)	0.2459	\$ 116	\$ 118	\$ 121	\$ 123	\$ 126	\$ 128	\$ 131	\$ 133	\$ 136	\$ 139	\$ 2,804
HCMA (winter)	0.2104	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 110	\$ 112	\$ 114	\$ 116	\$ 119	\$ 2,398
Plymouth Library (winter)	1.4448	\$ 681	\$ 695	\$ 709	\$ 723	\$ 738	\$ 752	\$ 767	\$ 783	\$ 798	\$ 814	\$ 16,471
Community College (winter)	0.0177	\$ 8	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 10	\$ 10	\$ 10	\$ 202
Community College (summer)	2.2700	\$ 1,071	\$ 1,092	\$ 1,114	\$ 1,136	\$ 1,159	\$ 1,182	\$ 1,206	\$ 1,230	\$ 1,254	\$ 1,280	\$ 25,883
RESA - Spec Ed (summer)	3.3678	\$ 1,588	\$ 1,620	\$ 1,653	\$ 1,686	\$ 1,719	\$ 1,754	\$ 1,789	\$ 1,825	\$ 1,861	\$ 1,898	\$ 38,397
RESA - Gen Operating (summer)	0.0965	\$ 46	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 1,098
RESA - Enhance (summer)	2.0000	\$ 943	\$ 962	\$ 981	\$ 1,001	\$ 1,021	\$ 1,041	\$ 1,062	\$ 1,084	\$ 1,105	\$ 1,127	\$ 22,801
Wayne County (Summer)	5.6483	\$ 2,664	\$ 2,717	\$ 2,772	\$ 2,827	\$ 2,884	\$ 2,941	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 64,398
Local Total	22.3981	\$ 10,562	\$ 10,775	\$ 10,991	\$ 11,210	\$ 11,436	\$ 11,662	\$ 11,896	\$ 12,135	\$ 12,376	\$ 12,626	\$ 255,359
Non-Capturable Millages	Millage Rate											
School Debt (summer)	4.0200	\$ 1,896	\$ 1,934	\$ 1,973	\$ 2,012	\$ 2,052	\$ 2,093	\$ 2,135	\$ 2,178	\$ 2,221	\$ 2,266	\$ 41,383
Wayne County Art Institute (winter)	0.2000	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 104	\$ 106	\$ 108	\$ 111	\$ 113	\$ 2,058
Wayne County Zoo	0.1000	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 1,027
Total Non-Capturable Taxes	4.3200	\$ 2,037	\$ 2,078	\$ 2,120	\$ 2,162	\$ 2,205	\$ 2,249	\$ 2,294	\$ 2,340	\$ 2,387	\$ 2,435	\$ 44,468
Total Tax Increment Revenue (TIR) Available for Capture		\$ 21,882	\$ 22,320	\$ 22,768	\$ 23,222	\$ 23,688	\$ 24,159	\$ 24,644	\$ 25,138	\$ 25,639	\$ 26,154	\$ 528,989



Table 2-2
TAX INCREMENT REVENUE
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,105,800	\$ 1,127,916	\$ 1,150,474	\$ 1,173,484	\$ 1,196,953	\$ 1,220,893	\$ 1,245,310	\$ 1,270,217	\$ 1,295,621	\$ 1,321,533	\$ 1,347,964	\$ 1,374,923	\$ 1,402,422
Incremental Difference (New TV - Base TV)	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,105,800	\$ 1,127,916	\$ 1,150,474	\$ 1,173,484	\$ 1,196,953	\$ 1,220,893	\$ 1,245,310	\$ 1,270,217	\$ 1,295,621	\$ 1,321,533	\$ 1,347,964	\$ 1,374,923	\$ 1,402,422

School Capture		Millage Rate																		
State Education Tax (SET)	6.0000	\$ 7,097	\$ 7,097	\$ 7,097	\$ 7,097	\$ 6,635	\$ 6,767	\$ 6,903	\$ 7,041	\$ 7,182	\$ 7,325	\$ 7,472	\$ 7,621	\$ 7,774	\$ 7,929	\$ 8,088	\$ 8,250	\$ 8,415		
School Operating	18.0000	\$ 21,290	\$ 21,290	\$ 21,290	\$ 21,290	\$ 19,904	\$ 20,302	\$ 20,709	\$ 21,123	\$ 21,545	\$ 21,976	\$ 22,416	\$ 22,864	\$ 23,321	\$ 23,788	\$ 24,263	\$ 24,749	\$ 25,244		
School Total	24.0000	\$ 28,387	\$ 28,387	\$ 28,387	\$ 28,387	\$ 26,539	\$ 27,069	\$ 27,612	\$ 28,164	\$ 28,727	\$ 29,301	\$ 29,888	\$ 30,485	\$ 31,095	\$ 31,717	\$ 32,351	\$ 32,999	\$ 33,659		
Local Capture		Millage Rate																		
Township	0.8134	\$ 962	\$ 962	\$ 962	\$ 962	\$ 899	\$ 917	\$ 936	\$ 955	\$ 974	\$ 993	\$ 1,013	\$ 1,033	\$ 1,054	\$ 1,075	\$ 1,096	\$ 1,118	\$ 1,141		
Police-Fire (1)	1.6272	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,799	\$ 1,835	\$ 1,872	\$ 1,909	\$ 1,948	\$ 1,987	\$ 2,026	\$ 2,067	\$ 2,108	\$ 2,150	\$ 2,193	\$ 2,237	\$ 2,282		
Police-Fire (2)	0.5604	\$ 663	\$ 663	\$ 663	\$ 663	\$ 620	\$ 632	\$ 645	\$ 658	\$ 671	\$ 684	\$ 698	\$ 712	\$ 726	\$ 741	\$ 755	\$ 771	\$ 786		
Police-Fire (3)	1.1971	\$ 1,416	\$ 1,416	\$ 1,416	\$ 1,416	\$ 1,324	\$ 1,350	\$ 1,377	\$ 1,405	\$ 1,433	\$ 1,462	\$ 1,491	\$ 1,521	\$ 1,551	\$ 1,582	\$ 1,614	\$ 1,646	\$ 1,679		
Fire	0.9903	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,095	\$ 1,117	\$ 1,139	\$ 1,162	\$ 1,185	\$ 1,209	\$ 1,233	\$ 1,258	\$ 1,283	\$ 1,309	\$ 1,335	\$ 1,362	\$ 1,389		
Plymouth Library	1.4535	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,607	\$ 1,639	\$ 1,672	\$ 1,706	\$ 1,740	\$ 1,775	\$ 1,810	\$ 1,846	\$ 1,883	\$ 1,921	\$ 1,959	\$ 1,998	\$ 2,038		
Wayne County	5.6483	\$ 6,681	\$ 6,681	\$ 6,681	\$ 6,681	\$ 6,246	\$ 6,371	\$ 6,498	\$ 6,628	\$ 6,761	\$ 6,896	\$ 7,034	\$ 7,175	\$ 7,318	\$ 7,464	\$ 7,614	\$ 7,766	\$ 7,921		
Wayne County	0.9897	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,094	\$ 1,116	\$ 1,139	\$ 1,161	\$ 1,185	\$ 1,208	\$ 1,232	\$ 1,257	\$ 1,282	\$ 1,308	\$ 1,334	\$ 1,361	\$ 1,388		
WC Jail	0.9381	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,037	\$ 1,058	\$ 1,079	\$ 1,101	\$ 1,123	\$ 1,145	\$ 1,168	\$ 1,192	\$ 1,215	\$ 1,240	\$ 1,265	\$ 1,290	\$ 1,316		
WC Parks	0.2459	\$ 291	\$ 291	\$ 291	\$ 291	\$ 272	\$ 277	\$ 283	\$ 289	\$ 294	\$ 300	\$ 306	\$ 312	\$ 319	\$ 325	\$ 331	\$ 338	\$ 345		
HCMA	0.2117	\$ 250	\$ 250	\$ 250	\$ 250	\$ 234	\$ 239	\$ 244	\$ 248	\$ 253	\$ 258	\$ 264	\$ 269	\$ 274	\$ 280	\$ 285	\$ 291	\$ 297		
Community College	2.2516	\$ 2,663	\$ 2,663	\$ 2,663	\$ 2,663	\$ 2,490	\$ 2,540	\$ 2,590	\$ 2,642	\$ 2,695	\$ 2,749	\$ 2,804	\$ 2,860	\$ 2,917	\$ 2,976	\$ 3,035	\$ 3,096	\$ 3,158		
RESA - Spec Ed	3.3678	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,724	\$ 3,799	\$ 3,875	\$ 3,952	\$ 4,031	\$ 4,112	\$ 4,194	\$ 4,278	\$ 4,363	\$ 4,451	\$ 4,540	\$ 4,630	\$ 4,723		
RESA - Gen Oper	0.0965	\$ 114	\$ 114	\$ 114	\$ 114	\$ 107	\$ 109	\$ 111	\$ 113	\$ 116	\$ 118	\$ 120	\$ 123	\$ 125	\$ 128	\$ 130	\$ 133	\$ 135		
RESA - Enhance	2.0000	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,212	\$ 2,256	\$ 2,301	\$ 2,347	\$ 2,394	\$ 2,442	\$ 2,491	\$ 2,540	\$ 2,591	\$ 2,643	\$ 2,696	\$ 2,750	\$ 2,805		
Local Total	22.3915	\$ 26,485	\$ 26,485	\$ 26,485	\$ 26,485	\$ 24,760	\$ 25,255	\$ 25,761	\$ 26,276	\$ 26,803	\$ 27,338	\$ 27,884	\$ 28,443	\$ 29,009	\$ 29,593	\$ 30,182	\$ 30,787	\$ 31,403		
Non-Capturable Millages		Millage Rate																		
WC Zoo	0.1000	\$ 118	\$ 118	\$ 59	\$ 59	\$ 55	\$ 56	\$ 58	\$ 59	\$ 120	\$ 122	\$ 125	\$ 127	\$ 130	\$ 132	\$ 135	\$ 137	\$ 140		
WC Art Institute	0.2000	\$ 237	\$ 237	\$ 118	\$ 118	\$ 111	\$ 113	\$ 115	\$ 117	\$ 239	\$ 244	\$ 249	\$ 254	\$ 259	\$ 264	\$ 270	\$ 275	\$ 280		
School Debt	4.0200	\$ 4,755	\$ 4,755	\$ 2,377	\$ 2,377	\$ 2,223	\$ 2,267	\$ 2,312	\$ 2,359	\$ 4,812	\$ 4,908	\$ 5,006	\$ 5,106	\$ 5,208	\$ 5,313	\$ 5,419	\$ 5,527	\$ 5,638		
Total Non-Capturable Taxes	4.3200	\$ 5,110	\$ 5,110	\$ 2,554	\$ 2,554	\$ 2,389	\$ 2,436	\$ 2,485	\$ 2,535	\$ 5,171	\$ 5,274	\$ 5,380	\$ 5,487	\$ 5,597	\$ 5,709	\$ 5,824	\$ 5,939	\$ 6,058		
Total Tax Increment Revenue (TIR) Available for Capture		\$ 54,872	\$ 54,872	\$ 54,872	\$ 54,872	\$ 51,299	\$ 52,324	\$ 53,373	\$ 54,440	\$ 55,530	\$ 56,639	\$ 57,772	\$ 58,928	\$ 60,104	\$ 61,310	\$ 62,533	\$ 63,786	\$ 65,062		



Table 2-2
TAX INCREMENT REVENUE
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:													
Plan Year		20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Estimated New TV		\$ 1,430,470	\$ 1,459,080	\$ 1,488,261	\$ 1,518,026	\$ 1,548,387	\$ 1,579,355	\$ 1,610,942	\$ 1,643,161	\$ 1,676,024	\$ 1,709,544	\$ 1,743,735	
Incremental Difference (New TV - Base TV)		\$ 1,430,470	\$ 1,459,080	\$ 1,488,261	\$ 1,518,026	\$ 1,548,387	\$ 1,579,355	\$ 1,610,942	\$ 1,643,161	\$ 1,676,024	\$ 1,709,544	\$ 1,743,735	
School Capture		Millage Rate											
State Education Tax (SET)	6.0000	\$ 8,583	\$ 8,754	\$ 8,930	\$ 9,108	\$ 9,290	\$ 9,476	\$ 9,666	\$ 9,859	\$ 10,056	\$ 10,257	\$ 10,462	\$ 230,231
School Operating	18.0000	\$ 25,748	\$ 26,263	\$ 26,789	\$ 27,324	\$ 27,871	\$ 28,428	\$ 28,997	\$ 29,577	\$ 30,168	\$ 30,772	\$ 31,387	\$ 690,688
School Total	24.0000	\$ 34,331	\$ 35,017	\$ 35,719	\$ 36,432	\$ 37,161	\$ 37,904	\$ 38,663	\$ 39,436	\$ 40,224	\$ 41,029	\$ 41,849	\$ 920,919
Local Capture		Millage Rate											
Township	0.8134	\$ 1,164	\$ 1,187	\$ 1,211	\$ 1,235	\$ 1,259	\$ 1,285	\$ 1,310	\$ 1,337	\$ 1,363	\$ 1,391	\$ 1,418	\$ 31,212
Police-Fire (1)	1.6272	\$ 2,328	\$ 2,374	\$ 2,422	\$ 2,470	\$ 2,520	\$ 2,570	\$ 2,621	\$ 2,674	\$ 2,727	\$ 2,782	\$ 2,837	\$ 62,438
Police-Fire (2)	0.5604	\$ 802	\$ 818	\$ 834	\$ 851	\$ 868	\$ 885	\$ 903	\$ 921	\$ 939	\$ 958	\$ 977	\$ 21,507
Police-Fire (3)	1.1971	\$ 1,712	\$ 1,747	\$ 1,782	\$ 1,817	\$ 1,854	\$ 1,891	\$ 1,928	\$ 1,967	\$ 2,006	\$ 2,046	\$ 2,087	\$ 45,936
Fire	0.9903	\$ 1,417	\$ 1,445	\$ 1,474	\$ 1,503	\$ 1,533	\$ 1,564	\$ 1,595	\$ 1,627	\$ 1,660	\$ 1,693	\$ 1,727	\$ 37,998
Piymouth Library	1.4535	\$ 2,079	\$ 2,121	\$ 2,163	\$ 2,206	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,388	\$ 2,436	\$ 2,485	\$ 2,535	\$ 55,772
Wayne County	5.6483	\$ 8,080	\$ 8,241	\$ 8,406	\$ 8,574	\$ 8,746	\$ 8,921	\$ 9,099	\$ 9,281	\$ 9,467	\$ 9,656	\$ 9,849	\$ 216,736
Wayne County	0.9897	\$ 1,416	\$ 1,444	\$ 1,473	\$ 1,502	\$ 1,532	\$ 1,563	\$ 1,594	\$ 1,626	\$ 1,659	\$ 1,692	\$ 1,726	\$ 37,976
WC Jail	0.9381	\$ 1,342	\$ 1,369	\$ 1,396	\$ 1,424	\$ 1,453	\$ 1,482	\$ 1,511	\$ 1,541	\$ 1,572	\$ 1,604	\$ 1,636	\$ 35,999
WC Parks	0.2459	\$ 352	\$ 359	\$ 366	\$ 373	\$ 381	\$ 388	\$ 396	\$ 404	\$ 412	\$ 420	\$ 429	\$ 9,435
HCMA	0.2117	\$ 303	\$ 309	\$ 315	\$ 321	\$ 328	\$ 334	\$ 341	\$ 348	\$ 355	\$ 362	\$ 369	\$ 8,121
Community College	2.2516	\$ 3,221	\$ 3,285	\$ 3,351	\$ 3,418	\$ 3,486	\$ 3,556	\$ 3,627	\$ 3,700	\$ 3,774	\$ 3,849	\$ 3,926	\$ 86,397
RESA - Spec Ed	3.3678	\$ 4,818	\$ 4,914	\$ 5,012	\$ 5,112	\$ 5,215	\$ 5,319	\$ 5,425	\$ 5,534	\$ 5,645	\$ 5,757	\$ 5,873	\$ 129,228
RESA - Gen Oper	0.0965	\$ 138	\$ 141	\$ 144	\$ 146	\$ 149	\$ 152	\$ 155	\$ 159	\$ 162	\$ 165	\$ 168	\$ 3,703
RESA - Enhance	2.0000	\$ 2,861	\$ 2,918	\$ 2,977	\$ 3,036	\$ 3,097	\$ 3,159	\$ 3,222	\$ 3,286	\$ 3,352	\$ 3,419	\$ 3,487	\$ 76,746
Local Total	22.3915	\$ 32,033	\$ 32,672	\$ 33,326	\$ 33,988	\$ 34,672	\$ 35,365	\$ 36,069	\$ 36,793	\$ 37,529	\$ 38,279	\$ 39,044	\$ 859,204
Non-Capturable Millages		Millage Rate											
WC Zoo	0.1000	\$ 143	\$ 146	\$ 149	\$ 152	\$ 155	\$ 158	\$ 161	\$ 164	\$ 168	\$ 171	\$ 174	\$ 3,491
WC Art Institute	0.2000	\$ 286	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 322	\$ 329	\$ 335	\$ 342	\$ 349	\$ 6,983
School Debt	4.0200	\$ 5,750	\$ 5,866	\$ 5,983	\$ 6,102	\$ 6,225	\$ 6,349	\$ 6,476	\$ 6,606	\$ 6,738	\$ 6,872	\$ 7,010	\$ 140,339
Total Non-Capturable Taxes	4.3200	\$ 6,179	\$ 6,304	\$ 6,430	\$ 6,558	\$ 6,690	\$ 6,823	\$ 6,959	\$ 7,099	\$ 7,241	\$ 7,385	\$ 7,533	\$ 150,813
Total Tax Increment Revenue (TIR) Available for Capture		\$ 66,364	\$ 67,689	\$ 69,045	\$ 70,420	\$ 71,833	\$ 73,269	\$ 74,732	\$ 76,229	\$ 77,753	\$ 79,308	\$ 80,893	\$ 1,780,123



Table 2-3
TAX INCREMENT REVENUE
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year Calendar Year	6 2024	7 2025	8 2026	9 2027	10 2028	11 2029	12 2030	13 2031	14 2032	15 2033	16 2034	17 2035	18 2036	19 2037	20 2038	21 2039	22 2040
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV ¹	\$ 873,400	\$ 3,750,000	\$ 3,750,000	\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045
Incremental Difference (New TV - Base TV)	\$ -	\$ 873,400	\$ 3,750,000	\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045

School Capture		Millage Rate																																	
State Education Tax (SET)	6.0000	\$	-	\$	2,620	\$	11,250	\$	11,475	\$	11,705	\$	23,877	\$	24,355	\$	24,842	\$	25,339	\$	25,845	\$	26,362	\$	26,890	\$	27,427	\$	27,976	\$	28,535	\$	29,106	\$	29,688
School Operating	18.0000	\$	-	\$	7,861	\$	33,750	\$	34,425	\$	35,114	\$	71,632	\$	73,064	\$	74,525	\$	76,016	\$	77,536	\$	79,087	\$	80,669	\$	82,282	\$	83,928	\$	85,606	\$	87,318	\$	89,065
School Total	24.0000	\$	-	\$	10,481	\$	45,000	\$	45,900	\$	46,819	\$	95,509	\$	97,419	\$	99,367	\$	101,355	\$	103,381	\$	105,449	\$	107,559	\$	109,709	\$	111,904	\$	114,141	\$	116,424	\$	118,753
Local Capture		Millage Rate																																	
Northville Township Operating	0.7686	\$	-	\$	336	\$	1,441	\$	1,470	\$	1,499	\$	3,059	\$	3,120	\$	3,182	\$	3,246	\$	3,311	\$	3,377	\$	3,445	\$	3,513	\$	3,584	\$	3,655	\$	3,728	\$	3,803
Public Safety	6.4366	\$	-	\$	2,811	\$	12,069	\$	12,310	\$	12,556	\$	25,615	\$	26,127	\$	26,649	\$	27,182	\$	27,726	\$	28,281	\$	28,846	\$	29,423	\$	30,012	\$	30,612	\$	31,224	\$	31,849
Shared Services	0.7561	\$	-	\$	330	\$	1,418	\$	1,446	\$	1,475	\$	3,009	\$	3,069	\$	3,130	\$	3,193	\$	3,257	\$	3,322	\$	3,389	\$	3,456	\$	3,525	\$	3,596	\$	3,668	\$	3,741
School Sinking Fund	0.4698	\$	-	\$	205	\$	881	\$	898	\$	916	\$	1,870	\$	1,907	\$	1,945	\$	1,984	\$	2,024	\$	2,064	\$	2,105	\$	2,148	\$	2,191	\$	2,234	\$	2,279	\$	2,325
RESA Operating	0.0956	\$	-	\$	42	\$	179	\$	183	\$	186	\$	380	\$	388	\$	396	\$	404	\$	412	\$	420	\$	428	\$	437	\$	446	\$	455	\$	464	\$	473
RESA Special Ed.	3.3443	\$	-	\$	1,460	\$	6,271	\$	6,396	\$	6,524	\$	13,309	\$	13,575	\$	13,846	\$	14,123	\$	14,406	\$	14,694	\$	14,988	\$	15,288	\$	15,593	\$	15,905	\$	16,223	\$	16,548
RESA Enhancement	1.9876	\$	-	\$	868	\$	3,727	\$	3,801	\$	3,877	\$	7,910	\$	8,068	\$	8,229	\$	8,394	\$	8,562	\$	8,733	\$	8,908	\$	9,086	\$	9,267	\$	9,453	\$	9,642	\$	9,835
HCMA	0.2070	\$	-	\$	90	\$	388	\$	396	\$	404	\$	824	\$	840	\$	857	\$	874	\$	892	\$	910	\$	928	\$	946	\$	965	\$	984	\$	1,004	\$	1,024
Library Operating	1.0975	\$	-	\$	479	\$	2,058	\$	2,099	\$	2,141	\$	4,368	\$	4,455	\$	4,544	\$	4,635	\$	4,728	\$	4,822	\$	4,919	\$	5,017	\$	5,117	\$	5,220	\$	5,324	\$	5,430
Wayne County Operating	6.5928	\$	-	\$	2,879	\$	12,362	\$	12,609	\$	12,861	\$	26,236	\$	26,761	\$	27,296	\$	27,842	\$	28,399	\$	28,967	\$	29,546	\$	30,137	\$	30,740	\$	31,355	\$	31,982	\$	32,621
WC Jail	0.9358	\$	-	\$	409	\$	1,755	\$	1,790	\$	1,826	\$	3,724	\$	3,799	\$	3,874	\$	3,952	\$	4,031	\$	4,112	\$	4,194	\$	4,278	\$	4,363	\$	4,451	\$	4,540	\$	4,630
WC Parks	0.2442	\$	-	\$	107	\$	458	\$	467	\$	476	\$	972	\$	991	\$	1,011	\$	1,031	\$	1,052	\$	1,073	\$	1,094	\$	1,116	\$	1,139	\$	1,161	\$	1,185	\$	1,208
Schoolcraft Community College	2.2700	\$	-	\$	991	\$	4,256	\$	4,341	\$	4,428	\$	9,034	\$	9,214	\$	9,398	\$	9,586	\$	9,778	\$	9,974	\$	10,173	\$	10,377	\$	10,584	\$	10,796	\$	11,012	\$	11,232
Local Total	25.2059	\$	-	\$	11,007	\$	47,263	\$	48,206	\$	49,169	\$	100,310	\$	102,314	\$	104,357	\$	106,446	\$	108,578	\$	110,749	\$	112,963	\$	115,222	\$	117,526	\$	119,877	\$	122,275	\$	124,719
Non-Capturable Millages		Millage Rate																																	
WC Zoo	0.0992	\$	-	\$	43	\$	186	\$	190	\$	194	\$	395	\$	403	\$	411	\$	419	\$	427	\$	436	\$	445	\$	453	\$	463	\$	472	\$	481	\$	491
WC Art Institute	0.1986	\$	-	\$	87	\$	372	\$	380	\$	387	\$	790	\$	806	\$	822	\$	839	\$	855	\$	873	\$	890	\$	908	\$	926	\$	945	\$	963	\$	983
Property Bond Prop	0.3500	\$	-	\$	153	\$	656	\$	669	\$	683	\$	1,393	\$	1,421	\$	1,449	\$	1,478	\$	1,508	\$	1,538	\$	1,569	\$	1,600	\$	1,632	\$	1,665	\$	1,698	\$	1,732
School Debt	1.7000	\$	-	\$	742	\$	3,188	\$	3,251	\$	3,316	\$	6,765	\$	6,901	\$	7,039	\$	7,179	\$	7,323	\$	7,469	\$	7,619	\$	7,771	\$	7,927	\$	8,085	\$	8,247	\$	8,412
Total Non-Capturable Taxes	2.3478	\$	-	\$	1,025	\$	4,402	\$	4,490	\$	4,580	\$	9,343	\$	9,530	\$	9,721	\$	9,915	\$	10,113	\$	10,316	\$	10,522	\$	10,732	\$	10,947	\$	11,166	\$	11,389	\$	11,617
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$	21,488	\$	92,263	\$	94,106	\$	95,988	\$	195,819	\$	199,733	\$	203,724	\$	207,801	\$	211,959	\$	216,198	\$	220,522	\$	224,931	\$	229,430	\$	234,018	\$	238,699	\$	243,472

Footnotes:

¹ The taxable value at project completion was based on input from Northville Township

Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-3
TAX INCREMENT REVENUE
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:													
	Plan Year	23	24	25	26	27	28	29	30	31	32	33	TOTAL
	Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Estimated New TV ¹	\$	5,047,006	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	
Incremental Difference (New TV - Base TV)	\$	5,047,006	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	
School Capture		Millage Rate											
State Education Tax (SET)		6.0000											\$ 725,786
School Operating		18.0000											\$ 2,177,359
School Total	24.0000	\$ 121,128	\$ 123,551	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 144,760	\$ 147,655	\$ 2,903,145
Local Capture		Millage Rate											
Northville Township Operating		0.7686											\$ 92,975
Public Safety		6.4366											\$ 778,600
Shared Services		0.7561											\$ 91,460
School Sinking Fund		0.4698											\$ 56,830
RESA Operating		0.0956											\$ 11,563
RESA Special Ed.		3.3443											\$ 404,541
RESA Enhancement		1.9876											\$ 240,428
HCMA		0.2070											\$ 25,041
Library Operating		1.0975											\$ 132,761
Wayne County Operating		6.5928											\$ 797,494
WC Jail		0.9358											\$ 113,200
WC Parks		0.2442											\$ 29,538
Schoolcraft Community College		2.2700											\$ 274,588
Local Total	25.2059	\$ 127,214	\$ 129,758	\$ 132,355	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 149,051	\$ 152,034	\$ 155,074	\$ 3,049,019
Non-Capturable Millages		Millage Rate											
WC Zoo		0.0992											\$ 12,002
WC Art Institute		0.1986											\$ 24,023
Property Bond Prop		0.3500											
School Debt		1.7000											\$ 205,642
Total Non-Capturable Taxes	2.3478	\$ 11,849	\$ 12,086	\$ 12,328	\$ 12,575	\$ 12,826	\$ 13,083	\$ 13,344	\$ 13,611	\$ 13,883	\$ 14,161	\$ 14,444	\$ 283,998
Total Tax Increment Revenue (TIR) Available for Capture	\$	248,342	\$ 253,309	\$ 258,376	\$ 263,545	\$ 268,814	\$ 274,191	\$ 279,673	\$ 285,268	\$ 290,972	\$ 296,794	\$ 302,729	\$ 5,952,164



Table 2-4
TAX INCREMENT REVENUE
Coldwater Creek (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year															
Plan Year Calendar Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV ¹	\$ 400,000	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364
Incremental Difference (New TV - Base TV)	\$ 400,000	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364

School Capture		Millage Rate																													
State Education Tax (SET)	6.0000	\$	1,200	\$	11,250	\$	33,975	\$	57,155	\$	75,548	\$	154,117	\$	157,199	\$	160,343	\$	163,550	\$	166,821	\$	170,158	\$	173,561	\$	177,032	\$	180,573	\$	184,184
School Operating	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
School Total	6.0000	\$	1,200	\$	11,250	\$	33,975	\$	57,155	\$	75,548	\$	154,117	\$	157,199	\$	160,343	\$	163,550	\$	166,821	\$	170,158	\$	173,561	\$	177,032	\$	180,573	\$	184,184

Local Capture		Millage Rate															
Northville Township Operating	0.7686	\$ 154	\$ 1,441	\$ 4,352	\$ 7,321	\$ 9,678	\$ 19,742	\$ 20,137	\$ 20,540	\$ 20,951	\$ 21,370	\$ 21,797	\$ 22,233	\$ 22,678	\$ 23,131	\$ 23,594	
Public Safety	6.4366	\$ 1,287	\$ 12,069	\$ 36,447	\$ 61,313	\$ 81,045	\$ 165,332	\$ 168,638	\$ 172,011	\$ 175,451	\$ 178,960	\$ 182,540	\$ 186,190	\$ 189,914	\$ 193,712	\$ 197,587	
Shared Services	0.7561	\$ 151	\$ 1,418	\$ 4,281	\$ 7,202	\$ 9,520	\$ 19,421	\$ 19,810	\$ 20,206	\$ 20,610	\$ 21,022	\$ 21,443	\$ 21,872	\$ 22,309	\$ 22,755	\$ 23,210	
School Sinking Fund	0.4698	\$ 94	\$ 881	\$ 2,660	\$ 4,475	\$ 5,915	\$ 12,067	\$ 12,309	\$ 12,555	\$ 12,806	\$ 13,062	\$ 13,323	\$ 13,590	\$ 13,862	\$ 14,139	\$ 14,422	
RESA Operating	0.0956	\$ 19	\$ 179	\$ 541	\$ 911	\$ 1,204	\$ 2,456	\$ 2,505	\$ 2,555	\$ 2,606	\$ 2,658	\$ 2,711	\$ 2,765	\$ 2,821	\$ 2,877	\$ 2,935	
RESA Special Ed.	3.3443	\$ 669	\$ 6,271	\$ 18,937	\$ 31,857	\$ 42,109	\$ 85,902	\$ 87,620	\$ 89,373	\$ 91,160	\$ 92,983	\$ 94,843	\$ 96,740	\$ 98,675	\$ 100,648	\$ 102,661	
RESA Enhancement	1.9876	\$ 398	\$ 3,727	\$ 11,255	\$ 18,933	\$ 25,026	\$ 51,054	\$ 52,075	\$ 53,116	\$ 54,179	\$ 55,262	\$ 56,368	\$ 57,495	\$ 58,645	\$ 59,818	\$ 61,014	
HCMA	0.2070	\$ 41	\$ 388	\$ 1,172	\$ 1,972	\$ 2,606	\$ 5,317	\$ 5,423	\$ 5,532	\$ 5,642	\$ 5,755	\$ 5,870	\$ 5,988	\$ 6,108	\$ 6,230	\$ 6,354	
Library Operating	1.0975	\$ 220	\$ 2,058	\$ 6,215	\$ 10,455	\$ 13,819	\$ 28,191	\$ 28,754	\$ 29,329	\$ 29,916	\$ 30,514	\$ 31,125	\$ 31,747	\$ 32,382	\$ 33,030	\$ 33,690	
Wayne County Operating	6.5928	\$ 1,319	\$ 12,362	\$ 37,332	\$ 62,801	\$ 83,012	\$ 169,344	\$ 172,731	\$ 176,185	\$ 179,709	\$ 183,303	\$ 186,969	\$ 190,709	\$ 194,523	\$ 198,413	\$ 202,382	
WC Jail	0.9358	\$ 187	\$ 1,755	\$ 5,299	\$ 8,914	\$ 11,783	\$ 24,037	\$ 24,518	\$ 25,008	\$ 25,508	\$ 26,019	\$ 26,539	\$ 27,070	\$ 27,611	\$ 28,163	\$ 28,727	
WC Parks	0.2442	\$ 49	\$ 458	\$ 1,383	\$ 2,326	\$ 3,075	\$ 6,273	\$ 6,398	\$ 6,526	\$ 6,656	\$ 6,790	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349	\$ 7,496	
Schoolcraft Community College	2.2700	\$ 454	\$ 4,256	\$ 12,854	\$ 21,623	\$ 28,582	\$ 58,308	\$ 59,474	\$ 60,663	\$ 61,877	\$ 63,114	\$ 64,376	\$ 65,664	\$ 66,977	\$ 68,317	\$ 69,683	
Local Total	25.2059	\$ 5,042	\$ 47,263	\$ 142,728	\$ 240,103	\$ 317,374	\$ 647,444	\$ 660,392	\$ 673,599	\$ 687,071	\$ 700,812	\$ 714,829	\$ 729,127	\$ 743,710	\$ 758,582	\$ 773,755	

Non-Capturable Millages		Millage Rate															
WC Zoo	0.0992	\$ 20	\$ 186	\$ 562	\$ 945	\$ 1,249	\$ 2,548	\$ 2,599	\$ 2,651	\$ 2,704	\$ 2,758	\$ 2,813	\$ 2,870	\$ 2,927	\$ 2,985	\$ 3,045	
WC Art Institute	0.1986	\$ 40	\$ 372	\$ 1,125	\$ 1,892	\$ 2,501	\$ 5,101	\$ 5,203	\$ 5,307	\$ 5,414	\$ 5,522	\$ 5,632	\$ 5,745	\$ 5,860	\$ 5,977	\$ 6,096	
Property Bond Prop	0.3500	\$ 70	\$ 656	\$ 1,982	\$ 3,334	\$ 4,407	\$ 8,990	\$ 9,170	\$ 9,353	\$ 9,540	\$ 9,731	\$ 9,926	\$ 10,124	\$ 10,327	\$ 10,533	\$ 10,744	
School Debt	1.7000	\$ 340	\$ 3,188	\$ 9,626	\$ 16,194	\$ 21,405	\$ 43,667	\$ 44,540	\$ 45,431	\$ 46,339	\$ 47,266	\$ 48,211	\$ 49,176	\$ 50,159	\$ 51,162	\$ 52,186	
Total Non-Capturable Taxes		2.3478	\$ 470	\$ 4,402	\$ 13,294	\$ 22,365	\$ 29,562	\$ 60,306	\$ 61,512	\$ 62,742	\$ 63,997	\$ 65,277	\$ 66,583	\$ 67,914	\$ 69,273	\$ 70,658	\$ 72,071

Total Tax Increment Revenue (TIR) Available for Capture	\$ 6,242	\$ 58,513	\$ 176,703	\$ 297,258	\$ 392,922	\$ 801,561	\$ 817,591	\$ 833,942	\$ 850,621	\$ 867,633	\$ 884,987	\$ 902,688	\$ 920,742	\$ 939,155	\$ 957,939
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Footnotes:
1. The taxable value at project completion was based on input from Northville Township
Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-4
TAX INCREMENT REVENUE
Coldwater Creek (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:										
	Plan Year	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 31,311,311	\$ 31,937,537	\$ 32,576,288	\$ 33,227,814	\$ 33,892,370	\$ 34,570,217	\$ 35,261,622	\$ 35,966,854	
Incremental Difference (New TV - Base TV)		\$ 31,311,311	\$ 31,937,537	\$ 32,576,288	\$ 33,227,814	\$ 33,892,370	\$ 34,570,217	\$ 35,261,622	\$ 35,966,854	
School Capture		Millage Rate								
State Education Tax (SET)	6.0000	\$ 187,868	\$ 191,625	\$ 195,458	\$ 199,367	\$ 203,354	\$ 207,421	\$ 211,570	\$ 215,801	\$ 3,479,130
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	6.0000	\$ 187,868	\$ 191,625	\$ 195,458	\$ 199,367	\$ 203,354	\$ 207,421	\$ 211,570	\$ 215,801	\$ 3,479,130
Local Capture		Millage Rate								
Northville Township Operating	0.7686	\$ 24,066	\$ 24,547	\$ 25,038	\$ 25,539	\$ 26,050	\$ 26,571	\$ 27,102	\$ 27,644	\$ 445,676
Public Safety	6.4366	\$ 201,538	\$ 205,569	\$ 209,681	\$ 213,874	\$ 218,152	\$ 222,515	\$ 226,965	\$ 231,504	\$ 3,732,294
Shared Services	0.7561	\$ 23,674	\$ 24,148	\$ 24,631	\$ 25,124	\$ 25,626	\$ 26,139	\$ 26,661	\$ 27,195	\$ 438,428
School Sinking Fund	0.4698	\$ 14,710	\$ 15,004	\$ 15,304	\$ 15,610	\$ 15,923	\$ 16,241	\$ 16,566	\$ 16,897	\$ 272,415
RESA Operating	0.0956	\$ 2,993	\$ 3,053	\$ 3,114	\$ 3,177	\$ 3,240	\$ 3,305	\$ 3,371	\$ 3,438	\$ 55,434
RESA Special Ed.	3.3443	\$ 104,714	\$ 106,809	\$ 108,945	\$ 111,124	\$ 113,346	\$ 115,613	\$ 117,925	\$ 120,284	\$ 1,939,208
RESA Enhancement	1.9876	\$ 62,234	\$ 63,479	\$ 64,749	\$ 66,044	\$ 67,364	\$ 68,712	\$ 70,086	\$ 71,488	\$ 1,152,521
HCMA	0.2070	\$ 6,481	\$ 6,611	\$ 6,743	\$ 6,878	\$ 7,016	\$ 7,156	\$ 7,299	\$ 7,445	\$ 120,027
Library Operating	1.0975	\$ 34,364	\$ 35,051	\$ 35,752	\$ 36,468	\$ 37,197	\$ 37,941	\$ 38,700	\$ 39,474	\$ 636,392
Wayne County Operating	6.5928	\$ 206,429	\$ 210,558	\$ 214,769	\$ 219,064	\$ 223,446	\$ 227,915	\$ 232,473	\$ 237,122	\$ 3,822,870
WC Jail	0.9358	\$ 29,301	\$ 29,887	\$ 30,485	\$ 31,095	\$ 31,716	\$ 32,351	\$ 32,998	\$ 33,658	\$ 542,629
WC Parks	0.2442	\$ 7,646	\$ 7,799	\$ 7,955	\$ 8,114	\$ 8,277	\$ 8,442	\$ 8,611	\$ 8,783	\$ 141,600
Schoolcraft Community College	2.2700	\$ 71,077	\$ 72,498	\$ 73,948	\$ 75,427	\$ 76,936	\$ 78,474	\$ 80,044	\$ 81,645	\$ 1,316,271
Local Total	25.2059	\$ 789,227	\$ 805,013	\$ 821,114	\$ 837,538	\$ 854,289	\$ 871,375	\$ 888,801	\$ 906,577	\$ 14,615,765
Non-Capturable Millages		Millage Rate								
WC Zoo	0.0992	\$ 3,106	\$ 3,168	\$ 3,232	\$ 3,296	\$ 3,362	\$ 3,429	\$ 3,498	\$ 3,568	\$ 57,521
WC Art Institute	0.1986	\$ 6,218	\$ 6,343	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,866	\$ 7,003	\$ 7,143	\$ 115,160
Property Bond Prop	0.3500	\$ 10,959	\$ 11,178	\$ 11,402	\$ 11,630	\$ 11,862	\$ 12,100	\$ 12,342	\$ 12,588	
School Debt	1.7000	\$ 53,229	\$ 54,294	\$ 55,380	\$ 56,487	\$ 57,617	\$ 58,769	\$ 59,945	\$ 61,144	\$ 985,755
Total Non-Capturable Taxes	2.3478	\$ 73,513	\$ 74,983	\$ 76,483	\$ 78,012	\$ 79,573	\$ 81,164	\$ 82,787	\$ 84,443	\$ 1,361,384
Total Tax Increment Revenue (TIR) Available for Capture		\$ 977,095	\$ 996,638	\$ 1,016,572	\$ 1,036,905	\$ 1,057,643	\$ 1,078,796	\$ 1,100,371	\$ 1,122,378	\$ 18,094,895



Table 2-5
TAX INCREMENT REVENUE
Meijer on Five Mile (MITC Parcel 15)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year																
Plan Year Calendar Year	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New Property TV ¹	\$ 886,300	\$ 4,800,000	\$ 4,896,000	\$ 4,993,920	\$ 5,093,798	\$ 5,195,674	\$ 5,299,588	\$ 5,405,580	\$ 5,513,691	\$ 5,623,965	\$ 5,736,444	\$ 5,851,173	\$ 5,968,197	\$ 6,087,561	\$ 6,209,312	
Estimated New Personal Property TV ¹		\$ 3,500,000	\$ 2,914,519	\$ 2,329,038	\$ 1,743,557	\$ 1,750,000	\$ 1,640,000	\$ 1,530,000	\$ 1,420,000	\$ 1,310,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	
Incremental Difference (New TV - Base TV)	\$ 886,300	\$ 8,300,000	\$ 7,810,519	\$ 7,322,958	\$ 6,837,355	\$ 6,945,674	\$ 6,939,588	\$ 6,935,580	\$ 6,933,691	\$ 6,933,965	\$ 6,936,444	\$ 7,051,173	\$ 7,168,197	\$ 7,287,561	\$ 7,409,312	
School Capture		Millage Rate														
State Education Tax (SET)	6.0000	\$ 2,659	\$ 24,900	\$ 23,432	\$ 21,969	\$ 20,512	\$ 41,674	\$ 41,638	\$ 41,613	\$ 41,602	\$ 41,604	\$ 41,619	\$ 42,307	\$ 43,009	\$ 43,725	\$ 44,456
School Operating	18.0000	\$ 7,977	\$ 74,700	\$ 70,295	\$ 65,907	\$ 61,536	\$ 125,022	\$ 124,913	\$ 124,840	\$ 124,806	\$ 124,811	\$ 124,856	\$ 126,921	\$ 129,028	\$ 131,176	\$ 133,368
School Total	24.0000	\$ 10,636	\$ 99,600	\$ 93,727	\$ 87,876	\$ 82,048	\$ 166,696	\$ 166,551	\$ 166,453	\$ 166,408	\$ 166,415	\$ 166,475	\$ 169,228	\$ 172,037	\$ 174,901	\$ 177,824
Local Capture		Millage Rate														
Plymouth Township Operating	0.8038	\$ 356	\$ 3,336	\$ 3,139	\$ 2,943	\$ 2,748	\$ 5,583	\$ 5,578	\$ 5,575	\$ 5,573	\$ 5,574	\$ 5,576	\$ 5,668	\$ 5,762	\$ 5,858	\$ 5,956
Public Safety	4.3238	\$ 1,916	\$ 17,944	\$ 16,886	\$ 15,832	\$ 14,782	\$ 30,032	\$ 30,005	\$ 29,988	\$ 29,980	\$ 29,981	\$ 29,992	\$ 30,488	\$ 30,994	\$ 31,510	\$ 32,036
RESA Operating	0.0956	\$ 42	\$ 397	\$ 373	\$ 350	\$ 327	\$ 664	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 674	\$ 685	\$ 697	\$ 708
RESA Special Ed.	3.3443	\$ 1,482	\$ 13,879	\$ 13,060	\$ 12,245	\$ 11,433	\$ 23,228	\$ 23,208	\$ 23,195	\$ 23,188	\$ 23,189	\$ 23,198	\$ 23,581	\$ 23,973	\$ 24,372	\$ 24,779
RESA Enhancement	1.9876	\$ 881	\$ 8,249	\$ 7,762	\$ 7,278	\$ 6,795	\$ 13,805	\$ 13,793	\$ 13,785	\$ 13,781	\$ 13,782	\$ 13,787	\$ 14,015	\$ 14,248	\$ 14,485	\$ 14,727
Plymouth District Library	1.4280	\$ 633	\$ 5,926	\$ 5,577	\$ 5,229	\$ 4,882	\$ 9,918	\$ 9,910	\$ 9,904	\$ 9,901	\$ 9,902	\$ 9,905	\$ 10,069	\$ 10,236	\$ 10,407	\$ 10,580
Wayne County Operating	6.5928	\$ 2,922	\$ 27,360	\$ 25,747	\$ 24,139	\$ 22,539	\$ 45,791	\$ 45,751	\$ 45,725	\$ 45,712	\$ 45,714	\$ 45,731	\$ 46,487	\$ 47,258	\$ 48,045	\$ 48,848
Wayne County Jail	0.9358	\$ 415	\$ 3,884	\$ 3,655	\$ 3,426	\$ 3,199	\$ 6,500	\$ 6,494	\$ 6,490	\$ 6,489	\$ 6,489	\$ 6,491	\$ 6,598	\$ 6,708	\$ 6,820	\$ 6,934
Wayne County Parks	0.2442	\$ 108	\$ 1,013	\$ 954	\$ 894	\$ 835	\$ 1,696	\$ 1,695	\$ 1,694	\$ 1,693	\$ 1,693	\$ 1,694	\$ 1,722	\$ 1,750	\$ 1,780	\$ 1,809
Huron Clinton Metroparks	0.2070	\$ 92	\$ 859	\$ 808	\$ 758	\$ 708	\$ 1,438	\$ 1,436	\$ 1,436	\$ 1,435	\$ 1,435	\$ 1,436	\$ 1,460	\$ 1,484	\$ 1,509	\$ 1,534
Schoolcraft Community College	2.2700	\$ 1,006	\$ 9,421	\$ 8,865	\$ 8,312	\$ 7,760	\$ 15,767	\$ 15,753	\$ 15,744	\$ 15,739	\$ 15,740	\$ 15,746	\$ 16,006	\$ 16,272	\$ 16,543	\$ 16,819
Local Total	22.2329	\$ 9,853	\$ 92,268	\$ 86,826	\$ 81,406	\$ 76,008	\$ 154,422	\$ 154,286	\$ 154,199	\$ 154,154	\$ 154,162	\$ 154,219	\$ 156,768	\$ 159,370	\$ 162,026	\$ 164,730
Non-Capturable Millages		Millage Rate														
WC Zoo	0.0992	\$ 44	\$ 412	\$ 387	\$ 363	\$ 339	\$ 689	\$ 688	\$ 688	\$ 688	\$ 688	\$ 688	\$ 699	\$ 711	\$ 723	\$ 735
WC Art Institute	0.1986	\$ 88	\$ 824	\$ 776	\$ 727	\$ 679	\$ 1,379	\$ 1,378	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,378	\$ 1,400	\$ 1,424	\$ 1,447	\$ 1,471
Plymouth-Canton School Debt	4.0000	\$ 1,773	\$ 16,600	\$ 15,621	\$ 14,646	\$ 13,675	\$ 27,783	\$ 27,758	\$ 27,742	\$ 27,735	\$ 27,736	\$ 27,746	\$ 28,205	\$ 28,673	\$ 29,150	\$ 29,637
Total Non-Capturable Taxes	4.2978	\$ 1,905	\$ 17,836	\$ 16,784	\$ 15,736	\$ 14,693	\$ 29,851	\$ 29,825	\$ 29,808	\$ 29,800	\$ 29,801	\$ 29,811	\$ 30,305	\$ 30,807	\$ 31,320	\$ 31,844
Total Tax Increment Revenue (TIR) Available for Capture	\$ 20,489	\$ 191,868	\$ 180,553	\$ 169,282	\$ 158,056	\$ 321,118	\$ 320,837	\$ 320,652	\$ 320,562	\$ 320,577	\$ 320,694	\$ 325,996	\$ 331,407	\$ 336,927	\$ 342,554	

Footnotes:
1. The taxable value at project completion was based on input from Northville Township
Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-5
TAX INCREMENT REVENUE
Meijer on Five Mile (MITC Parcel 15)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:											
	Plan Year	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New Property TV ¹		\$ 6,333,498	\$ 6,460,168	\$ 6,589,371	\$ 6,721,159	\$ 6,855,582	\$ 6,992,694	\$ 7,132,548	\$ 7,275,198	\$ 7,420,702	
Estimated New Personal Property TV ¹		\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,001	
Incremental Difference (New TV - Base TV)		\$ 7,533,498	\$ 7,660,168	\$ 7,789,371	\$ 7,921,159	\$ 8,055,582	\$ 8,192,694	\$ 8,332,548	\$ 8,475,198	\$ 8,620,703	
School Capture		Millage Rate									
State Education Tax (SET)	6.0000	\$ 45,201	\$ 45,961	\$ 46,736	\$ 47,527	\$ 48,333	\$ 49,156	\$ 49,995	\$ 50,851	\$ 51,724	\$ 952,203
School Operating	18.0000	\$ 135,603	\$ 137,883	\$ 140,209	\$ 142,581	\$ 145,000	\$ 147,468	\$ 149,986	\$ 152,554	\$ 155,173	\$ 2,856,613
School Total	24.0000	\$ 180,804	\$ 183,844	\$ 186,945	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 206,897	\$ 3,808,816
Local Capture		Millage Rate									
Plymouth Township Operating	0.8038	\$ 6,055	\$ 6,157	\$ 6,261	\$ 6,367	\$ 6,475	\$ 6,585	\$ 6,698	\$ 6,812	\$ 6,929	\$ 127,564
Public Safety	4.3238	\$ 32,573	\$ 33,121	\$ 33,680	\$ 34,250	\$ 34,831	\$ 35,424	\$ 36,028	\$ 36,645	\$ 37,274	\$ 686,192
RESA Operating	0.0956	\$ 720	\$ 732	\$ 745	\$ 757	\$ 770	\$ 783	\$ 797	\$ 810	\$ 824	\$ 15,170
RESA Special Ed.	3.3443	\$ 25,194	\$ 25,618	\$ 26,050	\$ 26,491	\$ 26,940	\$ 27,399	\$ 27,867	\$ 28,344	\$ 28,830	\$ 530,743
RESA Enhancement	1.9876	\$ 14,974	\$ 15,225	\$ 15,482	\$ 15,744	\$ 16,011	\$ 16,284	\$ 16,562	\$ 16,845	\$ 17,135	\$ 315,435
Plymouth District Library	1.4280	\$ 10,758	\$ 10,939	\$ 11,123	\$ 11,311	\$ 11,503	\$ 11,699	\$ 11,899	\$ 12,103	\$ 12,310	\$ 226,624
Wayne County Operating	6.5928	\$ 49,667	\$ 50,502	\$ 51,354	\$ 52,223	\$ 53,109	\$ 54,013	\$ 54,935	\$ 55,875	\$ 56,835	\$ 1,046,282
Wayne County Jail	0.9358	\$ 7,050	\$ 7,168	\$ 7,289	\$ 7,413	\$ 7,538	\$ 7,667	\$ 7,798	\$ 7,931	\$ 8,067	\$ 148,513
Wayne County Parks	0.2442	\$ 1,840	\$ 1,871	\$ 1,902	\$ 1,934	\$ 1,967	\$ 2,001	\$ 2,035	\$ 2,070	\$ 2,105	\$ 38,755
Huron Clinton Metroparks	0.2070	\$ 1,559	\$ 1,586	\$ 1,612	\$ 1,640	\$ 1,668	\$ 1,696	\$ 1,725	\$ 1,754	\$ 1,784	\$ 32,852
Schoolcraft Community College	2.2700	\$ 17,101	\$ 17,389	\$ 17,682	\$ 17,981	\$ 18,286	\$ 18,597	\$ 18,915	\$ 19,239	\$ 19,569	\$ 360,252
Local Total	22.2329	\$ 167,491	\$ 170,308	\$ 173,180	\$ 176,111	\$ 179,098	\$ 182,148	\$ 185,259	\$ 188,428	\$ 191,662	\$ 3,528,382
Non-Capturable Millages		Millage Rate									
WC Zoo	0.0992	\$ 747	\$ 760	\$ 773	\$ 786	\$ 799	\$ 813	\$ 827	\$ 841	\$ 855	\$ 15,743
WC Art Institute	0.1986	\$ 1,496	\$ 1,521	\$ 1,547	\$ 1,573	\$ 1,600	\$ 1,627	\$ 1,655	\$ 1,683	\$ 1,712	\$ 31,516
Plymouth-Canton School Debt	4.0000	\$ 30,134	\$ 30,641	\$ 31,157	\$ 31,685	\$ 32,222	\$ 32,771	\$ 33,330	\$ 33,901	\$ 34,483	\$ 634,804
Total Non-Capturable Taxes	4.2978	\$ 32,377	\$ 32,922	\$ 33,477	\$ 34,044	\$ 34,621	\$ 35,211	\$ 35,812	\$ 36,425	\$ 37,050	\$ 682,065
Total Tax Increment Revenue (TIR) Available for Capture											
		\$ 348,295	\$ 354,152	\$ 360,125	\$ 366,219	\$ 372,431	\$ 378,772	\$ 385,240	\$ 391,833	\$ 398,559	\$ 7,337,198



Table 2-6
TAX INCREMENT REVENUE
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year Calendar Year	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 539,100	\$ 2,500,000	\$ 2,550,000	\$ 2,601,000	\$ 2,653,020	\$ 2,706,080	\$ 2,760,202	\$ 2,815,406	\$ 2,871,714	\$ 2,929,148	\$ 2,987,731	\$ 3,047,486	\$ 3,108,436	\$ 3,170,604	\$ 3,234,017
Incremental Difference (New TV - Base TV)	\$ 539,100	\$ 2,500,000	\$ 2,550,000	\$ 2,601,000	\$ 2,653,020	\$ 2,706,080	\$ 2,760,202	\$ 2,815,406	\$ 2,871,714	\$ 2,929,148	\$ 2,987,731	\$ 3,047,486	\$ 3,108,436	\$ 3,170,604	\$ 3,234,017

School Capture		Millage Rate													
State Education Tax (SET)	6.0000	\$ 1,617	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 16,236	\$ 16,561	\$ 16,892	\$ 17,230	\$ 17,575	\$ 17,926	\$ 18,285	\$ 18,651	\$ 19,024
School Operating	18.0000	\$ 4,852	\$ 22,500	\$ 22,950	\$ 23,409	\$ 23,877	\$ 48,709	\$ 49,684	\$ 50,677	\$ 51,691	\$ 52,725	\$ 53,779	\$ 54,855	\$ 55,952	\$ 57,071
School Total	24.0000	\$ 6,469	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 64,945	\$ 66,245	\$ 67,569	\$ 68,921	\$ 70,300	\$ 71,705	\$ 73,140	\$ 74,603	\$ 76,095

Local Capture		Millage Rate													
Northville Township Operating	0.7686	\$ 207	\$ 961	\$ 980	\$ 1,000	\$ 1,020	\$ 2,080	\$ 2,121	\$ 2,164	\$ 2,207	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,389	\$ 2,437
Public Safety	6.4366	\$ 1,735	\$ 8,046	\$ 8,207	\$ 8,371	\$ 8,538	\$ 17,418	\$ 17,766	\$ 18,122	\$ 18,484	\$ 18,854	\$ 19,231	\$ 19,615	\$ 20,008	\$ 20,408
Shared Services	0.7561	\$ 204	\$ 945	\$ 964	\$ 983	\$ 1,003	\$ 2,046	\$ 2,087	\$ 2,129	\$ 2,171	\$ 2,215	\$ 2,259	\$ 2,304	\$ 2,350	\$ 2,397
School Sinking Fund	0.4698	\$ 127	\$ 587	\$ 599	\$ 611	\$ 623	\$ 1,271	\$ 1,297	\$ 1,323	\$ 1,349	\$ 1,376	\$ 1,404	\$ 1,432	\$ 1,460	\$ 1,490
RESA Operating	0.0956	\$ 26	\$ 120	\$ 122	\$ 124	\$ 127	\$ 259	\$ 264	\$ 269	\$ 275	\$ 280	\$ 286	\$ 291	\$ 297	\$ 303
RESA Special Ed.	3.3443	\$ 901	\$ 4,180	\$ 4,264	\$ 4,349	\$ 4,436	\$ 9,050	\$ 9,231	\$ 9,416	\$ 9,604	\$ 9,796	\$ 9,992	\$ 10,192	\$ 10,396	\$ 10,603
RESA Enhancement	1.9876	\$ 536	\$ 2,485	\$ 2,534	\$ 2,585	\$ 2,637	\$ 5,379	\$ 5,486	\$ 5,596	\$ 5,708	\$ 5,822	\$ 5,938	\$ 6,057	\$ 6,178	\$ 6,302
HCMA	0.2070	\$ 56	\$ 259	\$ 264	\$ 269	\$ 275	\$ 560	\$ 571	\$ 583	\$ 594	\$ 606	\$ 618	\$ 631	\$ 643	\$ 656
Library Operating	1.0975	\$ 296	\$ 1,372	\$ 1,399	\$ 1,427	\$ 1,456	\$ 2,970	\$ 3,029	\$ 3,090	\$ 3,152	\$ 3,215	\$ 3,279	\$ 3,345	\$ 3,412	\$ 3,480
Wayne County Operating	6.5928	\$ 1,777	\$ 8,241	\$ 8,406	\$ 8,574	\$ 8,745	\$ 17,841	\$ 18,197	\$ 18,561	\$ 18,933	\$ 19,311	\$ 19,698	\$ 20,091	\$ 20,493	\$ 20,903
WC Jail	0.9358	\$ 252	\$ 1,170	\$ 1,193	\$ 1,217	\$ 1,241	\$ 2,532	\$ 2,583	\$ 2,635	\$ 2,687	\$ 2,741	\$ 2,796	\$ 2,852	\$ 2,909	\$ 2,967
WC Parks	0.2442	\$ 66	\$ 305	\$ 311	\$ 318	\$ 324	\$ 661	\$ 674	\$ 688	\$ 701	\$ 715	\$ 730	\$ 744	\$ 759	\$ 774
Schoolcraft Community College	2.2700	\$ 612	\$ 2,838	\$ 2,894	\$ 2,952	\$ 3,011	\$ 6,143	\$ 6,266	\$ 6,391	\$ 6,519	\$ 6,649	\$ 6,782	\$ 6,918	\$ 7,056	\$ 7,197
Local Total	25.2059	\$ 6,795	\$ 31,509	\$ 32,137	\$ 32,780	\$ 33,436	\$ 68,210	\$ 69,572	\$ 70,967	\$ 72,384	\$ 73,831	\$ 75,309	\$ 76,814	\$ 78,350	\$ 79,917

Non-Capturable Millages		Millage Rate													
WC Zoo	0.0992	\$ 27	\$ 124	\$ 126	\$ 129	\$ 132	\$ 268	\$ 274	\$ 279	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315
WC Art Institute	0.1986	\$ 54	\$ 248	\$ 253	\$ 258	\$ 263	\$ 537	\$ 548	\$ 559	\$ 570	\$ 582	\$ 593	\$ 605	\$ 617	\$ 630
Property Bond Prop	0.3500	\$ 94	\$ 438	\$ 446	\$ 455	\$ 464	\$ 947	\$ 966	\$ 985	\$ 1,005	\$ 1,025	\$ 1,046	\$ 1,067	\$ 1,088	\$ 1,110
School Debt	1.7000	\$ 458	\$ 2,125	\$ 2,168	\$ 2,211	\$ 2,255	\$ 4,600	\$ 4,692	\$ 4,786	\$ 4,882	\$ 4,980	\$ 5,079	\$ 5,181	\$ 5,284	\$ 5,390
Total Non-Capturable Taxes	2.3478	\$ 633	\$ 2,935	\$ 2,993	\$ 3,053	\$ 3,114	\$ 6,353	\$ 6,480	\$ 6,610	\$ 6,742	\$ 6,877	\$ 7,015	\$ 7,155	\$ 7,298	\$ 7,444

Total Tax Increment Revenue (TIR) Available for Capture	\$ 13,264	\$ 61,509	\$ 62,737	\$ 63,992	\$ 65,272	\$ 133,155	\$ 135,817	\$ 138,536	\$ 141,305	\$ 144,131	\$ 147,014	\$ 149,954	\$ 152,953	\$ 156,012	\$ 159,131
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Footnotes:

Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-6
TAX INCREMENT REVENUE
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:											
	Plan Year	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV		\$ 3,298,697	\$ 3,364,671	\$ 3,431,964	\$ 3,500,604	\$ 3,570,616	\$ 3,642,028	\$ 3,714,868	\$ 3,789,166	\$ 3,864,949	
Incremental Difference (New TV - Base TV)		\$ 3,298,697	\$ 3,364,671	\$ 3,431,964	\$ 3,500,604	\$ 3,570,616	\$ 3,642,028	\$ 3,714,868	\$ 3,789,166	\$ 3,864,949	
School Capture		Millage Rate									
State Education Tax (SET)	6.0000	\$ 19,792	\$ 20,188	\$ 20,592	\$ 21,004	\$ 21,424	\$ 21,852	\$ 22,289	\$ 22,735	\$ 23,190	\$ 401,762
School Operating	18.0000	\$ 59,377	\$ 60,564	\$ 61,775	\$ 63,011	\$ 64,271	\$ 65,557	\$ 66,868	\$ 68,205	\$ 69,569	\$ 1,205,288
School Total	24.0000	\$ 79,169	\$ 80,752	\$ 82,367	\$ 84,015	\$ 85,695	\$ 87,409	\$ 89,157	\$ 90,940	\$ 92,759	\$ 1,607,050
Local Capture		Millage Rate									
Northville Township Operating	0.7686	\$ 2,535	\$ 2,586	\$ 2,638	\$ 2,691	\$ 2,744	\$ 2,799	\$ 2,855	\$ 2,912	\$ 2,971	\$ 51,465
Public Safety	6.4366	\$ 21,232	\$ 21,657	\$ 22,090	\$ 22,532	\$ 22,983	\$ 23,442	\$ 23,911	\$ 24,389	\$ 24,877	\$ 430,997
Shared Services	0.7561	\$ 2,494	\$ 2,544	\$ 2,595	\$ 2,647	\$ 2,700	\$ 2,754	\$ 2,809	\$ 2,865	\$ 2,922	\$ 50,628
School Sinking Fund	0.4698	\$ 1,550	\$ 1,581	\$ 1,612	\$ 1,645	\$ 1,677	\$ 1,711	\$ 1,745	\$ 1,780	\$ 1,816	\$ 31,458
RESA Operating	0.0956	\$ 315	\$ 322	\$ 328	\$ 335	\$ 341	\$ 348	\$ 355	\$ 362	\$ 369	\$ 6,401
RESA Special Ed.	3.3443	\$ 11,032	\$ 11,252	\$ 11,478	\$ 11,707	\$ 11,941	\$ 12,180	\$ 12,424	\$ 12,672	\$ 12,926	\$ 223,937
RESA Enhancement	1.9876	\$ 6,556	\$ 6,688	\$ 6,821	\$ 6,958	\$ 7,097	\$ 7,239	\$ 7,384	\$ 7,531	\$ 7,682	\$ 133,091
HCMA	0.2070	\$ 683	\$ 696	\$ 710	\$ 725	\$ 739	\$ 754	\$ 769	\$ 784	\$ 800	\$ 13,858
Library Operating	1.0975	\$ 3,620	\$ 3,693	\$ 3,767	\$ 3,842	\$ 3,919	\$ 3,997	\$ 4,077	\$ 4,159	\$ 4,242	\$ 73,491
Wayne County Operating	6.5928	\$ 21,748	\$ 22,183	\$ 22,626	\$ 23,079	\$ 23,540	\$ 24,011	\$ 24,491	\$ 24,981	\$ 25,481	\$ 441,455
WC Jail	0.9358	\$ 3,087	\$ 3,149	\$ 3,212	\$ 3,276	\$ 3,341	\$ 3,408	\$ 3,476	\$ 3,546	\$ 3,617	\$ 62,661
WC Parks	0.2442	\$ 806	\$ 822	\$ 838	\$ 855	\$ 872	\$ 889	\$ 907	\$ 925	\$ 944	\$ 16,352
Schoolcraft Community College	2.2700	\$ 7,488	\$ 7,638	\$ 7,791	\$ 7,946	\$ 8,105	\$ 8,267	\$ 8,433	\$ 8,601	\$ 8,773	\$ 151,999
Local Total	25.2059	\$ 83,146	\$ 84,811	\$ 86,506	\$ 88,238	\$ 89,999	\$ 91,799	\$ 93,636	\$ 95,507	\$ 97,420	\$ 1,687,793
Non-Capturable Millages		Millage Rate									
WC Zoo	0.0992	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 369	\$ 376	\$ 383	\$ 6,641
WC Art Institute	0.1986	\$ 655	\$ 668	\$ 682	\$ 695	\$ 709	\$ 723	\$ 738	\$ 753	\$ 768	\$ 13,296
Property Bond Prop	0.3500	\$ 1,155	\$ 1,178	\$ 1,201	\$ 1,225	\$ 1,250	\$ 1,275	\$ 1,300	\$ 1,326	\$ 1,353	
School Debt	1.7000	\$ 5,608	\$ 5,720	\$ 5,834	\$ 5,951	\$ 6,070	\$ 6,191	\$ 6,315	\$ 6,442	\$ 6,570	\$ 113,832
Total Non-Capturable Taxes	2.3478	\$ 7,745	\$ 7,900	\$ 8,058	\$ 8,219	\$ 8,383	\$ 8,551	\$ 8,722	\$ 8,896	\$ 9,074	\$ 157,210
Total Tax Increment Revenue (TIR) Available for Capture		\$ 162,315	\$ 165,563	\$ 168,873	\$ 172,253	\$ 175,694	\$ 179,208	\$ 182,793	\$ 186,447	\$ 190,179	\$ 3,294,843



Table 2-7
TAX INCREMENT REVENUE
BCP Plymouth LLC (MITC Parcel 14)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year																
Plan Year	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New Property TV ¹	\$ 2,925,000	\$ 2,983,500	\$ 3,043,170	\$ 3,104,033	\$ 3,166,114	\$ 3,229,436	\$ 3,294,025	\$ 7,721,870	\$ 7,876,307	\$ 8,033,834	\$ 8,194,510	\$ 8,358,400	\$ 8,525,568	\$ 8,696,080	\$ 8,870,001	\$ 9,047,401
Estimated New Personal Property TV ¹																
Incremental Difference (New TV - Base TV)	\$ 2,925,000	\$ 2,983,500	\$ 3,043,170	\$ 3,104,033	\$ 3,166,114	\$ 3,229,436	\$ 3,294,025	\$ 7,721,870	\$ 7,876,307	\$ 8,033,834	\$ 8,194,510	\$ 8,358,400	\$ 8,525,568	\$ 8,696,080	\$ 8,870,001	\$ 9,047,401

School Capture		Millage Rate																																
State Education Tax (SET)		6.0000	\$	17,550	\$	17,901	\$	18,259	\$	18,624	\$	18,997	\$	19,377	\$	19,764	\$	46,331	\$	47,258	\$	48,203	\$	49,167	\$	50,150	\$	51,153	\$	52,176	\$	53,220	\$	54,284
School Operating		18.0000	\$	52,650	\$	53,703	\$	54,777	\$	55,873	\$	56,990	\$	58,130	\$	59,292	\$	138,994	\$	141,774	\$	144,609	\$	147,501	\$	150,451	\$	153,460	\$	156,529	\$	159,660	\$	162,853
School Total		24.0000	\$	70,200	\$	71,604	\$	73,036	\$	74,497	\$	75,987	\$	77,507	\$	79,056	\$	185,325	\$	189,032	\$	192,812	\$	196,668	\$	200,601	\$	204,613	\$	208,705	\$	212,880	\$	217,137
Local Capture		Millage Rate																																
Plymouth Township Operating		0.8038	\$	2,351	\$	2,398	\$	2,446	\$	2,495	\$	2,545	\$	2,596	\$	2,648	\$	6,207	\$	6,331	\$	6,458	\$	6,587	\$	6,718	\$	6,853	\$	6,990	\$	7,130	\$	7,272
Public Safety		4.3238	\$	12,647	\$	12,900	\$	13,158	\$	13,421	\$	13,690	\$	13,963	\$	14,243	\$	33,388	\$	34,056	\$	34,737	\$	35,431	\$	36,140	\$	36,863	\$	37,600	\$	38,352	\$	39,119
RESA Operating		0.0956	\$	280	\$	285	\$	291	\$	297	\$	303	\$	309	\$	315	\$	738	\$	753	\$	768	\$	783	\$	799	\$	815	\$	831	\$	848	\$	865
RESA Special Ed.		3.3443	\$	9,782	\$	9,978	\$	10,177	\$	10,381	\$	10,588	\$	10,800	\$	11,016	\$	25,824	\$	26,341	\$	26,868	\$	27,405	\$	27,953	\$	28,512	\$	29,082	\$	29,664	\$	30,257
RESA Enhancement		1.9876	\$	5,814	\$	5,930	\$	6,049	\$	6,170	\$	6,293	\$	6,419	\$	6,547	\$	15,348	\$	15,655	\$	15,968	\$	16,287	\$	16,613	\$	16,945	\$	17,284	\$	17,630	\$	17,983
Plymouth District Library		1.4280	\$	4,177	\$	4,260	\$	4,346	\$	4,433	\$	4,521	\$	4,612	\$	4,704	\$	11,027	\$	11,247	\$	11,472	\$	11,702	\$	11,936	\$	12,175	\$	12,418	\$	12,666	\$	12,920
Wayne County Operating		6.5928	\$	19,284	\$	19,670	\$	20,063	\$	20,464	\$	20,874	\$	21,291	\$	21,717	\$	50,909	\$	51,927	\$	52,965	\$	54,025	\$	55,105	\$	56,207	\$	57,332	\$	58,478	\$	59,648
Wayne County Jail		0.9358	\$	2,737	\$	2,792	\$	2,848	\$	2,905	\$	2,963	\$	3,022	\$	3,083	\$	7,226	\$	7,371	\$	7,518	\$	7,668	\$	7,822	\$	7,978	\$	8,138	\$	8,301	\$	8,467
Wayne County Parks		0.2442	\$	714	\$	729	\$	743	\$	758	\$	773	\$	789	\$	804	\$	1,886	\$	1,923	\$	1,962	\$	2,001	\$	2,041	\$	2,082	\$	2,124	\$	2,166	\$	2,209
Huron Clinton Metroparks		0.2070	\$	605	\$	618	\$	630	\$	643	\$	655	\$	668	\$	682	\$	1,598	\$	1,630	\$	1,663	\$	1,696	\$	1,730	\$	1,765	\$	1,800	\$	1,836	\$	1,873
Schoolcraft Community College		2.2700	\$	6,640	\$	6,773	\$	6,908	\$	7,046	\$	7,187	\$	7,331	\$	7,477	\$	17,529	\$	17,879	\$	18,237	\$	18,602	\$	18,974	\$	19,353	\$	19,740	\$	20,135	\$	20,538
Local Total		22.2329	\$	65,031	\$	66,333	\$	67,659	\$	69,013	\$	70,392	\$	71,800	\$	73,236	\$	171,680	\$	175,113	\$	178,616	\$	182,187	\$	185,831	\$	189,548	\$	193,339	\$	197,206	\$	201,151
Non-Capturable Millages		Millage Rate																																
WC Zoo		0.0992	\$	290	\$	296	\$	302	\$	308	\$	314	\$	320	\$	327	\$	766	\$	781	\$	797	\$	813	\$	829	\$	846	\$	863	\$	880	\$	898
WC Art Institute		0.1986	\$	581	\$	593	\$	604	\$	616	\$	629	\$	641	\$	654	\$	1,534	\$	1,564	\$	1,596	\$	1,627	\$	1,660	\$	1,693	\$	1,727	\$	1,762	\$	1,797
Plymouth-Canton School Debt		4.0000	\$	11,700	\$	11,934	\$	12,173	\$	12,416	\$	12,664	\$	12,918	\$	13,176	\$	30,887	\$	31,505	\$	32,135	\$	32,778	\$	33,434	\$	34,102	\$	34,784	\$	35,480	\$	36,190
Total Non-Capturable Taxes		4.2978	\$	12,571	\$	6,411	\$	6,539	\$	6,670	\$	6,804	\$	13,879	\$	14,157	\$	33,187	\$	33,851	\$	34,528	\$	35,218	\$	35,923	\$	36,641	\$	37,374	\$	38,121	\$	38,884
Total Tax Increment Revenue (TIR) Available for Capture			\$	135,231	\$	137,937	\$	140,695	\$	143,510	\$	146,379	\$	149,307	\$	152,292	\$	357,005	\$	364,145	\$	371,428	\$	378,855	\$	386,432	\$	394,161	\$	402,044	\$	410,086	\$	418,288

Footnotes:

Grey shading shows years where 50% Industrial Facilities Tax (IFT) is applicable.



Table 2-7
TAX INCREMENT REVENUE
BCP Plymouth LLC (MITC Parcel 14)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:											
Plan Year		22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New Property TV ¹		\$ 9,228,349	\$ 9,412,916	\$ 9,601,175	\$ 9,793,198	\$ 9,989,062	\$ 10,188,843	\$ 10,392,620	\$ 10,600,473	\$ 10,812,482	
Estimated New Personal Property TV ¹											
Incremental Difference (New TV - Base TV)		\$ 9,228,349	\$ 9,412,916	\$ 9,601,175	\$ 9,793,198	\$ 9,989,062	\$ 10,188,843	\$ 10,392,620	\$ 10,600,473	\$ 10,812,482	
School Capture		Millage Rate									
State Education Tax (SET)	6.0000	\$ 55,370	\$ 56,477	\$ 57,607	\$ 58,759	\$ 59,934	\$ 61,133	\$ 62,356	\$ 63,603	\$ 64,875	\$ 994,050
School Operating	18.0000	\$ 166,110	\$ 169,432	\$ 172,821	\$ 176,278	\$ 179,803	\$ 183,399	\$ 187,067	\$ 190,809	\$ 194,625	\$ 2,982,156
School Total	24.0000	\$ 221,480	\$ 225,909	\$ 230,428	\$ 235,037	\$ 239,737	\$ 244,532	\$ 249,423	\$ 254,412	\$ 259,500	\$ 3,976,206
Local Capture		Millage Rate									
Plymouth Township Operating	0.8038	\$ 7,418	\$ 7,566	\$ 7,717	\$ 7,872	\$ 8,029	\$ 8,190	\$ 8,354	\$ 8,521	\$ 8,691	\$ 133,171
Public Safety	4.3238	\$ 39,902	\$ 40,700	\$ 41,514	\$ 42,344	\$ 43,191	\$ 44,055	\$ 44,936	\$ 45,834	\$ 46,751	\$ 716,350
RESA Operating	0.0956	\$ 882	\$ 900	\$ 918	\$ 936	\$ 955	\$ 974	\$ 994	\$ 1,013	\$ 1,034	\$ 15,839
RESA Special Ed.	3.3443	\$ 30,862	\$ 31,480	\$ 32,109	\$ 32,751	\$ 33,406	\$ 34,075	\$ 34,756	\$ 35,451	\$ 36,160	\$ 554,067
RESA Enhancement	1.9876	\$ 18,342	\$ 18,709	\$ 19,083	\$ 19,465	\$ 19,854	\$ 20,251	\$ 20,656	\$ 21,070	\$ 21,491	\$ 329,295
Plymouth District Library	1.4280	\$ 13,178	\$ 13,442	\$ 13,710	\$ 13,985	\$ 14,264	\$ 14,550	\$ 14,841	\$ 15,137	\$ 15,440	\$ 236,586
Wayne County Operating	6.5928	\$ 60,841	\$ 62,057	\$ 63,299	\$ 64,565	\$ 65,856	\$ 67,173	\$ 68,516	\$ 69,887	\$ 71,285	\$ 1,092,266
Wayne County Jail	0.9358	\$ 8,636	\$ 8,809	\$ 8,985	\$ 9,164	\$ 9,348	\$ 9,535	\$ 9,725	\$ 9,920	\$ 10,118	\$ 155,041
Wayne County Parks	0.2442	\$ 2,254	\$ 2,299	\$ 2,345	\$ 2,391	\$ 2,439	\$ 2,488	\$ 2,538	\$ 2,589	\$ 2,640	\$ 40,458
Huron Clinton Metroparks	0.2070	\$ 1,910	\$ 1,948	\$ 1,987	\$ 2,027	\$ 2,068	\$ 2,109	\$ 2,151	\$ 2,194	\$ 2,238	\$ 34,292
Schoolcraft Community College	2.2700	\$ 20,948	\$ 21,367	\$ 21,795	\$ 22,231	\$ 22,675	\$ 23,129	\$ 23,591	\$ 24,063	\$ 24,544	\$ 376,085
Local Total	22.2329	\$ 205,173	\$ 209,277	\$ 213,462	\$ 217,731	\$ 222,085	\$ 226,529	\$ 231,058	\$ 235,679	\$ 240,392	\$ 3,683,450
Non-Capturable Millages		Millage Rate									
WC Zoo	0.0992	\$ 915	\$ 934	\$ 952	\$ 971	\$ 991	\$ 1,011	\$ 1,031	\$ 1,052	\$ 1,073	\$ 16,435
WC Art Institute	0.1986	\$ 1,833	\$ 1,869	\$ 1,907	\$ 1,945	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,105	\$ 2,147	\$ 32,904
Plymouth-Canton School Debt	4.0000	\$ 36,913	\$ 37,652	\$ 38,405	\$ 39,173	\$ 39,956	\$ 40,755	\$ 41,570	\$ 42,402	\$ 43,250	\$ 662,700
Total Non-Capturable Taxes	4.2978	\$ 39,662	\$ 40,455	\$ 41,264	\$ 42,089	\$ 42,931	\$ 43,790	\$ 44,665	\$ 45,559	\$ 46,470	\$ 685,614
Total Tax Increment Revenue (TIR) Available for Capture		\$ 426,653	\$ 435,186	\$ 443,890	\$ 452,768	\$ 461,822	\$ 471,061	\$ 480,481	\$ 490,091	\$ 499,892	\$ 7,659,656



Table 2-8
TAX INCREMENT REVENUE
Jones Development (MITC Parcel 10)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate: 2% per year																
Plan Year Calendar Year	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New Property TV ¹	\$ 3,250,000	\$ 3,350,750	\$ 3,350,750	\$ 21,000,000	\$ 21,420,000	\$ 21,848,400	\$ 22,285,368	\$ 22,731,075	\$ 23,185,697	\$ 23,649,411	\$ 24,122,399	\$ 24,604,847	\$ 25,096,944	\$ 25,598,883	\$ 26,110,860	\$ 26,633,078
Estimated New Personal Property TV ¹																
Incremental Difference (New TV - Base TV)	\$ 3,250,000	\$ 3,350,750	\$ 3,350,750	\$ 21,000,000	\$ 21,420,000	\$ 21,848,400	\$ 22,285,368	\$ 22,731,075	\$ 23,185,697	\$ 23,649,411	\$ 24,122,399	\$ 24,604,847	\$ 25,096,944	\$ 25,598,883	\$ 26,110,860	\$ 26,633,078

School Capture		Millage Rate																																	
State Education Tax (SET)		6.0000	\$	19,500	\$	20,105	\$	20,105	\$	126,000	\$	128,520	\$	131,090	\$	133,712	\$	136,386	\$	139,114	\$	141,896	\$	144,734	\$	147,629	\$	150,582	\$	153,593	\$	156,665	\$	159,798	
School Operating		18.0000	\$	58,500	\$	60,314	\$	60,314	\$	378,000	\$	385,560	\$	393,271	\$	401,137	\$	409,159	\$	417,343	\$	425,689	\$	434,203	\$	442,887	\$	451,745	\$	460,780	\$	469,995	\$	479,395	
School Total	24.0000	\$	78,000	\$	80,419	\$	80,419	\$	504,000	\$	514,080	\$	524,361	\$	534,849	\$	545,545	\$	556,457	\$	567,585	\$	578,937	\$	590,516	\$	602,327	\$	614,373	\$	626,660	\$	639,193		
Local Capture		Millage Rate																																	
Plymouth Township Operating		0.8038	\$	2,612	\$	2,693	\$	2,693	\$	16,880	\$	17,217	\$	17,562	\$	17,913	\$	18,271	\$	18,637	\$	19,009	\$	19,390	\$	19,777	\$	20,173	\$	20,576	\$	20,988	\$	21,408	
Public Safety		4.3238	\$	14,052	\$	14,488	\$	14,488	\$	90,800	\$	92,616	\$	94,468	\$	96,357	\$	98,285	\$	100,250	\$	102,255	\$	104,300	\$	106,386	\$	108,514	\$	110,684	\$	112,898	\$	115,156	
RESA Operating		0.0956	\$	311	\$	320	\$	320	\$	2,008	\$	2,048	\$	2,089	\$	2,130	\$	2,173	\$	2,217	\$	2,261	\$	2,306	\$	2,352	\$	2,399	\$	2,447	\$	2,496	\$	2,546	
RESA Special Ed.		3.3443	\$	10,869	\$	11,206	\$	11,206	\$	70,230	\$	71,635	\$	73,068	\$	74,529	\$	76,020	\$	77,540	\$	79,091	\$	80,673	\$	82,286	\$	83,932	\$	85,610	\$	87,323	\$	89,069	
RESA Enhancement		1.9876	\$	6,460	\$	6,660	\$	6,660	\$	41,740	\$	42,574	\$	43,426	\$	44,294	\$	45,180	\$	46,084	\$	47,006	\$	47,946	\$	48,905	\$	49,883	\$	50,880	\$	51,898	\$	52,936	
Plymouth District Library		1.4280	\$	4,641	\$	4,785	\$	4,785	\$	29,988	\$	30,588	\$	31,200	\$	31,824	\$	32,460	\$	33,109	\$	33,771	\$	34,447	\$	35,136	\$	35,838	\$	36,555	\$	37,286	\$	38,032	
Wayne County Operating		6.5928	\$	21,427	\$	22,091	\$	22,091	\$	138,449	\$	141,218	\$	144,042	\$	146,923	\$	149,861	\$	152,859	\$	155,916	\$	159,034	\$	162,215	\$	165,459	\$	168,768	\$	172,144	\$	175,587	
Wayne County Jail		0.9358	\$	3,041	\$	3,136	\$	3,136	\$	19,652	\$	20,045	\$	20,446	\$	20,855	\$	21,272	\$	21,697	\$	22,131	\$	22,574	\$	23,025	\$	23,486	\$	23,955	\$	24,435	\$	24,923	
Wayne County Parks		0.2442	\$	794	\$	818	\$	818	\$	5,128	\$	5,231	\$	5,335	\$	5,442	\$	5,551	\$	5,662	\$	5,775	\$	5,891	\$	6,009	\$	6,129	\$	6,251	\$	6,376	\$	6,504	
Huron Clinton Metroparks		0.2070	\$	673	\$	694	\$	694	\$	4,347	\$	4,434	\$	4,523	\$	4,613	\$	4,705	\$	4,799	\$	4,895	\$	4,993	\$	5,093	\$	5,195	\$	5,299	\$	5,405	\$	5,513	
Schoolcraft Community College		2.2700	\$	7,378	\$	7,606	\$	7,606	\$	47,670	\$	48,623	\$	49,596	\$	50,588	\$	51,600	\$	52,632	\$	53,684	\$	54,758	\$	55,853	\$	56,970	\$	58,109	\$	59,272	\$	60,457	
Local Total	22.2329	\$	72,258	\$	74,497	\$	74,497	\$	466,892	\$	476,229	\$	485,755	\$	495,468	\$	505,378	\$	515,486	\$	525,794	\$	536,312	\$	547,037	\$	557,978	\$	569,134	\$	580,521	\$	592,131		
Non-Capturable Millages		Millage Rate																																	
WC Zoo		0.0992	\$	322	\$	332	\$	332	\$	2,083	\$	2,125	\$	2,167	\$	2,211	\$	2,255	\$	2,300	\$	2,346	\$	2,393	\$	2,441	\$	2,490	\$	2,539	\$	2,590	\$	2,642	
WC Art Institute		0.1986	\$	645	\$	665	\$	665	\$	4,171	\$	4,254	\$	4,339	\$	4,426	\$	4,514	\$	4,605	\$	4,697	\$	4,791	\$	4,887	\$	4,984	\$	5,084	\$	5,186	\$	5,289	
Plymouth-Canton School Debt		4.0000	\$	13,000	\$	13,403	\$	13,403	\$	84,000	\$	85,680	\$	87,394	\$	89,141	\$	90,924	\$	92,743	\$	94,598	\$	96,490	\$	98,419	\$	100,388	\$	102,396	\$	104,443	\$	106,532	
Total Non-Capturable Taxes	4.2978	\$	13,968	\$	7,200	\$	7,200	\$	45,127	\$	46,029	\$	93,900	\$	95,778	\$	97,694	\$	99,647	\$	101,640	\$	103,673	\$	105,747	\$	107,862	\$	110,019	\$	112,219	\$	114,464		
Total Tax Increment Revenue (TIR) Available for Capture				\$	150,258	\$	154,916	\$	154,916	\$	970,892	\$	990,309	\$	1,010,116	\$	1,030,317	\$	1,050,923	\$	1,071,943	\$	1,093,379	\$	1,115,249	\$	1,137,553	\$	1,160,305	\$	1,183,507	\$	1,207,181	\$	1,231,324



Table 2-8
TAX INCREMENT REVENUE
Jones Development (MITC Parcel 10)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:											
Plan Year Calendar Year	22	23	24	25	26	27	28	29	30	TOTAL	
	2040	2041	2042	2043	2044	2045	2046	2047	2048		
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New Property TV ¹	\$ 27,165,739	\$ 27,709,054	\$ 28,263,235	\$ 28,828,500	\$ 29,405,070	\$ 29,993,171	\$ 30,593,035	\$ 31,204,895	\$ 31,828,993		
Estimated New Personal Property TV ¹											
Incremental Difference (New TV - Base TV)	\$ 27,165,739	\$ 27,709,054	\$ 28,263,235	\$ 28,828,500	\$ 29,405,070	\$ 29,993,171	\$ 30,593,035	\$ 31,204,895	\$ 31,828,993		
School Capture Millage Rate											
State Education Tax (SET)	6.0000	\$ 162,994	\$ 166,254	\$ 169,579	\$ 172,971	\$ 176,430	\$ 179,959	\$ 183,558	\$ 187,229	\$ 190,974	\$ 3,121,174
School Operating	18.0000	\$ 488,983	\$ 498,763	\$ 508,738	\$ 518,913	\$ 529,291	\$ 539,877	\$ 550,675	\$ 561,688	\$ 572,922	\$ 9,363,532
School Total	24.0000	\$ 651,977	\$ 665,017	\$ 678,317	\$ 691,884	\$ 705,721	\$ 719,836	\$ 734,233	\$ 748,917	\$ 763,896	\$ 12,484,706
Local Capture Millage Rate											
Plymouth Township Operating	0.8038	\$ 21,836	\$ 22,273	\$ 22,718	\$ 23,172	\$ 23,636	\$ 24,109	\$ 24,591	\$ 25,082	\$ 25,584	\$ 418,134
Public Safety	4.3238	\$ 117,459	\$ 119,808	\$ 122,205	\$ 124,649	\$ 127,142	\$ 129,684	\$ 132,278	\$ 134,924	\$ 137,622	\$ 2,249,222
RESA Operating	0.0956	\$ 2,597	\$ 2,649	\$ 2,702	\$ 2,756	\$ 2,811	\$ 2,867	\$ 2,925	\$ 2,983	\$ 3,043	\$ 49,730
RESA Special Ed.	3.3443	\$ 90,850	\$ 92,667	\$ 94,521	\$ 96,411	\$ 98,339	\$ 100,306	\$ 102,312	\$ 104,359	\$ 106,446	\$ 1,739,693
RESA Enhancement	1.9876	\$ 53,995	\$ 55,075	\$ 56,176	\$ 57,300	\$ 58,446	\$ 59,614	\$ 60,807	\$ 62,023	\$ 63,263	\$ 1,033,945
Plymouth District Library	1.4280	\$ 38,793	\$ 39,569	\$ 40,360	\$ 41,167	\$ 41,990	\$ 42,830	\$ 43,687	\$ 44,561	\$ 45,452	\$ 742,841
Wayne County Operating	6.5928	\$ 179,098	\$ 182,680	\$ 186,334	\$ 190,061	\$ 193,862	\$ 197,739	\$ 201,694	\$ 205,728	\$ 209,842	\$ 3,429,552
Wayne County Jail	0.9358	\$ 25,422	\$ 25,930	\$ 26,449	\$ 26,978	\$ 27,517	\$ 28,068	\$ 28,629	\$ 29,202	\$ 29,786	\$ 486,802
Wayne County Parks	0.2442	\$ 6,634	\$ 6,767	\$ 6,902	\$ 7,040	\$ 7,181	\$ 7,324	\$ 7,471	\$ 7,620	\$ 7,773	\$ 127,033
Huron Clinton Metroparks	0.2070	\$ 5,623	\$ 5,736	\$ 5,850	\$ 5,967	\$ 6,087	\$ 6,209	\$ 6,333	\$ 6,459	\$ 6,589	\$ 107,680
Schoolcraft Community College	2.2700	\$ 61,666	\$ 62,900	\$ 64,158	\$ 65,441	\$ 66,750	\$ 68,084	\$ 69,446	\$ 70,835	\$ 72,252	\$ 1,180,847
Local Total	22.2329	\$ 603,973	\$ 616,054	\$ 628,375	\$ 640,942	\$ 653,761	\$ 666,834	\$ 680,173	\$ 693,776	\$ 707,652	\$ 11,565,479
Non-Capturable Millages Millage Rate											
WC Zoo	0.0992	\$ 2,695	\$ 2,749	\$ 2,804	\$ 2,860	\$ 2,917	\$ 2,975	\$ 3,035	\$ 3,096	\$ 3,157	\$ 51,603
WC Art Institute	0.1986	\$ 5,395	\$ 5,503	\$ 5,613	\$ 5,725	\$ 5,840	\$ 5,957	\$ 6,076	\$ 6,197	\$ 6,321	\$ 103,311
Plymouth-Canton School Debt	4.0000	\$ 108,663	\$ 110,836	\$ 113,053	\$ 115,314	\$ 117,620	\$ 119,973	\$ 122,372	\$ 124,820	\$ 127,316	\$ 2,080,785
Total Non-Capturable Taxes	4.2978	\$ 116,753	\$ 119,088	\$ 121,470	\$ 123,899	\$ 126,377	\$ 128,905	\$ 131,483	\$ 134,112	\$ 136,795	\$ 2,130,142
Total Tax Increment Revenue (TIR) Available for Capture	\$	1,255,950	\$ 1,281,071	\$ 1,306,692	\$ 1,332,826	\$ 1,359,482	\$ 1,386,670	\$ 1,414,406	\$ 1,442,693	\$ 1,471,548	\$ 24,050,185



Table 2-9
TAX INCREMENT REVENUE
MITC Parcel 15 Remainder

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:																	
Plan Year		7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New Property TV ¹		\$ 2,524,600	\$ 2,575,092	\$ 2,626,594	\$ 2,679,126	\$ 2,732,708	\$ 2,787,362	\$ 2,843,110	\$ 2,899,972	\$ 2,957,971	\$ 3,017,131	\$ 3,077,473	\$ 3,139,023	\$ 3,201,803	\$ 3,265,839	\$ 3,331,156	
Estimated New Personal Property TV ¹																	
Incremental Difference (New TV - Base TV)		\$ 2,524,600	\$ 2,575,092	\$ 2,626,594	\$ 2,679,126	\$ 2,732,708	\$ 2,787,362	\$ 2,843,110	\$ 2,899,972	\$ 2,957,971	\$ 3,017,131	\$ 3,077,473	\$ 3,139,023	\$ 3,201,803	\$ 3,265,839	\$ 3,331,156	
School Capture		Millage Rate															
State Education Tax (SET)		6.0000	\$ 7,574	\$ 7,725	\$ 7,880	\$ 8,037	\$ 8,198	\$ 16,724	\$ 17,059	\$ 17,400	\$ 17,748	\$ 18,103	\$ 18,465	\$ 18,834	\$ 19,211	\$ 19,595	\$ 19,987
School Operating		18.0000	\$ 22,721	\$ 23,176	\$ 23,639	\$ 24,112	\$ 24,594	\$ 50,173	\$ 51,176	\$ 52,199	\$ 53,243	\$ 54,308	\$ 55,395	\$ 56,502	\$ 57,632	\$ 58,785	\$ 59,961
School Total		24.0000	\$ 30,295	\$ 30,901	\$ 31,519	\$ 32,149	\$ 32,792	\$ 66,897	\$ 68,235	\$ 69,599	\$ 70,991	\$ 72,411	\$ 73,860	\$ 75,336	\$ 76,843	\$ 78,380	\$ 79,948
Local Capture		Millage Rate															
Plymouth Township Operating		0.8038	\$ 1,015	\$ 1,035	\$ 1,056	\$ 1,077	\$ 1,098	\$ 2,240	\$ 2,285	\$ 2,331	\$ 2,378	\$ 2,425	\$ 2,474	\$ 2,523	\$ 2,574	\$ 2,625	\$ 2,678
Public Safety		4.3238	\$ 5,458	\$ 5,567	\$ 5,678	\$ 5,792	\$ 5,908	\$ 12,052	\$ 12,293	\$ 12,539	\$ 12,790	\$ 13,045	\$ 13,306	\$ 13,573	\$ 13,844	\$ 14,121	\$ 14,403
RESA Operating		0.0956	\$ 121	\$ 123	\$ 126	\$ 128	\$ 131	\$ 266	\$ 272	\$ 277	\$ 283	\$ 288	\$ 294	\$ 300	\$ 306	\$ 312	\$ 318
RESA Special Ed.		3.3443	\$ 4,222	\$ 4,306	\$ 4,392	\$ 4,480	\$ 4,569	\$ 9,322	\$ 9,508	\$ 9,698	\$ 9,892	\$ 10,090	\$ 10,292	\$ 10,498	\$ 10,708	\$ 10,922	\$ 11,140
RESA Enhancement		1.9876	\$ 2,509	\$ 2,559	\$ 2,610	\$ 2,663	\$ 2,716	\$ 5,540	\$ 5,651	\$ 5,764	\$ 5,879	\$ 5,997	\$ 6,117	\$ 6,239	\$ 6,364	\$ 6,491	\$ 6,621
Plymouth District Library		1.4280	\$ 1,803	\$ 1,839	\$ 1,875	\$ 1,913	\$ 1,951	\$ 3,980	\$ 4,060	\$ 4,141	\$ 4,224	\$ 4,308	\$ 4,395	\$ 4,483	\$ 4,572	\$ 4,664	\$ 4,757
Wayne County Operating		6.5928	\$ 8,322	\$ 8,489	\$ 8,658	\$ 8,831	\$ 9,008	\$ 18,377	\$ 18,744	\$ 19,119	\$ 19,501	\$ 19,891	\$ 20,289	\$ 20,695	\$ 21,109	\$ 21,531	\$ 21,962
Wayne County Jail		0.9358	\$ 1,181	\$ 1,205	\$ 1,229	\$ 1,254	\$ 1,279	\$ 2,608	\$ 2,661	\$ 2,714	\$ 2,768	\$ 2,823	\$ 2,880	\$ 2,937	\$ 2,996	\$ 3,056	\$ 3,117
Wayne County Parks		0.2442	\$ 308	\$ 314	\$ 321	\$ 327	\$ 334	\$ 681	\$ 694	\$ 708	\$ 722	\$ 737	\$ 752	\$ 767	\$ 782	\$ 798	\$ 813
Huron Clinton Metroparks		0.2070	\$ 261	\$ 267	\$ 272	\$ 277	\$ 283	\$ 577	\$ 589	\$ 600	\$ 612	\$ 625	\$ 637	\$ 650	\$ 663	\$ 676	\$ 690
Schoolcraft Community College		2.2700	\$ 2,865	\$ 2,923	\$ 2,981	\$ 3,041	\$ 3,102	\$ 6,327	\$ 6,454	\$ 6,583	\$ 6,715	\$ 6,849	\$ 6,986	\$ 7,126	\$ 7,268	\$ 7,413	\$ 7,562
Local Total		22.2329	\$ 28,065	\$ 28,627	\$ 29,198	\$ 29,783	\$ 30,379	\$ 61,970	\$ 63,211	\$ 64,474	\$ 65,764	\$ 67,078	\$ 68,422	\$ 69,791	\$ 71,186	\$ 72,609	\$ 74,061
Non-Capturable Millages		Millage Rate															
WC Zoo		0.0992	\$ 250	\$ 255	\$ 261	\$ 266	\$ 271	\$ 277	\$ 282	\$ 288	\$ 293	\$ 299	\$ 305	\$ 311	\$ 318	\$ 324	\$ 330
WC Art Institute		0.1986	\$ 501	\$ 511	\$ 522	\$ 532	\$ 543	\$ 554	\$ 565	\$ 576	\$ 587	\$ 599	\$ 611	\$ 623	\$ 636	\$ 649	\$ 662
Plymouth-Canton School Debt		4.0000	\$ 10,098	\$ 10,300	\$ 10,506	\$ 10,717	\$ 10,931	\$ 11,149	\$ 11,372	\$ 11,600	\$ 11,832	\$ 12,069	\$ 12,310	\$ 12,556	\$ 12,807	\$ 13,063	\$ 13,325
Total Non-Capturable Taxes		4.2978	\$ 5,425	\$ 5,534	\$ 5,644	\$ 5,757	\$ 11,745	\$ 11,980	\$ 12,219	\$ 12,463	\$ 12,713	\$ 12,967	\$ 13,226	\$ 13,491	\$ 13,761	\$ 14,036	\$ 14,317
Total Tax Increment Revenue (TIR) Available for Capture		\$ 58,360	\$ 59,528	\$ 60,717	\$ 61,932	\$ 63,171	\$ 128,867	\$ 131,446	\$ 134,073	\$ 136,755	\$ 139,489	\$ 142,282	\$ 145,127	\$ 148,029	\$ 150,989	\$ 154,009	

Footnotes:

Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-9
TAX INCREMENT REVENUE
MITC Parcel 15 Remainder

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:													
	Plan Year	22	23	24	25	26	27	28	29	30	TOTAL		
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048			
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Estimated New Property TV ¹		\$ 3,397,779	\$ 3,465,735	\$ 3,535,049	\$ 3,605,750	\$ 3,677,865	\$ 3,751,423	\$ 3,826,451	\$ 3,902,980	\$ 3,981,040			
Estimated New Personal Property TV ¹													
Incremental Difference (New TV - Base TV)		\$ 3,397,779	\$ 3,465,735	\$ 3,535,049	\$ 3,605,750	\$ 3,677,865	\$ 3,751,423	\$ 3,826,451	\$ 3,902,980	\$ 3,981,040			
School Capture		Millage Rate											
State Education Tax (SET)		6.0000	\$ 20,387	\$ 20,794	\$ 21,210	\$ 21,635	\$ 22,067	\$ 22,509	\$ 22,959	\$ 23,418	\$ 23,886		\$ 374,101
School Operating		18.0000	\$ 61,160	\$ 62,383	\$ 63,631	\$ 64,904	\$ 66,202	\$ 67,526	\$ 68,876	\$ 70,254	\$ 71,659		\$ 1,122,298
School Total	24.0000	\$ 81,547	\$ 83,177	\$ 84,841	\$ 86,539	\$ 88,269	\$ 90,035	\$ 91,835	\$ 93,672	\$ 95,545	\$ 1,496,399		
Local Capture		Millage Rate											
Plymouth Township Operating		0.8038	\$ 2,731	\$ 2,786	\$ 2,841	\$ 2,898	\$ 2,956	\$ 3,015	\$ 3,076	\$ 3,137	\$ 3,200		\$ 50,117
Public Safety		4.3238	\$ 14,691	\$ 14,985	\$ 15,285	\$ 15,591	\$ 15,902	\$ 16,220	\$ 16,545	\$ 16,876	\$ 17,213		\$ 269,588
RESA Operating		0.0956	\$ 325	\$ 331	\$ 338	\$ 345	\$ 352	\$ 359	\$ 366	\$ 373	\$ 381		\$ 5,961
RESA Special Ed.		3.3443	\$ 11,363	\$ 11,590	\$ 11,822	\$ 12,059	\$ 12,300	\$ 12,546	\$ 12,797	\$ 13,053	\$ 13,314		\$ 208,516
RESA Enhancement		1.9876	\$ 6,753	\$ 6,888	\$ 7,026	\$ 7,167	\$ 7,310	\$ 7,456	\$ 7,605	\$ 7,758	\$ 7,913		\$ 123,925
Plymouth District Library		1.4280	\$ 4,852	\$ 4,949	\$ 5,048	\$ 5,149	\$ 5,252	\$ 5,357	\$ 5,464	\$ 5,573	\$ 5,685		\$ 89,036
Wayne County Operating		6.5928	\$ 22,401	\$ 22,849	\$ 23,306	\$ 23,772	\$ 24,247	\$ 24,732	\$ 25,227	\$ 25,732	\$ 26,246		\$ 411,060
Wayne County Jail		0.9358	\$ 3,180	\$ 3,243	\$ 3,308	\$ 3,374	\$ 3,442	\$ 3,511	\$ 3,581	\$ 3,652	\$ 3,725		\$ 58,347
Wayne County Parks		0.2442	\$ 830	\$ 846	\$ 863	\$ 881	\$ 898	\$ 916	\$ 934	\$ 953	\$ 972		\$ 15,226
Huron Clinton Metroparks		0.2070	\$ 703	\$ 717	\$ 732	\$ 746	\$ 761	\$ 777	\$ 792	\$ 808	\$ 824		\$ 12,907
Schoolcraft Community College		2.2700	\$ 7,713	\$ 7,867	\$ 8,025	\$ 8,185	\$ 8,349	\$ 8,516	\$ 8,686	\$ 8,860	\$ 9,037		\$ 141,536
Local Total	22.2329	\$ 75,542	\$ 77,051	\$ 78,594	\$ 80,167	\$ 81,769	\$ 83,405	\$ 85,073	\$ 86,775	\$ 88,510	\$ 1,386,219		
Non-Capturable Millages		Millage Rate											
WC Zoo		0.0992	\$ 337	\$ 344	\$ 351	\$ 358	\$ 365	\$ 372	\$ 380	\$ 387	\$ 395		\$ 6,837
WC Art Institute		0.1986	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775	\$ 791		\$ 13,687
Plymouth-Canton School Debt		4.0000	\$ 13,591	\$ 13,863	\$ 14,140	\$ 14,423	\$ 14,711	\$ 15,006	\$ 15,306	\$ 15,612	\$ 15,924		\$ 275,675
Total Non-Capturable Taxes	4.2978	\$ 14,603	\$ 14,895	\$ 15,193	\$ 15,497	\$ 15,807	\$ 16,123	\$ 16,445	\$ 16,774	\$ 17,110	\$ 273,841		
Total Tax Increment Revenue (TIR) Available for Capture		\$ 157,089	\$ 160,228	\$ 163,435	\$ 166,706	\$ 170,038	\$ 173,440	\$ 176,908	\$ 180,447	\$ 184,055	\$ 2,882,618		



Table 2-10
TAX INCREMENT REVENUE
Hillside West (MITC Parcel 12)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:																
Plan Year Calendar Year	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New Property TV ¹	\$ 77,300	\$ 78,846	\$ 80,423	\$ 82,031	\$ 83,672	\$ 85,345	\$ 87,052	\$ 88,793	\$ 90,569	\$ 92,381	\$ 94,228	\$ 96,113	\$ 98,035	\$ 99,996	\$ 101,996	\$ 104,036
Estimated New Personal Property TV ¹																
Incremental Difference (New TV - Base TV)	\$ 77,300	\$ 78,846	\$ 80,423	\$ 82,031	\$ 83,672	\$ 85,345	\$ 87,052	\$ 88,793	\$ 90,569	\$ 92,381	\$ 94,228	\$ 96,113	\$ 98,035	\$ 99,996	\$ 101,996	\$ 104,036
School Capture		Millage Rate														
State Education Tax (SET)	6.0000	\$ 464	\$ 473	\$ 483	\$ 492	\$ 502	\$ 512	\$ 522	\$ 533	\$ 543	\$ 554	\$ 565	\$ 577	\$ 588	\$ 600	\$ 612
School Operating	18.0000	\$ 696	\$ 710	\$ 724	\$ 738	\$ 753	\$ 1,536	\$ 1,567	\$ 1,598	\$ 1,630	\$ 1,663	\$ 1,696	\$ 1,730	\$ 1,765	\$ 1,800	\$ 1,836
School Total	24.0000	\$ 1,160	\$ 1,183	\$ 1,207	\$ 1,230	\$ 1,255	\$ 2,048	\$ 2,089	\$ 2,131	\$ 2,173	\$ 2,217	\$ 2,261	\$ 2,307	\$ 2,353	\$ 2,400	\$ 2,448
Local Capture		Millage Rate														
Plymouth Township Operating	0.8038	\$ 31	\$ 32	\$ 32	\$ 33	\$ 34	\$ 69	\$ 70	\$ 71	\$ 73	\$ 74	\$ 76	\$ 77	\$ 79	\$ 80	\$ 82
Public Safety	4.3238	\$ 167	\$ 170	\$ 174	\$ 177	\$ 181	\$ 369	\$ 376	\$ 384	\$ 392	\$ 399	\$ 407	\$ 416	\$ 424	\$ 432	\$ 441
RESA Operating	0.0956	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 8	\$ 8	\$ 8	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 10	\$ 10
RESA Special Ed.	3.3443	\$ 129	\$ 132	\$ 134	\$ 137	\$ 140	\$ 285	\$ 291	\$ 297	\$ 303	\$ 309	\$ 315	\$ 321	\$ 328	\$ 334	\$ 341
RESA Enhancement	1.9876	\$ 77	\$ 78	\$ 80	\$ 82	\$ 83	\$ 170	\$ 173	\$ 176	\$ 180	\$ 184	\$ 187	\$ 191	\$ 195	\$ 199	\$ 203
Plymouth District Library	1.4280	\$ 55	\$ 56	\$ 57	\$ 59	\$ 60	\$ 122	\$ 124	\$ 127	\$ 129	\$ 132	\$ 135	\$ 137	\$ 140	\$ 143	\$ 146
Wayne County Operating	6.5928	\$ 255	\$ 260	\$ 265	\$ 270	\$ 276	\$ 563	\$ 574	\$ 585	\$ 597	\$ 609	\$ 621	\$ 634	\$ 646	\$ 659	\$ 672
Wayne County Jail	0.9358	\$ 36	\$ 37	\$ 38	\$ 38	\$ 39	\$ 80	\$ 81	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 95
Wayne County Parks	0.2442	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25
Huron Clinton Metroparks	0.2070	\$ 8	\$ 8	\$ 8	\$ 8	\$ 9	\$ 18	\$ 18	\$ 18	\$ 19	\$ 19	\$ 20	\$ 20	\$ 20	\$ 21	\$ 21
Schoolcraft Community College	2.2700	\$ 88	\$ 89	\$ 91	\$ 93	\$ 95	\$ 194	\$ 198	\$ 202	\$ 206	\$ 210	\$ 214	\$ 218	\$ 223	\$ 227	\$ 232
Local Total	22.2329	\$ 859	\$ 876	\$ 893	\$ 911	\$ 931	\$ 1,899	\$ 1,934	\$ 1,973	\$ 2,015	\$ 2,054	\$ 2,095	\$ 2,136	\$ 2,180	\$ 2,223	\$ 2,268
Non-Capturable Millages		Millage Rate														
WC Zoo	0.0992	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10
WC Art Institute	0.1986	\$ 15	\$ 16	\$ 16	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 18	\$ 18	\$ 19	\$ 19	\$ 19	\$ 20	\$ 20
Plymouth-Canton School Debt	4.0000	\$ 309	\$ 315	\$ 322	\$ 328	\$ 335	\$ 341	\$ 348	\$ 355	\$ 362	\$ 370	\$ 377	\$ 384	\$ 392	\$ 400	\$ 408
Total Non-Capturable Taxes	4.2978	\$ 166	\$ 169	\$ 173	\$ 176	\$ 360	\$ 367	\$ 374	\$ 382	\$ 389	\$ 397	\$ 405	\$ 413	\$ 421	\$ 430	\$ 438
Total Tax Increment Revenue (TIR) Available for Capture		\$ 2,019	\$ 2,059	\$ 2,100	\$ 2,141	\$ 2,186	\$ 3,947	\$ 4,023	\$ 4,104	\$ 4,188	\$ 4,271	\$ 4,356	\$ 4,443	\$ 4,533	\$ 4,623	\$ 4,716



Table 2-10
TAX INCREMENT REVENUE
Hillside West (MITC Parcel 12)

MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Estimated Taxable Value (TV) Increase Rate:											
	Plan Year	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Estimated New Property TV ¹		\$ 106,116	\$ 108,239	\$ 110,403	\$ 112,612	\$ 114,864	\$ 117,161	\$ 119,504	\$ 121,894	\$ 124,332	
Estimated New Personal Property TV ¹											
Incremental Difference (New TV - Base TV)		\$ 106,116	\$ 108,239	\$ 110,403	\$ 112,612	\$ 114,864	\$ 117,161	\$ 119,504	\$ 121,894	\$ 124,332	
School Capture Millage Rate											
State Education Tax (SET)	6.0000	\$ 637	\$ 649	\$ 662	\$ 676	\$ 689	\$ 703	\$ 717	\$ 731	\$ 746	\$ 12,660
School Operating	18.0000	\$ 1,910	\$ 1,948	\$ 1,987	\$ 2,027	\$ 2,068	\$ 2,109	\$ 2,151	\$ 2,194	\$ 2,238	\$ 34,364
School Total	24.0000	\$ 2,547	\$ 2,597	\$ 2,649	\$ 2,703	\$ 2,757	\$ 2,812	\$ 2,868	\$ 2,925	\$ 2,984	\$ 47,024
Local Capture Millage Rate											
Plymouth Township Operating	0.8038	\$ 85	\$ 87	\$ 89	\$ 91	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 1,535
Public Safety	4.3238	\$ 459	\$ 468	\$ 477	\$ 487	\$ 497	\$ 507	\$ 517	\$ 527	\$ 538	\$ 8,254
RESA Operating	0.0956	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 183
RESA Special Ed.	3.3443	\$ 355	\$ 362	\$ 369	\$ 377	\$ 384	\$ 392	\$ 400	\$ 408	\$ 416	\$ 6,383
RESA Enhancement	1.9876	\$ 211	\$ 215	\$ 219	\$ 224	\$ 228	\$ 233	\$ 238	\$ 242	\$ 247	\$ 3,795
Plymouth District Library	1.4280	\$ 152	\$ 155	\$ 158	\$ 161	\$ 164	\$ 167	\$ 171	\$ 174	\$ 178	\$ 2,728
Wayne County Operating	6.5928	\$ 700	\$ 714	\$ 728	\$ 742	\$ 757	\$ 772	\$ 788	\$ 804	\$ 820	\$ 12,585
Wayne County Jail	0.9358	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 110	\$ 112	\$ 114	\$ 116	\$ 1,784
Wayne County Parks	0.2442	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 465
Huron Clinton Metroparks	0.2070	\$ 22	\$ 22	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	\$ 26	\$ 395
Schoolcraft Community College	2.2700	\$ 241	\$ 246	\$ 251	\$ 256	\$ 261	\$ 266	\$ 271	\$ 277	\$ 282	\$ 4,337
Local Total	22.2329	\$ 2,360	\$ 2,406	\$ 2,455	\$ 2,504	\$ 2,553	\$ 2,605	\$ 2,658	\$ 2,711	\$ 2,765	\$ 42,444
Non-Capturable Millages Millage Rate											
WC Zoo	0.0992	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 12	\$ 210
WC Art Institute	0.1986	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 418
Plymouth-Canton School Debt	4.0000	\$ 424	\$ 433	\$ 442	\$ 450	\$ 459	\$ 469	\$ 478	\$ 488	\$ 497	\$ 8,439
Total Non-Capturable Taxes	4.2978	\$ 456	\$ 465	\$ 474	\$ 484	\$ 494	\$ 504	\$ 514	\$ 524	\$ 534	\$ 8,384
Total Tax Increment Revenue (TIR) Available for Capture		\$ 4,907	\$ 5,003	\$ 5,104	\$ 5,207	\$ 5,310	\$ 5,417	\$ 5,526	\$ 5,636	\$ 5,749	\$ 89,468

IMPACTS ON TAXING JURISDICTIONS

TABLE 4-1
IMPACTS ON TAXING JURISDICTIONS
Northville Township

<u>School Capture</u>	Northville Lumber Parcel 9	Coldwater Ridge Parcel 7	Verita Parcel 9	TOTALS
State Education Tax (SET)	\$ 725,786	\$ 2,054,534	\$ 357,454	\$ 3,137,774
School Operating	\$ 2,177,359	\$ -	\$ 1,072,366	\$ 3,249,725
<u>Local Capture</u>				
Northville Township Operating	\$ 92,975	\$ 239,119	\$ 45,789	\$ 377,883
Public Safety	\$ 778,600	\$ 2,002,496	\$ 383,466	\$ 3,164,562
Shared Services	\$ 91,460	\$ 235,230	\$ 45,045	\$ 371,735
School Sinking Fund	\$ 56,830	\$ 146,160	\$ 27,989	\$ 230,979
RESA Operating	\$ 11,563	\$ 29,743	\$ 5,696	\$ 47,002
RESA Special Ed.	\$ 404,541	\$ 1,040,448	\$ 199,240	\$ 1,644,229
RESA Enhancement	\$ 240,428	\$ 618,365	\$ 118,414	\$ 977,207
HCMA	\$ 25,041	\$ 64,398	\$ 12,330	\$ 101,769
Library Operating	\$ 132,761	\$ 341,445	\$ 65,386	\$ 539,592
Wayne County Operating	\$ 797,494	\$ 2,051,094	\$ 392,770	\$ 3,241,358
WC Jail	\$ 113,200	\$ 291,138	\$ 55,750	\$ 460,088
WC Parks	\$ 29,538	\$ 75,973	\$ 14,549	\$ 120,060
Schoolcraft Community College	\$ 274,588	\$ 706,222	\$ 135,237	\$ 1,116,047

TABLE 4-2
IMPACTS ON TAXING JURISDICTIONS
Plymouth Township

<u>School Capture</u>	Jones Development Parcel 10	Ridge 5 Corporate Park Parcel 11	Hillside West Parcel 12	Hillside East Parcel 13	BCP/Choctaw- Kaul Parcel 14	Meijer at 5 Mile Parcel 15 (portion)	REDICO Parcel 15 (remainder)	TOTALS
State Education Tax (SET)	\$ 2,408,256	\$ 170,455	\$ 10,592	\$ 49,084	\$ 751,868	\$ 952,203	\$ 284,931	\$ 4,627,389
School Operating	\$ 7,224,776	\$ 511,359	\$ 28,160	\$ 147,255	\$ 2,255,609	\$ 2,856,613	\$ 854,790	\$ 13,878,562
<u>Local Capture</u>								
Plymouth Township Operating	\$ 322,626	\$ 31,212	\$ 1,258	\$ 6,630	\$ 100,726	\$ 127,564	\$ 93,009	\$ 683,025
Public Safety	\$ 1,735,469	\$ 167,879	\$ 6,763	\$ 35,655	\$ 541,824	\$ 686,192	\$ 500,310	\$ 3,674,092
RESA Operating	\$ 38,371	\$ 3,703	\$ 150	\$ 789	\$ 11,980	\$ 15,170	\$ 11,062	\$ 81,225
RESA Special Ed.	\$ 1,342,325	\$ 129,228	\$ 5,230	\$ 27,551	\$ 419,079	\$ 530,743	\$ 386,970	\$ 2,841,126
RESA Enhancement	\$ 797,778	\$ 76,746	\$ 3,110	\$ 16,361	\$ 249,069	\$ 315,435	\$ 229,986	\$ 1,688,485
HCMA	\$ 83,084	\$ 8,121	\$ 324	\$ 1,683	\$ 25,937	\$ 226,624	\$ 23,950	\$ 369,723
Library Operating	\$ 573,167	\$ 55,772	\$ 2,236	\$ 11,819	\$ 178,946	\$ 1,046,282	\$ 774,440	\$ 2,642,662
Wayne County Operating	\$ 2,646,196	\$ 254,712	\$ 10,314	\$ 46,208	\$ 826,156	\$ 148,513	\$ 3,483,519	\$ 7,415,618
WC Jail	\$ 375,610	\$ 35,999	\$ 1,462	\$ 7,675	\$ 117,269	\$ 38,755	\$ 506,263	\$ 1,083,033
WC Parks	\$ 98,017	\$ 9,435	\$ 381	\$ 2,011	\$ 30,602	\$ 32,852	\$ 132,205	\$ 305,503
Schoolcraft Community College	\$ 911,126	\$ 86,397	\$ 126,359	\$ 18,717	\$ 284,459	\$ 360,252	\$ 800,777	\$ 2,588,087

APPENDIX C

TABLE 3-1 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 13

TABLE 3-2 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 11/12

**TABLE 3-3 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 9 (NEW
NORTHVILLE, LLC PORTION)**

TABLE 3-4 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 7

**TABLE 3-5 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 15 (MEIJER AT
FIVE MILE)**

**TABLE 3-6 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 9 (VERITAS
TELECOMMUNICATIONS PORTION)**

TABLE 3-7 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 14

TABLE 3-8 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 10

**TABLE 3-9 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 15
(REMAINDER)**

TABLE 3-10 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 12

**TABLE 3-11 TIR REIMBURSEMENT ALLOCATION FOR MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**



TABLE 3-1
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 13	
	Proportionality	Incremental Taxes
State	51.0%	\$ -
Local	49.0%	\$ -
TOTAL		\$ -
EGLE	24.1%	\$ -
MSF	75.9%	\$ -

Estimated Total Years of Plan	30	Estimated Capture	
Estimated Years of Capture (Parcel 13)	26	Administrative Fees	\$ 18,325
		State Revolving Fund	\$ 24,540
		LBRF	\$ -

[illegible]



TABLE 3-1
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

[illegible]



TABLE 3-2
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 11	
	Proportionality	Incremental Taxes
State	0.0%	\$ -
Local	100.0%	\$ 1,356,494
TOTAL		\$ 1,356,494
EGLE	100.0%	\$ 1,356,494
MSF	0.0%	\$ -

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 82,772
Estimated Years of Capture (Ridge 5 Corporate Park)	28	State Revolving Fund	\$ 85,234
		LBRF	\$ -

Plan/Capture Year		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue		\$ 28,387	\$ 28,387	\$ 28,387	\$ 28,387	\$ 26,539	\$ 27,069	\$ 27,612	\$ 28,164	\$ 28,727	\$ 29,301	\$ 29,888	\$ 30,485	\$ 31,095	\$ 31,717	\$ 32,351
State Brownfield Redevelopment Fund (50% of SET)		\$ 3,549	\$ 3,549	\$ 3,549	\$ 3,549	\$ 3,318	\$ 3,384	\$ 3,452	\$ 3,521	\$ 3,591	\$ 3,663	\$ 3,736	\$ 3,811	\$ 3,887	\$ 3,965	\$ 4,044
State TIR Available for Reimbursement		\$ 24,838	\$ 24,838	\$ 24,838	\$ 24,838	\$ 23,221	\$ 23,685	\$ 24,160	\$ 24,643	\$ 25,136	\$ 25,638	\$ 26,152	\$ 26,674	\$ 27,208	\$ 27,752	\$ 28,307
Total Local Incremental Revenue		\$ 26,485	\$ 26,485	\$ 30,367	\$ 26,485	\$ 26,485	\$ 26,485	\$ 26,485	\$ 24,760	\$ 25,255	\$ 25,761	\$ 26,276	\$ 26,803	\$ 27,338	\$ 27,884	\$ 28,443
BRA Administrative Fee (10%)		\$ 2,649	\$ 2,649	\$ 3,037	\$ 2,649	\$ 2,649	\$ 2,649	\$ 2,649	\$ 2,476	\$ 2,526	\$ 2,576	\$ 2,628	\$ 2,680	\$ 2,734	\$ 2,788	\$ 2,844
Local TIR Available for Reimbursement		\$ 23,836	\$ 23,836	\$ 27,330	\$ 23,836	\$ 23,836	\$ 23,836	\$ 23,836	\$ 22,284	\$ 22,729	\$ 23,185	\$ 23,648	\$ 24,123	\$ 24,604	\$ 25,096	\$ 25,599
Total State & Local TIR Available		\$ 48,674	\$ 48,674	\$ 52,168	\$ 48,674	\$ 47,057	\$ 47,521	\$ 47,996	\$ 46,927	\$ 47,865	\$ 48,823	\$ 49,800	\$ 50,797	\$ 51,812	\$ 52,848	\$ 53,906
Total TIR Available to Developers		\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 15,599	\$ 15,911	\$ 16,229	\$ 16,554	\$ 16,886	\$ 17,223	\$ 17,567	\$ 17,919	\$ 18,276	\$ 18,644	\$ 19,015
Total TIR Available to MITC Infrastructure		\$ 7,150	\$ 31,988	\$ 35,482	\$ 31,988	\$ 31,458	\$ 31,610	\$ 31,767	\$ 30,373	\$ 30,979	\$ 31,600	\$ 32,233	\$ 32,878	\$ 33,536	\$ 34,204	\$ 34,891
REIMBURSEMENT BALANCES		Beginning Balance														
PARCEL 11/12 Reimbursement Balance		\$ 1,356,494	\$ 1,339,808	\$ 1,323,122	\$ 1,306,436	\$ 1,289,750	\$ 1,274,151	\$ 1,258,240	\$ 1,242,011	\$ 1,225,457	\$ 1,208,571	\$ 1,191,348	\$ 1,173,781	\$ 1,155,862	\$ 1,137,586	\$ 1,118,942
PARCELS 11/12 RIDGE 5 CORPORATE PARK																
EGLE Environmental Costs		\$ 1,356,494	\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 15,599	\$ 15,911	\$ 16,229	\$ 16,554	\$ 16,886	\$ 17,223	\$ 17,567	\$ 17,919	\$ 18,276	\$ 18,644
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Local Tax Reimbursement		\$ 1,356,494	\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 15,599	\$ 15,911	\$ 16,229	\$ 16,554	\$ 16,886	\$ 17,223	\$ 17,567	\$ 17,919	\$ 18,276	\$ 18,644
Total EGLE Reimbursement Balance			\$ 1,339,808	\$ 1,323,122	\$ 1,306,436	\$ 1,289,750	\$ 1,274,151	\$ 1,258,240	\$ 1,242,011	\$ 1,225,457	\$ 1,208,571	\$ 1,191,348	\$ 1,173,781	\$ 1,155,862	\$ 1,137,586	\$ 1,118,942
Total Annual Parcel 11/12 Reimbursement			\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 15,599	\$ 15,911	\$ 16,229	\$ 16,554	\$ 16,886	\$ 17,223	\$ 17,567	\$ 17,919	\$ 18,276	\$ 18,644



TABLE 3-2
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 32,999	\$ 33,659	\$ 34,331	\$ 35,017	\$ 35,719	\$ 36,432	\$ 37,161							\$ 681,814
State Brownfield Redevelopment Fund (50% of SET)	\$ 4,125	\$ 4,208	\$ 4,292	\$ 4,377	\$ 4,465	\$ 4,554	\$ 4,645							\$ 85,234
State TIR Available for Reimbursement	\$ 28,874	\$ 29,451	\$ 30,039	\$ 30,640	\$ 31,254	\$ 31,878	\$ 32,516		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 596,580
Total Local Incremental Revenue	\$ 29,009	\$ 29,593	\$ 30,182	\$ 30,787	\$ 31,403	\$ 32,033	\$ 32,672	\$ 33,326	\$ 33,988	\$ 34,672	\$ 35,365	\$ 36,069	\$ 36,793	\$ 827,689
BRA Administrative Fee (10%)	\$ 2,901	\$ 2,959	\$ 3,018	\$ 3,079	\$ 3,140	\$ 3,203	\$ 3,267	\$ 3,333	\$ 3,399	\$ 3,467	\$ 3,537	\$ 3,607	\$ 3,679	\$ 82,772
Local TIR Available for Reimbursement	\$ 26,108	\$ 26,634	\$ 27,164	\$ 27,708	\$ 28,263	\$ 28,830	\$ 29,405	\$ 29,993	\$ 30,589	\$ 31,205	\$ 31,828	\$ 32,462	\$ 33,114	\$ 744,917
Total State & Local TIR Available	\$ 54,982	\$ 56,085	\$ 57,203	\$ 58,348	\$ 59,517	\$ 60,708	\$ 61,921	\$ 29,993	\$ 30,589	\$ 31,205	\$ 31,828	\$ 32,462	\$ 33,114	\$ 1,341,497
Total TIR Available to Developers	\$ 19,396	\$ 19,784	\$ 20,181	\$ 20,583	\$ 20,995	\$ 21,412	\$ 21,843	\$ 22,280	\$ 30,589	\$ 31,205	\$ 31,828	\$ 32,462	\$ 33,114	\$ 582,239
Total TIR Available to MITC Infrastructure	\$ 35,586	\$ 36,301	\$ 37,022	\$ 37,765	\$ 38,522	\$ 39,296	\$ 40,078	\$ 7,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 734,420
REIMBURSEMENT BALANCES														
PARCEL 11/12 Reimbursement Balance	\$ 1,080,531	\$ 1,060,747	\$ 1,040,566	\$ 1,019,983	\$ 998,988	\$ 977,576	\$ 955,733	\$ 933,453	\$ 902,864	\$ 871,659	\$ 839,831	\$ 807,369	\$ 774,255	
PARCELS 11/12 RIDGE 5 CORPORATE														
EGLE Environmental Costs	\$ 19,396	\$ 19,784	\$ 20,181	\$ 20,583	\$ 20,995	\$ 21,412	\$ 21,843	\$ 22,280	\$ 30,589	\$ 31,205	\$ 31,828	\$ 32,462	\$ 33,114	\$ 582,239
State Tax Reimbursement														\$ -
Local Tax Reimbursement	\$ 19,396	\$ 19,784	\$ 20,181	\$ 20,583	\$ 20,995	\$ 21,412	\$ 21,843	\$ 22,280	\$ 30,589	\$ 31,205	\$ 31,828	\$ 32,462	\$ 33,114	\$ 582,239
Total EGLE Reimbursement Balance	\$ 1,080,531	\$ 1,060,747	\$ 1,040,566	\$ 1,019,983	\$ 998,988	\$ 977,576	\$ 955,733	\$ 933,453	\$ 902,864	\$ 871,659	\$ 839,831	\$ 807,369	\$ 774,255	
Total Annual Parcel 11/12 Reimbursement	\$ 19,396	\$ 19,784	\$ 20,181	\$ 20,583	\$ 20,995	\$ 21,412	\$ 21,843	\$ 22,280	\$ 30,589	\$ 31,205	\$ 31,828	\$ 32,462	\$ 33,114	



TABLE 3-3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.6%	\$ 1,804,441
Local	51.4%	\$ 1,858,927
TOTAL		\$ 3,663,368
EGLE	4.7%	\$ 176,480
MSF	95.3%	\$ 3,556,647

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 259,288
Estimated Years of Capture (New Northville LLC))	24	State Revolving Fund	\$ 224,984
		LBRF	\$ -

Plan/Capture Year		6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue		\$ -	\$ 10,481	\$ 45,000	\$ 45,900	\$ 46,819	\$ 95,509	\$ 97,419	\$ 99,367	\$ 101,355	\$ 103,381	\$ 105,449	\$ 107,559	\$ 109,709	\$ 111,904
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ 1,310	\$ 5,625	\$ 5,738	\$ 5,853	\$ 11,939	\$ 12,178	\$ 12,421	\$ 12,670	\$ 12,923	\$ 13,181	\$ 13,445	\$ 13,714	\$ 13,988
State TIR Available for Reimbursement		\$ -	\$ 9,171	\$ 39,375	\$ 40,163	\$ 40,967	\$ 83,571	\$ 85,242	\$ 86,946	\$ 88,686	\$ 90,459	\$ 92,268	\$ 94,114	\$ 95,996	\$ 97,916
Total Local Incremental Revenue		\$ -	\$ 11,007	\$ 47,263	\$ 48,206	\$ 49,169	\$ 100,310	\$ 102,314	\$ 104,357	\$ 106,446	\$ 108,578	\$ 110,749	\$ 112,963	\$ 115,222	\$ 117,526
BRA Administrative Fee (10%)		\$ -	\$ 1,101	\$ 4,726	\$ 4,821	\$ 4,917	\$ 10,031	\$ 10,231	\$ 10,436	\$ 10,645	\$ 10,858	\$ 11,075	\$ 11,296	\$ 11,522	\$ 11,753
Local TIR Available for Reimbursement		\$ -	\$ 9,906	\$ 42,537	\$ 43,385	\$ 44,252	\$ 90,279	\$ 92,083	\$ 93,921	\$ 95,801	\$ 97,720	\$ 99,674	\$ 101,667	\$ 103,700	\$ 105,773
Total State & Local TIR Available		\$ -	\$ 19,077	\$ 81,912	\$ 83,548	\$ 85,219	\$ 173,850	\$ 177,325	\$ 180,867	\$ 184,487	\$ 188,179	\$ 191,942	\$ 195,781	\$ 199,696	\$ 203,689
Total TIR Available to Developers		\$ -	\$ 13,354	\$ 57,339	\$ 58,484	\$ 59,653	\$ 121,695	\$ 124,127	\$ 126,607	\$ 129,141	\$ 131,725	\$ 134,360	\$ 137,047	\$ 139,787	\$ 142,582
Total TIR Available to MITC Infrastructure		\$ -	\$ 5,723	\$ 24,573	\$ 25,064	\$ 25,566	\$ 52,155	\$ 53,198	\$ 54,260	\$ 55,346	\$ 56,454	\$ 57,582	\$ 58,734	\$ 59,909	\$ 61,107
REIMBURSEMENT BALANCES		Beginning Balance													
PARCEL 9 (NL, LLC) Reimbursement Balance		\$ 3,836,858	\$ 3,836,858	\$ 3,823,504	\$ 3,766,165	\$ 3,707,681	\$ 3,648,028	\$ 3,526,333	\$ 3,402,206	\$ 3,275,599	\$ 3,146,458	\$ 3,014,733	\$ 2,880,373	\$ 2,743,326	\$ 2,603,539
Parcel 9 Northville Lumber															
MSF Non-Environmental Costs		\$ 3,655,536	\$ -	\$ 12,723	\$ 54,629	\$ 55,720	\$ 56,834	\$ 115,944	\$ 118,261	\$ 120,624	\$ 123,038	\$ 125,500	\$ 128,010	\$ 130,570	\$ 133,181
State Tax Reimbursement		\$ 1,719,166	\$ -	\$ 6,116	\$ 26,260	\$ 26,785	\$ 27,321	\$ 55,735	\$ 56,849	\$ 57,986	\$ 59,146	\$ 60,329	\$ 61,535	\$ 62,766	\$ 64,021
Local Tax Reimbursement		\$ 1,771,078	\$ -	\$ 6,607	\$ 28,369	\$ 28,935	\$ 29,513	\$ 60,209	\$ 61,412	\$ 62,638	\$ 63,892	\$ 65,172	\$ 66,475	\$ 67,804	\$ 69,159
Total MSF Reimbursement Balance			\$ 3,655,536	\$ 3,642,813	\$ 3,588,184	\$ 3,532,464	\$ 3,475,630	\$ 3,359,686	\$ 3,241,425	\$ 3,120,801	\$ 2,997,763	\$ 2,872,263	\$ 2,744,253	\$ 2,613,683	\$ 2,480,502
EGLE Environmental Costs		\$ 181,322	\$ -	\$ 631	\$ 2,710	\$ 2,764	\$ 2,819	\$ 5,751	\$ 5,866	\$ 5,983	\$ 6,103	\$ 6,225	\$ 6,350	\$ 6,477	\$ 6,606
State Tax Reimbursement		\$ 85,274	\$ -	\$ 303	\$ 1,303	\$ 1,329	\$ 1,355	\$ 2,765	\$ 2,820	\$ 2,876	\$ 2,934	\$ 2,992	\$ 3,052	\$ 3,113	\$ 3,176
Local Tax Reimbursement		\$ 87,849	\$ -	\$ 328	\$ 1,407	\$ 1,435	\$ 1,464	\$ 2,986	\$ 3,046	\$ 3,107	\$ 3,169	\$ 3,233	\$ 3,297	\$ 3,363	\$ 3,430
Total EGLE Reimbursement Balance			\$ 181,322	\$ 180,691	\$ 177,981	\$ 175,217	\$ 172,398	\$ 166,647	\$ 160,781	\$ 154,798	\$ 148,695	\$ 142,470	\$ 136,120	\$ 129,643	\$ 123,037
Total Annual Parcel 9 Reimbursement			\$ -	\$ 13,354	\$ 57,339	\$ 58,484	\$ 59,653	\$ 121,695	\$ 124,127	\$ 126,607	\$ 129,141	\$ 131,725	\$ 134,360	\$ 137,047	\$ 142,582



TABLE 3-3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 114,141	\$ 116,424	\$ 118,753	\$ 121,128	\$ 123,551	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 2,468,809
State Brownfield Redevelopment Fund (50% of SET)	\$ 14,268	\$ 14,553	\$ 14,844	\$ 15,141	\$ 15,444	\$ 15,753						\$ 224,984
State TIR Available for Reimbursement	\$ 99,874	\$ 101,871	\$ 103,909	\$ 105,987	\$ 108,107	\$ 110,269	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 2,243,830
Total Local Incremental Revenue	\$ 119,877	\$ 122,275	\$ 124,719	\$ 127,214	\$ 129,758	\$ 132,355	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 2,592,860
BRA Administrative Fee (10%)	\$ 11,988	\$ 12,228	\$ 12,472	\$ 12,721	\$ 12,976	\$ 13,236	\$ 13,500	\$ 13,770	\$ 14,046	\$ 14,326	\$ 14,613	\$ 259,288
Local TIR Available for Reimbursement	\$ 107,889	\$ 110,047	\$ 112,247	\$ 114,493	\$ 116,782	\$ 119,119	\$ 121,502	\$ 123,931	\$ 126,410	\$ 128,938	\$ 131,516	\$ 2,333,572
Total State & Local TIR Available	\$ 207,763	\$ 211,918	\$ 216,156	\$ 220,480	\$ 224,889	\$ 229,388	\$ 250,045	\$ 255,044	\$ 260,145	\$ 265,347	\$ 270,655	\$ 4,577,402
Total TIR Available to Developers	\$ 145,434	\$ 148,343	\$ 151,310	\$ 154,336	\$ 157,422	\$ 229,388	\$ 250,045	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	\$ 3,663,372
Total TIR Available to MITC Infrastructure	\$ 62,329	\$ 63,575	\$ 64,846	\$ 66,144	\$ 67,467	\$ -	\$ -	\$ -		\$ -		\$ 914,032
REIMBURSEMENT BALANCES												
PARCEL 9 (NL, LLC) Reimbursement Balance	\$ 2,315,523	\$ 2,167,180	\$ 2,015,870	\$ 1,861,534	\$ 1,704,112	\$ 1,474,724	\$ 1,224,679	\$ 969,635	\$ 709,489	\$ 444,142	\$ 173,486	
Parcel 9 Northville Lumber												
MSF Non-Environmental Costs	\$ 138,561	\$ 141,333	\$ 144,159	\$ 147,042	\$ 149,983	\$ 218,548	\$ 238,228	\$ 242,991	\$ 247,852	\$ 252,807	\$ 257,865	\$ 3,490,247
State Tax Reimbursement	\$ 66,608	\$ 67,940	\$ 69,299	\$ 70,685	\$ 72,099	\$ 105,057	\$ 122,468	\$ 124,917	\$ 127,415	\$ 129,963	\$ 132,564	\$ 1,719,166
Local Tax Reimbursement	\$ 71,953	\$ 73,393	\$ 74,860	\$ 76,357	\$ 77,884	\$ 113,490	\$ 115,760	\$ 118,074	\$ 120,437	\$ 122,844	\$ 125,301	\$ 1,771,078
Total MSF Reimbursement Balance	\$ 2,206,097	\$ 2,064,764	\$ 1,920,605	\$ 1,773,563	\$ 1,623,580	\$ 1,405,032	\$ 1,166,804	\$ 923,813	\$ 675,961	\$ 423,154		
EGLE Environmental Costs												
State Tax Reimbursement	\$ 3,304	\$ 3,370	\$ 3,437	\$ 3,506	\$ 3,576	\$ 5,211	\$ 6,075	\$ 6,196	\$ 6,320	\$ 6,446	\$ 6,575	\$ 85,274
Local Tax Reimbursement	\$ 3,569	\$ 3,640	\$ 3,713	\$ 3,787	\$ 3,863	\$ 5,629	\$ 5,742	\$ 5,857	\$ 5,974	\$ 6,093	\$ 6,215	\$ 87,849
Total EGLE Reimbursement Balance	\$ 109,426	\$ 102,416	\$ 95,265	\$ 87,971	\$ 80,532	\$ 69,692	\$ 57,875	\$ 45,822	\$ 33,528	\$ 20,988		
Total Annual Parcel 9 Reimbursement	\$ 145,434	\$ 148,343	\$ 151,310	\$ 154,336	\$ 157,422	\$ 229,388	\$ 250,045	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	



TABLE 3-4
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Coldwater Ridge (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 7	
	Proportionality	Incremental Taxes
State	6.9%	\$ 91,823
Local	93.1%	\$ 4,646,453
TOTAL		\$ 4,738,276
EGLE	2.4%	\$ 113,000
MSF	97.6%	\$ 4,625,362

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 784,182
Estimated Years of Capture (Coldwater Ridge)	15	State Revolving Fund	\$ 933,333
		LBRF	\$ -

Plan/Capture Year		8	9	10	11	12	13	14	15	16	17	18	19	20
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue		\$ 1,200	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032
State Brownfield Redevelopment Fund (50% of SET)		\$ 600	\$ 5,625	\$ 16,988	\$ 28,578	\$ 37,774	\$ 77,059	\$ 78,600	\$ 80,172	\$ 81,775	\$ 83,411	\$ 85,079	\$ 86,781	\$ 88,516
State TIR Available for Reimbursement		\$ 600	\$ 5,625	\$ 16,988	\$ 28,578	\$ 37,774	\$ 77,059	\$ 78,600	\$ 80,172	\$ 81,775	\$ 83,411	\$ 85,079	\$ 86,781	\$ 88,516
Total Local Incremental Revenue		\$ 5,042	\$ 47,263	\$ 142,728	\$ 240,103	\$ 317,374	\$ 647,444	\$ 660,392	\$ 673,599	\$ 687,071	\$ 700,812	\$ 714,829	\$ 729,127	\$ 743,710
BRA Administrative Fee (10%)		\$ 504	\$ 4,726	\$ 14,273	\$ 24,010	\$ 31,737	\$ 64,744	\$ 66,039	\$ 67,360	\$ 68,707	\$ 70,081	\$ 71,483	\$ 72,913	\$ 74,371
Local TIR Available for Reimbursement		\$ 4,538	\$ 42,537	\$ 128,455	\$ 216,093	\$ 285,637	\$ 582,700	\$ 594,353	\$ 606,239	\$ 618,364	\$ 630,731	\$ 643,346	\$ 656,214	\$ 669,339
Total State & Local TIR Available		\$ 5,138	\$ 48,162	\$ 145,443	\$ 244,671	\$ 323,411	\$ 659,759	\$ 672,953	\$ 686,411	\$ 700,139	\$ 714,142	\$ 728,425	\$ 742,995	\$ 757,855
Total TIR Available to Developer		\$ 3,186	\$ 33,713	\$ 101,811	\$ 171,270	\$ 226,387	\$ 437,437	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292
Total TIR Available to MITC Infrastructure		\$ 1,952	\$ 14,449	\$ 43,632	\$ 73,401	\$ 97,024	\$ 222,322	\$ 266,891	\$ 272,228	\$ 277,673	\$ 283,227	\$ 288,891	\$ 294,669	\$ 300,563
REIMBURSEMENT BALANCES	Beginning Balance													
PARCEL 7 Reimbursement Balance	\$ 4,738,362	\$ 4,735,176	\$ 4,701,463	\$ 4,599,652	\$ 4,428,382	\$ 4,201,995	\$ 3,764,558	\$ 3,358,496	\$ 2,944,313	\$ 2,521,847	\$ 2,090,932	\$ 1,651,398	\$ 1,203,072	\$ 745,780
Parcel 7 Toll Bros.														
MSF Non-Environmental Costs	\$ 4,625,362	\$ 3,100	\$ 29,061	\$ 87,761	\$ 147,635	\$ 195,147	\$ 398,100	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292
State Tax Reimbursement	\$ -													
Local Tax Reimbursement	\$ 4,625,362	\$ 3,100	\$ 29,061	\$ 87,761	\$ 147,635	\$ 195,147	\$ 398,100	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292
Total MSF Reimbursement Balance		\$ 4,622,262	\$ 4,593,201	\$ 4,505,440	\$ 4,357,805	\$ 4,162,658	\$ 3,764,558	\$ 3,358,496	\$ 2,944,313	\$ 2,521,847	\$ 2,090,932	\$ 1,651,398	\$ 1,203,072	\$ 745,780
EGLE Environmental Costs	\$ 113,000	\$ 86	\$ 4,652	\$ 14,050	\$ 23,635	\$ 31,240	\$ 39,337							
State Tax Reimbursement	\$ 91,823	\$ 10	\$ 3,938	\$ 11,892	\$ 20,005	\$ 26,442	\$ 29,548							
Local Tax Reimbursement	\$ 21,091	\$ 76	\$ 715	\$ 2,158	\$ 3,630	\$ 4,799	\$ 9,789							
Total EGLE Reimbursement Balance		\$ 112,914	\$ 108,262	\$ 94,212	\$ 70,577	\$ 39,337	\$ -							
Total Annual Parcel 9 Reimbursement		\$ 3,186	\$ 33,713	\$ 101,811	\$ 171,270	\$ 226,387	\$ 437,437	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292



TABLE 3-4
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Coldwater Ridge (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

[illegible]



TABLE 3-5
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Meijer at Five Mile (MITC Parcel 15)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 15 (Meijer Portion)	
	Proportionality	Incremental Taxes
State	52.3%	\$ 3,380,930
Local	47.7%	\$ 3,079,713
TOTAL		\$ 6,460,643
EGLE	29.7%	\$ 1,938,012
MSF	70.3%	\$ 4,522,632

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 352,840
Estimated Years of Capture (Meijer Inc.)	23	State Revolving Fund	\$ 327,313
		LBRF	\$ -

Plan/Capture Year		7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Total State Incremental Revenue		\$ 10,636	\$ 99,600	\$ 93,727	\$ 87,876	\$ 82,048	\$ 166,696	\$ 166,551	\$ 166,453	\$ 166,408	\$ 166,415	\$ 166,475	\$ 169,228	\$ 172,037	
State Brownfield Redevelopment Fund (50% of SET)		\$ 1,330	\$ 12,450	\$ 11,716	\$ 10,985	\$ 10,256	\$ 20,837	\$ 20,819	\$ 20,807	\$ 20,801	\$ 20,802	\$ 20,810	\$ 21,154	\$ 21,505	
State TIR Available for Reimbursement		\$ 9,306	\$ 87,150	\$ 82,011	\$ 76,891	\$ 71,792	\$ 145,859	\$ 145,732	\$ 145,646	\$ 145,607	\$ 145,613	\$ 145,665	\$ 148,074	\$ 150,532	
Total Local Incremental Revenue		\$ 9,853	\$ 92,268	\$ 86,826	\$ 81,406	\$ 76,008	\$ 154,422	\$ 154,286	\$ 154,199	\$ 154,154	\$ 154,162	\$ 154,219	\$ 156,768	\$ 159,370	
BRA Administrative Fee (10%)		\$ 985	\$ 9,227	\$ 8,683	\$ 8,141	\$ 7,601	\$ 15,442	\$ 15,429	\$ 15,420	\$ 15,415	\$ 15,416	\$ 15,422	\$ 15,677	\$ 15,937	
Local TIR Available for Reimbursement		\$ 8,868	\$ 83,041	\$ 78,143	\$ 73,265	\$ 68,407	\$ 138,980	\$ 138,857	\$ 138,779	\$ 138,739	\$ 138,746	\$ 138,797	\$ 141,091	\$ 143,433	
Total State & Local TIR Available		\$ 18,174	\$ 170,191	\$ 160,154	\$ 150,156	\$ 140,199	\$ 284,839	\$ 284,589	\$ 284,425	\$ 284,346	\$ 284,359	\$ 284,462	\$ 289,165	\$ 293,965	
Total TIR Available to Developers		\$ 17,266	\$ 161,682	\$ 152,146	\$ 142,648	\$ 133,189	\$ 270,597	\$ 270,359	\$ 270,204	\$ 270,129	\$ 270,141	\$ 270,239	\$ 274,706	\$ 283,632	
Total TIR Available to MITC Infrastructure		\$ 908	\$ 8,509	\$ 8,008	\$ 7,508	\$ 7,010	\$ 14,242	\$ 14,230	\$ 14,221	\$ 14,217	\$ 14,218	\$ 14,223	\$ 14,459	\$ 10,333	
REIMBURSEMENT BALANCES		Beginning Balance													
PARCEL 15 (Meijer) Reimbursement Balance		\$ 12,829,342	\$ 12,812,076	\$ 12,650,394	\$ 12,498,248	\$ 12,355,600	\$ 12,222,411	\$ 11,951,814	\$ 11,681,455	\$ 11,411,251	\$ 11,141,122	\$ 10,870,981	\$ 10,600,742	\$ 10,326,036	\$ 10,042,404
Parcel 15 Meijer at Five Mile															
MSF Non-Environmental Costs		\$ 8,983,083	\$ 12,138	\$ 113,662	\$ 106,959	\$ 100,282	\$ 93,632	\$ 190,230	\$ 190,062	\$ 189,953	\$ 189,901	\$ 189,909	\$ 189,978	\$ 193,118	\$ 196,324
State Tax Reimbursement		\$ 2,366,962	\$ 6,215	\$ 58,203	\$ 54,771	\$ 51,351	\$ 47,946	\$ 97,412	\$ 97,327	\$ 97,270	\$ 97,244	\$ 97,247	\$ 97,283	\$ 98,891	\$ 100,533
Local Tax Reimbursement		\$ 2,155,670	\$ 5,923	\$ 55,459	\$ 52,188	\$ 48,930	\$ 45,686	\$ 92,818	\$ 92,736	\$ 92,684	\$ 92,657	\$ 92,662	\$ 92,695	\$ 94,227	\$ 95,791
Total MSF Reimbursement Balance		\$ 8,970,945	\$ 8,857,283	\$ 8,750,324	\$ 8,650,042	\$ 8,556,410	\$ 8,366,180	\$ 8,176,118	\$ 7,986,165	\$ 7,796,264	\$ 7,606,355	\$ 7,416,377	\$ 7,223,259	\$ 7,026,935	
EGLE Environmental Costs		\$ 3,846,259	\$ 5,128	\$ 48,020	\$ 45,187	\$ 42,366	\$ 39,557	\$ 80,367	\$ 80,297	\$ 80,251	\$ 80,228	\$ 80,232	\$ 80,261	\$ 81,588	\$ 87,308
State Tax Reimbursement		\$ 1,013,968	\$ 2,626	\$ 24,590	\$ 23,139	\$ 21,695	\$ 20,256	\$ 41,154	\$ 41,118	\$ 41,094	\$ 41,083	\$ 41,085	\$ 41,099	\$ 41,779	\$ 44,708
Local Tax Reimbursement		\$ 924,043	\$ 2,502	\$ 23,430	\$ 22,048	\$ 20,672	\$ 19,301	\$ 39,213	\$ 39,178	\$ 39,156	\$ 39,145	\$ 39,147	\$ 39,162	\$ 39,809	\$ 42,600
Total EGLE Reimbursement Balance		\$ 3,841,131	\$ 3,793,111	\$ 3,747,924	\$ 3,705,558	\$ 3,666,001	\$ 3,585,634	\$ 3,505,337	\$ 3,425,086	\$ 3,344,858	\$ 3,264,626	\$ 3,184,365	\$ 3,102,777	\$ 3,015,469	
Total Annual MITC Infrastructure Reimbursement		\$ 17,266	\$ 161,682	\$ 152,146	\$ 142,648	\$ 133,189	\$ 270,597	\$ 270,359	\$ 270,204	\$ 270,129	\$ 270,141	\$ 270,239	\$ 274,706	\$ 283,632	



TABLE 3-5
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Meijer at Five Mile (MITC Parcel 15)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 174,901	\$ 177,824	\$ 180,804	\$ 183,844	\$ 186,945	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 206,897	\$ 3,808,816
State Brownfield Redevelopment Fund (50% of SET)	\$ 21,863	\$ 22,228	\$ 22,601	\$ 22,981	\$ 23,368							\$ 327,313
State TIR Available for Reimbursement	\$ 153,038	\$ 155,596	\$ 158,203	\$ 160,863	\$ 163,577	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 206,897	\$ 3,481,503
Total Local Incremental Revenue	\$ 162,026	\$ 164,730	\$ 167,491	\$ 170,308	\$ 173,180	\$ 176,111	\$ 179,098	\$ 182,148	\$ 185,259	\$ 188,428	\$ 191,662	\$ 3,528,382
BRA Administrative Fee (10%)	\$ 16,203	\$ 16,473	\$ 16,749	\$ 17,031	\$ 17,318	\$ 17,611	\$ 17,910	\$ 18,215	\$ 18,526	\$ 18,843	\$ 19,166	\$ 352,840
Local TIR Available for Reimbursement	\$ 145,823	\$ 148,257	\$ 150,742	\$ 153,277	\$ 155,862	\$ 158,500	\$ 161,188	\$ 163,933	\$ 166,733	\$ 169,585	\$ 172,496	\$ 3,175,542
Total State & Local TIR Available	\$ 298,861	\$ 303,853	\$ 308,945	\$ 314,140	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 379,393	\$ 6,657,045
Total TIR Available to Developers	\$ 288,356	\$ 293,172	\$ 298,086	\$ 303,098	\$ 308,210	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 379,393	\$ 6,460,643
Total TIR Available to MITC Infrastructure	\$ 10,505	\$ 10,681	\$ 10,859	\$ 11,042	\$ 11,229	\$ -	\$ -		\$ -	\$ -	\$ 1	\$ 196,402
REIMBURSEMENT BALANCES												
PARCEL 15 (Meijer) Reimbursement Balance	\$ 9,754,048	\$ 9,460,876	\$ 9,162,790	\$ 8,859,692	\$ 8,551,482	\$ 8,202,874	\$ 7,848,353	\$ 7,487,796	\$ 7,121,082	\$ 6,748,092	\$ 6,368,699	
Parcel 15 Meijer at Five Mile												
MSF Non-Environmental Costs	\$ 199,594	\$ 202,928	\$ 206,329	\$ 209,798	\$ 213,337	\$ 245,071	\$ 249,228	\$ 253,472	\$ 257,800	\$ 262,212	\$ 266,713	\$ 4,522,632
State Tax Reimbursement	\$ 102,206	\$ 103,915	\$ 105,656	\$ 107,432	\$ 109,245	\$ 133,646	\$ 135,913	\$ 138,227	\$ 140,587	\$ 142,994	\$ 145,449	\$ 2,366,962
Local Tax Reimbursement	\$ 97,388	\$ 99,013	\$ 100,673	\$ 102,366	\$ 104,093	\$ 111,426	\$ 113,315	\$ 115,245	\$ 117,213	\$ 119,218	\$ 121,265	\$ 2,155,670
Total MSF Reimbursement Balance	\$ 6,827,341	\$ 6,624,413	\$ 6,418,084	\$ 6,208,286	\$ 5,994,949	\$ 5,749,878	\$ 5,500,650	\$ 5,247,178	\$ 4,989,378	\$ 4,727,166	\$ 4,460,453	
EGLE Environmental Costs												
State Tax Reimbursement	\$ 88,762	\$ 90,244	\$ 91,757	\$ 93,300	\$ 94,873	\$ 103,537	\$ 105,293	\$ 107,085	\$ 108,914	\$ 110,778	\$ 112,680	\$ 1,938,012
Local Tax Reimbursement	\$ 45,452	\$ 46,212	\$ 46,986	\$ 47,776	\$ 48,582	\$ 56,462	\$ 57,420	\$ 58,397	\$ 59,394	\$ 60,411	\$ 61,448	\$ 1,013,968
Total EGLE Reimbursement Balance	\$ 2,926,707	\$ 2,836,463	\$ 2,744,706	\$ 2,651,406	\$ 2,556,533	\$ 2,452,996	\$ 2,347,703	\$ 2,240,618	\$ 2,131,704	\$ 2,020,926	\$ 1,908,246	
Total Annual MITC Infrastructure Reimbursement	\$ 288,356	\$ 293,172	\$ 298,086	\$ 303,098	\$ 308,210	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 379,393	\$ 6,460,643



TABLE 3-6
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.8%	\$ 959,804
Local	51.2%	\$ 1,006,767
TOTAL		\$ 1,966,571
EGLE	3.9%	\$ 77,500
MSF	96.1%	\$ 1,889,071

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 150,169
Estimated Years of Capture (Verita Telecommunic.)	22	State Revolving Fund	\$ 145,948
		LBRF	\$ -

Plan/Capture Year		7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Total State Incremental Revenue		\$ 6,469	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 64,945	\$ 66,245	\$ 67,569	\$ 68,921	\$ 70,300	\$ 71,705	\$ 73,140	\$ 74,603	
State Brownfield Redevelopment Fund (50% of SET)		\$ 809	\$ 3,750	\$ 3,825	\$ 3,902	\$ 3,980	\$ 8,118	\$ 8,281	\$ 8,446	\$ 8,615	\$ 8,788	\$ 8,963	\$ 9,143	\$ 9,326	
State TIR Available for Reimbursement		\$ 5,660	\$ 26,250	\$ 26,775	\$ 27,310	\$ 27,856	\$ 56,827	\$ 57,964	\$ 59,123	\$ 60,306	\$ 61,512	\$ 62,742	\$ 63,997	\$ 65,277	
Total Local Incremental Revenue		\$ 6,795	\$ 31,509	\$ 32,137	\$ 32,780	\$ 33,436	\$ 68,210	\$ 69,572	\$ 70,967	\$ 72,384	\$ 73,831	\$ 75,309	\$ 76,814	\$ 78,350	
BRA Administrative Fee (10%)		\$ 680	\$ 3,151	\$ 3,214	\$ 3,278	\$ 3,344	\$ 6,821	\$ 6,957	\$ 7,097	\$ 7,238	\$ 7,383	\$ 7,531	\$ 7,681	\$ 7,835	
Local TIR Available for Reimbursement		\$ 6,115	\$ 28,358	\$ 28,923	\$ 29,502	\$ 30,092	\$ 61,389	\$ 62,615	\$ 63,870	\$ 65,146	\$ 66,448	\$ 67,778	\$ 69,133	\$ 70,515	
Total State & Local TIR Available		\$ 11,775	\$ 54,608	\$ 55,698	\$ 56,812	\$ 57,948	\$ 118,216	\$ 120,579	\$ 122,993	\$ 125,452	\$ 127,960	\$ 130,520	\$ 133,130	\$ 135,792	
Total TIR Available to Developers		\$ 8,243	\$ 38,225	\$ 38,989	\$ 39,769	\$ 40,563	\$ 82,751	\$ 84,405	\$ 86,095	\$ 87,817	\$ 89,573	\$ 91,365	\$ 93,190	\$ 95,054	
Total TIR Available to MITC Infrastructure		\$ 3,532	\$ 16,383	\$ 16,709	\$ 17,043	\$ 17,385	\$ 35,465	\$ 36,174	\$ 36,898	\$ 37,635	\$ 38,387	\$ 39,155	\$ 39,940	\$ 40,738	
REIMBURSEMENT BALANCES		Beginning Balances													
PARCEL 9 (Verita Portion) Reimbursement Balance		\$ 1,966,571	\$ 1,958,328	\$ 1,920,103	\$ 1,881,114	\$ 1,841,345	\$ 1,800,782	\$ 1,718,031	\$ 1,633,626	\$ 1,547,531	\$ 1,459,714	\$ 1,370,141	\$ 1,278,776	\$ 1,185,586	\$ 1,090,532
PARCEL 9 (Verita Portion)															
MSF Non-Environmental Costs		\$ 1,889,071	\$ 7,918	\$ 36,719	\$ 37,452	\$ 38,202	\$ 38,965	\$ 79,490	\$ 81,079	\$ 82,702	\$ 84,356	\$ 86,043	\$ 87,764	\$ 89,518	\$ 91,308
State Tax Reimbursement		\$ 921,980	\$ 3,806	\$ 17,651	\$ 18,004	\$ 18,364	\$ 18,731	\$ 38,211	\$ 38,976	\$ 39,755	\$ 40,551	\$ 41,362	\$ 42,189	\$ 43,032	\$ 43,893
Local Tax Reimbursement		\$ 967,091	\$ 4,112	\$ 19,068	\$ 19,448	\$ 19,838	\$ 20,234	\$ 41,279	\$ 42,103	\$ 42,947	\$ 43,805	\$ 44,681	\$ 45,575	\$ 46,486	\$ 47,415
Total MSF Reimbursement Balance		\$ 1,881,153	\$ 1,844,434	\$ 1,806,982	\$ 1,768,780	\$ 1,729,815	\$ 1,650,325	\$ 1,569,246	\$ 1,486,544	\$ 1,402,188	\$ 1,316,145	\$ 1,228,381	\$ 1,138,863	\$ 1,047,555	
EGLE Environmental Costs		\$ 77,500	\$ 325	\$ 1,506	\$ 1,537	\$ 1,567	\$ 1,598	\$ 3,261	\$ 3,326	\$ 3,393	\$ 3,461	\$ 3,530	\$ 3,601	\$ 3,672	\$ 3,746
State Tax Reimbursement		\$ 180,651	\$ 156	\$ 724	\$ 739	\$ 753	\$ 768	\$ 1,568	\$ 1,599	\$ 1,631	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,765	\$ 1,801
Local Tax Reimbursement		\$ 173,410	\$ 169	\$ 782	\$ 798	\$ 814	\$ 830	\$ 1,693	\$ 1,727	\$ 1,762	\$ 1,797	\$ 1,833	\$ 1,870	\$ 1,907	\$ 1,945
Total EGLE Reimbursement Balance		\$ 77,175	\$ 75,669	\$ 74,132	\$ 72,565	\$ 70,967	\$ 67,706	\$ 64,380	\$ 60,987	\$ 57,526	\$ 53,996	\$ 50,395	\$ 46,723	\$ 42,977	
Total Annual Parcel 13 Reimbursement		\$ 8,243	\$ 38,225	\$ 38,989	\$ 39,769	\$ 40,563	\$ 82,751	\$ 84,405	\$ 86,095	\$ 87,817	\$ 89,573	\$ 91,365	\$ 93,190	\$ 95,054	



TABLE 3-6
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 76,095	\$ 77,616	\$ 79,169	\$ 80,752	\$ 82,367	\$ 84,015	\$ 85,695	\$ 87,409	\$ 89,157			\$ 1,429,820
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,512	\$ 9,702	\$ 9,896	\$ 10,094	\$ 10,296	\$ 10,502						\$ 145,948
State TIR Available for Reimbursement	\$ 66,583	\$ 67,914	\$ 69,273	\$ 70,658	\$ 72,071	\$ 73,513	\$ 85,695	\$ 87,409	\$ 89,157			\$ 1,283,872
Total Local Incremental Revenue	\$ 79,917	\$ 81,515	\$ 83,146	\$ 84,811	\$ 86,506	\$ 88,238	\$ 89,999	\$ 91,799	\$ 93,636			\$ 1,501,661
BRA Administrative Fee (10%)	\$ 7,992	\$ 8,152	\$ 8,315	\$ 8,481	\$ 8,651	\$ 8,824	\$ 9,000	\$ 9,180	\$ 9,364			\$ 150,169
Local TIR Available for Reimbursement	\$ 71,925	\$ 73,363	\$ 74,831	\$ 76,330	\$ 77,855	\$ 79,414	\$ 80,999	\$ 82,619	\$ 84,272			\$ 1,351,492
Total State & Local TIR Available	\$ 138,508	\$ 141,277	\$ 144,104	\$ 146,988	\$ 149,926	\$ 152,927	\$ 166,694	\$ 170,028	\$ 173,429			\$ 2,635,364
Total TIR Available to Developers	\$ 96,954	\$ 98,893	\$ 100,872	\$ 102,891	\$ 104,949	\$ 152,927	\$ 166,694	\$ 170,028	\$ 96,324	\$ -		\$ 1,966,571
Total TIR Available to MITC Infrastructure	\$ 41,554	\$ 42,384	\$ 43,232	\$ 44,097	\$ 44,977	\$ -	\$ -	\$ -				\$ 591,688
REIMBURSEMENT BALANCES												
PARCEL 9 (Verita Portion) Reimbursement Balance	\$ 993,578	\$ 894,685	\$ 793,813	\$ 690,922	\$ 585,973	\$ 433,046	\$ 266,352	\$ 96,324	\$ -	\$ -	\$ -	
PARCEL 9 (Verita Portion)												
MSF Non-Environmental Costs	\$ 93,134	\$ 94,996	\$ 96,897	\$ 98,836	\$ 100,813	\$ 146,900	\$ 160,125	\$ 163,327	\$ 92,527	\$ -		\$ 1,889,071
State Tax Reimbursement	\$ 44,771	\$ 45,666	\$ 46,580	\$ 47,511	\$ 48,462	\$ 70,616	\$ 82,318	\$ 83,964	\$ 47,567	\$ -		\$ 921,980
Local Tax Reimbursement	\$ 48,363	\$ 49,330	\$ 50,317	\$ 51,325	\$ 52,351	\$ 76,284	\$ 77,807	\$ 79,363	\$ 44,960	\$ -		\$ 967,091
Total MSF Reimbursement Balance	\$ 954,421	\$ 859,425	\$ 762,528	\$ 663,692	\$ 562,879	\$ 415,979	\$ 255,854	\$ 92,527	\$ -	\$ -		
EGLE Environmental Costs	\$ 3,820	\$ 3,897	\$ 3,975	\$ 4,055	\$ 4,136	\$ 6,027	\$ 6,569	\$ 6,701	\$ 3,797	\$ -		\$ 77,500
State Tax Reimbursement	\$ 1,837	\$ 1,873	\$ 1,911	\$ 1,949	\$ 1,988	\$ 2,897	\$ 3,377	\$ 3,445	\$ 1,952	\$ -		\$ 37,824
Local Tax Reimbursement	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,106	\$ 2,148	\$ 3,130	\$ 3,192	\$ 3,256	\$ 1,845	\$ -		\$ 39,676
Total EGLE Reimbursement Balance	\$ 39,157	\$ 35,260	\$ 31,285	\$ 27,230	\$ 23,094	\$ 17,067	\$ 10,498	\$ 3,797	\$ -	\$ -		
Total Annual Parcel 13 Reimbursement	\$ 96,954	\$ 98,893	\$ 100,872	\$ 102,891	\$ 104,949	\$ 152,927	\$ 166,694	\$ 170,028	\$ 96,324	\$ -		\$ 1,966,571



TABLE 3-7
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
BCP Plymouth LLC (MITC Parcel 14)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 14	
	Proportionality	Incremental Taxes
State	NA	NA
Local	NA	NA
TOTAL		\$ -
EGLE	NA	NA
MSF	NA	NA

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 278,605
Estimated Years of Capture (BCP Plymouth; Parcel 14)	20	State Revolving Fund	\$ 266,727
		LBRF	\$ -

Plan/Capture Year		6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue		\$ 70,200	\$ 71,604	\$ 73,036	\$ 74,497	\$ 75,987	\$ 77,507	\$ 79,056	\$ 185,325	\$ 189,032	\$ 192,812	\$ 196,668	\$ 200,601	\$ 204,613	\$ 208,705
State Brownfield Redevelopment Fund (50% of SET)		\$ 8,775	\$ 8,951	\$ 9,130	\$ 9,312	\$ 9,499	\$ 9,689	\$ 8,775	\$ 8,951	\$ 9,130	\$ 9,312	\$ 9,499	\$ 9,689	\$ 9,882	\$ 23,166
State TIR Available for Reimbursement		\$ 61,425	\$ 62,653	\$ 63,906	\$ 65,185	\$ 66,488	\$ 67,818	\$ 70,281	\$ 176,374	\$ 179,902	\$ 183,500	\$ 187,169	\$ 190,912	\$ 194,731	\$ 185,539
Total Local Incremental Revenue		\$ 65,031	\$ 66,333	\$ 67,659	\$ 69,013	\$ 70,392	\$ 71,800	\$ 73,236	\$ 171,680	\$ 175,113	\$ 178,616	\$ 182,187	\$ 185,831	\$ 189,548	\$ 193,339
BRA Administrative Fee (10%)		\$ 6,503	\$ 6,633	\$ 6,766	\$ 6,901	\$ 7,039	\$ 7,180	\$ 7,324	\$ 17,168	\$ 17,511	\$ 17,862	\$ 18,219	\$ 18,583	\$ 18,955	\$ 19,334
Local TIR Available for Reimbursement		\$ 58,528	\$ 59,700	\$ 60,893	\$ 62,112	\$ 63,353	\$ 64,620	\$ 65,912	\$ 154,512	\$ 157,602	\$ 160,754	\$ 163,968	\$ 167,248	\$ 170,593	\$ 174,005
Total State & Local TIR Available		\$ 119,953	\$ 122,353	\$ 124,799	\$ 127,297	\$ 129,841	\$ 132,438	\$ 136,193	\$ 330,886	\$ 337,504	\$ 344,254	\$ 351,137	\$ 358,160	\$ 365,324	\$ 359,544
Total TIR Available to Developers*		NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC
Total TIR Available to MITC Infrastructure		\$ 119,953	\$ 122,353	\$ 124,799	\$ 127,297	\$ 129,841	\$ 132,438	\$ 136,193	\$ 330,886	\$ 337,504	\$ 344,254	\$ 351,137	\$ 358,160	\$ 365,324	\$ 359,544
REIMBURSEMENT BALANCES		Beginning Balances													
PARCEL 14 BCP Plymouth LLC Reimbursement Balance	\$ -														
Total Annual Parcel 13 Reimbursement		\$ 119,953	\$ 122,353	\$ 124,799	\$ 127,297	\$ 129,841	\$ 132,438	\$ 136,193	\$ 330,886	\$ 337,504	\$ 344,254	\$ 351,137	\$ 358,160	\$ 365,324	\$ 359,544

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-7
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
BCP Plymouth LLC (MITC Parcel 14)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 212,880	\$ 217,137	\$ 221,480	\$ 225,909	\$ 230,428							\$ 3,007,477
State Brownfield Redevelopment Fund (50% of SET)	\$ 23,629	\$ 24,102	\$ 24,584	\$ 25,075	\$ 25,577							\$ 266,727
State TIR Available for Reimbursement	\$ 189,251	\$ 193,035	\$ 196,896	\$ 200,834	\$ 204,851							\$ 2,740,750
Total Local Incremental Revenue	\$ 197,206	\$ 201,151	\$ 205,173	\$ 209,277	\$ 213,462							\$ 2,786,047
BRA Administrative Fee (10%)	\$ 19,721	\$ 20,115	\$ 20,517	\$ 20,928	\$ 21,346							\$ 278,605
Local TIR Available for Reimbursement	\$ 177,485	\$ 181,036	\$ 184,656	\$ 188,349	\$ 192,116							\$ 2,507,442
Total State & Local TIR Available	\$ 366,736	\$ 374,071	\$ 381,552	\$ 389,183	\$ 396,967		\$ -					\$ 5,248,192
Total TIR Available to Developers*	NRC	NRC	NRC	NRC	NRC							\$ -
Total TIR Available to MITC Infrastructure	\$ 366,736	\$ 374,071	\$ 381,552	\$ 389,183	\$ 396,967		\$ -					\$ 5,248,192
REIMBURSEMENT BALANCES												
PARCEL 14 BCP Plymouth LLC Reimbursement Balance												
Total Annual Parcel 13 Reimbursement	\$ 366,736	\$ 374,071	\$ 381,552	\$ 389,183	\$ 396,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,248,192

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-8
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Jones Development (MITC Parcel 10)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 10	
	Proportionality	Incremental Taxes
State	NA	NA
Local	NA	NA
TOTAL		\$ -
EGLE	NA	NA
MSF	NA	NA

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 892,378
Estimated Years of Capture	20	State Revolving Fund	\$ 1,204,131
		LBRF	\$ -

Plan/Capture Year	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue	\$ 78,000	\$ 80,419	\$ 80,419	\$ 504,000	\$ 514,080	\$ 524,361	\$ 534,849	\$ 545,545	\$ 556,457	\$ 567,585	\$ 578,937	\$ 590,516	\$ 602,327	\$ 614,373
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,750	\$ 10,053	\$ 10,053	\$ 63,000	\$ 64,260	\$ 65,545	\$ 66,856	\$ 68,193	\$ 69,557	\$ 70,948	\$ 72,367	\$ 73,815	\$ 75,291	\$ 76,797
State TIR Available for Reimbursement	\$ 68,250	\$ 70,366	\$ 70,366	\$ 441,000	\$ 449,820	\$ 458,816	\$ 467,993	\$ 477,352	\$ 486,900	\$ 496,637	\$ 506,570	\$ 516,701	\$ 527,036	\$ 537,576
Total Local Incremental Revenue	\$ 72,258	\$ 74,497	\$ 74,497	\$ 466,892	\$ 476,229	\$ 485,755	\$ 495,468	\$ 505,378	\$ 515,486	\$ 525,794	\$ 536,312	\$ 547,037	\$ 557,978	\$ 569,134
BRA Administrative Fee (10%)	\$ 7,226	\$ 7,450	\$ 7,450	\$ 46,689	\$ 47,623	\$ 48,576	\$ 49,547	\$ 50,538	\$ 51,549	\$ 52,579	\$ 53,631	\$ 54,704	\$ 55,798	\$ 56,913
Local TIR Available for Reimbursement	\$ 65,032	\$ 67,047	\$ 67,047	\$ 420,203	\$ 428,606	\$ 437,179	\$ 445,921	\$ 454,840	\$ 463,937	\$ 473,215	\$ 482,681	\$ 492,333	\$ 502,180	\$ 512,221
Total State & Local TIR Available	\$ 133,282	\$ 137,413	\$ 137,413	\$ 861,203	\$ 878,426	\$ 895,995	\$ 913,914	\$ 932,192	\$ 950,837	\$ 969,852	\$ 989,251	\$ 1,009,034	\$ 1,029,216	\$ 1,049,797
Total TIR Available to Developers*	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC
Total TIR Available to MITC Public Infrastructure Improvements	\$ 133,282	\$ 137,413	\$ 137,413	\$ 861,203	\$ 878,426	\$ 895,995	\$ 913,914	\$ 932,192	\$ 950,837	\$ 969,852	\$ 989,251	\$ 1,009,034	\$ 1,029,216	\$ 1,049,797
REIMBURSEMENT BALANCES	Beginning Balances													
Annual Parcel 14 Reimbursement														

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-8
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Jones Development (MITC Parcel 10)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 626,660	\$ 639,193	\$ 651,977	\$ 665,017	\$ 678,317							\$ 9,633,032
State Brownfield Redevelopment Fund (50% of SET)	\$ 78,333	\$ 79,899	\$ 81,497	\$ 83,127	\$ 84,790							\$ 1,204,131
State TIR Available for Reimbursement	\$ 548,327	\$ 559,294	\$ 570,480	\$ 581,890	\$ 593,527							\$ 8,428,901
Total Local Incremental Revenue	\$ 580,521	\$ 592,131	\$ 603,973	\$ 616,054	\$ 628,375							\$ 8,923,769
BRA Administrative Fee (10%)	\$ 58,052	\$ 59,213	\$ 60,397	\$ 61,605	\$ 62,838							\$ 892,378
Local TIR Available for Reimbursement	\$ 522,469	\$ 532,918	\$ 543,576	\$ 554,449	\$ 565,537							\$ 8,031,391
Total State & Local TIR Available	\$ 1,070,796	\$ 1,092,212	\$ 1,114,056	\$ 1,136,339	\$ 1,159,064		\$ -					\$ 16,460,292
Total TIR Available to Developers*	NRC	NRC	NRC	NRC	NRC							\$ -
Total TIR Available to MITC Public Infrastructure Improvemen	\$ 1,070,796	\$ 1,092,212	\$ 1,114,056	\$ 1,136,339	\$ 1,159,064							\$ 16,460,292
REIMBURSEMENT BALANCES												
Annual Parcel 14 Reimbursement												\$ -

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-9
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Parcel 15 - Remainder
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 14	
	Proportionality	Incremental Taxes
State	NA	NA
Local	NA	NA
TOTAL		\$ -
EGLE	NA	NA
MSF	NA	NA

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 105,580
Estimated Years of Capture (BCP Plymouth; Parcel 14)	19	State Revolving Fund	\$ 142,470
		LBRF	\$ -

Plan/Capture Year	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue	\$ 30,295	\$ 30,901	\$ 31,519	\$ 32,149	\$ 32,792	\$ 66,897	\$ 68,235	\$ 69,599	\$ 70,991	\$ 72,411	\$ 73,860	\$ 75,336	\$ 76,843
State Brownfield Redevelopment Fund (50% of SET)	\$ 3,787	\$ 3,863	\$ 3,940	\$ 4,019	\$ 4,099	\$ 8,362	\$ 8,530	\$ 8,700	\$ 8,874	\$ 9,052	\$ 9,233	\$ 9,417	\$ 9,606
State TIR Available for Reimbursement	\$ 26,508	\$ 27,038	\$ 27,579	\$ 28,130	\$ 28,693	\$ 58,535	\$ 59,705	\$ 60,899	\$ 62,117	\$ 63,359	\$ 64,627	\$ 65,919	\$ 67,237
Total Local Incremental Revenue	\$ 28,065	\$ 28,627	\$ 29,198	\$ 29,783	\$ 30,379	\$ 61,970	\$ 63,211	\$ 64,474	\$ 65,764	\$ 67,078	\$ 68,422	\$ 69,791	\$ 71,186
BRA Administrative Fee (10%)	\$ 2,807	\$ 2,863	\$ 2,920	\$ 2,978	\$ 3,038	\$ 6,197	\$ 6,321	\$ 6,447	\$ 6,576	\$ 6,708	\$ 6,842	\$ 6,979	\$ 7,119
Local TIR Available for Reimbursement	\$ 25,258	\$ 25,764	\$ 26,278	\$ 26,805	\$ 27,341	\$ 55,773	\$ 56,890	\$ 58,027	\$ 59,188	\$ 60,370	\$ 61,580	\$ 62,812	\$ 64,067
Total State & Local TIR Available	\$ 51,766	\$ 52,802	\$ 53,857	\$ 54,935	\$ 56,034	\$ 114,308	\$ 116,595	\$ 118,926	\$ 121,305	\$ 123,729	\$ 126,207	\$ 128,731	\$ 131,304
Total TIR Available to Developers*	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC
Total TIR Available to MITC Infrastructure	\$ 51,766	\$ 52,802	\$ 53,857	\$ 54,935	\$ 56,034	\$ 114,308	\$ 116,595	\$ 118,926	\$ 121,305	\$ 123,729	\$ 126,207	\$ 128,731	\$ 131,304
REIMBURSEMENT BALANCES	Beginning Balances												
PARCEL 14 BCP Plymouth LLC Reimbursement Balance	\$ -												
Total Annual Parcel 13 Reimbursement	\$ 51,766	\$ 52,802	\$ 53,857	\$ 54,935	\$ 56,034	\$ 114,308	\$ 116,595	\$ 118,926	\$ 121,305	\$ 123,729	\$ 126,207	\$ 128,731	\$ 131,304

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-9
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Parcel 15 - Remainder
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 78,380	\$ 79,948	\$ 81,547	\$ 83,177	\$ 84,841							\$ 1,139,721
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,798	\$ 9,994	\$ 10,194	\$ 10,397	\$ 10,605							\$ 142,470
State TIR Available for Reimbursement	\$ 68,582	\$ 69,954	\$ 71,353	\$ 72,780	\$ 74,236							\$ 997,251
Total Local Incremental Revenue	\$ 72,609	\$ 74,061	\$ 75,542	\$ 77,051	\$ 78,594							\$ 1,055,805
BRA Administrative Fee (10%)	\$ 7,261	\$ 7,406	\$ 7,554	\$ 7,705	\$ 7,859							\$ 105,580
Local TIR Available for Reimbursement	\$ 65,348	\$ 66,655	\$ 67,988	\$ 69,346	\$ 70,735							\$ 950,225
Total State & Local TIR Available	\$ 133,930	\$ 136,609	\$ 139,341	\$ 142,126	\$ 144,971		\$ -	\$ -				\$ 1,947,476
Total TIR Available to Developers*	NRC	NRC	NRC	NRC	NRC							\$ -
Total TIR Available to MITC Infrastructure	\$ 133,930	\$ 136,609	\$ 139,341	\$ 142,126	\$ 144,971		\$ -	\$ -				\$ 1,947,476
REIMBURSEMENT BALANCES												
PARCEL 14 BCP Plymouth LLC Reimbursement Balance												
Total Annual Parcel 13 Reimbursement	\$ 133,930	\$ 136,609	\$ 139,341	\$ 142,126	\$ 144,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,947,476

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-10
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Hillside West (MITC Parcel 12)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	PARCEL 14	
	Proportionality	Incremental Taxes
State	NA	NA
Local	NA	NA
TOTAL		\$ -
EGL	NA	NA
MSF	NA	NA

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 3,479
Estimated Years of Capture (BCP Plymouth; Parcel 14)	20	State Revolving Fund	\$ 5,300
		LBRF	\$ -

Plan/Capture Year		6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue		\$ 1,160	\$ 1,183	\$ 1,207	\$ 1,230	\$ 1,255	\$ 2,048	\$ 2,089	\$ 2,131	\$ 2,173	\$ 2,217	\$ 2,261	\$ 2,307	\$ 2,353	\$ 2,400
State Brownfield Redevelopment Fund (50% of SET)		\$ 232	\$ 237	\$ 242	\$ 246	\$ 251	\$ 256	\$ 261	\$ 267	\$ 272	\$ 277	\$ 283	\$ 289	\$ 294	\$ 300
State TIR Available for Reimbursement		\$ 928	\$ 946	\$ 965	\$ 984	\$ 1,004	\$ 1,792	\$ 1,828	\$ 1,864	\$ 1,901	\$ 1,940	\$ 1,978	\$ 2,018	\$ 2,059	\$ 2,100
Total Local Incremental Revenue		\$ 859	\$ 876	\$ 893	\$ 911	\$ 931	\$ 1,899	\$ 1,934	\$ 1,973	\$ 2,015	\$ 2,054	\$ 2,095	\$ 2,136	\$ 2,180	\$ 2,223
BRA Administrative Fee (10%)		\$ 86	\$ 88	\$ 89	\$ 91	\$ 93	\$ 190	\$ 193	\$ 197	\$ 202	\$ 205	\$ 210	\$ 214	\$ 218	\$ 222
Local TIR Available for Reimbursement		\$ 773	\$ 788	\$ 804	\$ 820	\$ 838	\$ 1,709	\$ 1,741	\$ 1,776	\$ 1,813	\$ 1,849	\$ 1,885	\$ 1,922	\$ 1,962	\$ 2,001
Total State & Local TIR Available		\$ 1,701	\$ 1,734	\$ 1,769	\$ 1,804	\$ 1,842	\$ 3,501	\$ 3,569	\$ 3,640	\$ 3,714	\$ 3,789	\$ 3,863	\$ 3,940	\$ 4,021	\$ 4,101
Total TIR Available to Developers*		NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC	NRC
Total TIR Available to MITC Infrastructure		\$ 1,701	\$ 1,734	\$ 1,769	\$ 1,804	\$ 1,842	\$ 3,501	\$ 3,569	\$ 3,640	\$ 3,714	\$ 3,789	\$ 3,863	\$ 3,940	\$ 4,021	\$ 4,101
REIMBURSEMENT BALANCES	Beginning Balances														
PARCEL 14 BCP Plymouth LLC Reimbursement Balance	\$ -														
Total Annual Parcel 13 Reimbursement		\$ 1,701	\$ 1,734	\$ 1,769	\$ 1,804	\$ 1,842	\$ 3,501	\$ 3,569	\$ 3,640	\$ 3,714	\$ 3,789	\$ 3,863	\$ 3,940	\$ 4,021	\$ 4,101

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-10
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Hillside West (MITC Parcel 12)
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 2,448	\$ 2,497	\$ 2,547	\$ 2,597	\$ 2,649							\$ 38,752
State Brownfield Redevelopment Fund (50% of SET)	\$ 306	\$ 312	\$ 319	\$ 325	\$ 331							\$ 5,300
State TIR Available for Reimbursement	\$ 2,142	\$ 2,185	\$ 2,228	\$ 2,272	\$ 2,318							\$ 33,452
Total Local Incremental Revenue	\$ 2,268	\$ 2,314	\$ 2,360	\$ 2,406	\$ 2,455							\$ 34,782
BRA Administrative Fee (10%)	\$ 227	\$ 231	\$ 236	\$ 241	\$ 246							\$ 3,479
Local TIR Available for Reimbursement	\$ 2,041	\$ 2,083	\$ 2,124	\$ 2,165	\$ 2,209							\$ 31,303
Total State & Local TIR Available	\$ 4,183	\$ 4,268	\$ 4,352	\$ 4,437	\$ 4,527		\$ -					\$ 64,755
Total TIR Available to Developers*	NRC	NRC	NRC	NRC	NRC							\$ -
Total TIR Available to MITC Infrastructure	\$ 4,183	\$ 4,268	\$ 4,352	\$ 4,437	\$ 4,527		\$ -					\$ 64,755
REIMBURSEMENT BALANCES												
PARCEL 14 BCP Plymouth LLC Reimbursement Balance												
Total Annual Parcel 13 Reimbursement	\$ 4,183	\$ 4,268	\$ 4,352	\$ 4,437	\$ 4,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,755

* NRC = Developer has no reimbursable costs;
reimbursement from this parcel is only for MITC public
infrastructure improvement costs



TABLE 3-11
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Public Infrastructure Improvements
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

Developer Maximum Reimbursement	MITC INFRASTRUCTURE	
	Proportionality	Incremental Taxes
State	49.0%	\$ 14,627,921
Local	51.0%	\$ 15,242,613
TOTAL		\$ 29,870,534
EGLE	3.5%	\$ 1,010,000
MSF	96.5%	\$ 28,860,534

Estimated Total Years of Plan	30
Estimated Years of Capture (MITC Public Infrastructure)	22

Plan/Capture Year		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue		\$ 24,838	\$ 24,838	\$ 28,479	\$ 162,867	\$ 195,649	\$ 217,813	\$ 596,785	\$ 611,750	\$ 640,324	\$ 698,468	\$ 832,314	\$ 848,809	\$ 865,635	\$ 882,797	\$ 900,309
State TIR Available for Reimbursement of MITC		\$ 24,838	\$ 24,838	\$ 28,479	\$ 162,867	\$ 195,649	\$ 217,813	\$ 596,785	\$ 611,750	\$ 640,324	\$ 698,468	\$ 832,314	\$ 848,809	\$ 865,635	\$ 882,797	\$ 900,309
Total Local Incremental Revenue		\$ 7,151	\$ 7,151	\$ 11,693	\$ 138,612	\$ 172,814	\$ 192,081	\$ 562,667	\$ 598,504	\$ 650,069	\$ 719,411	\$ 911,948	\$ 930,042	\$ 948,499	\$ 967,326	\$ 986,535
Local TIR Available for Reimbursement of MITC		\$ 7,150	\$ 7,150	\$ 10,644	\$ 138,612	\$ 172,814	\$ 192,081	\$ 562,667	\$ 598,504	\$ 650,069	\$ 719,411	\$ 911,948	\$ 930,042	\$ 948,499	\$ 967,326	\$ 986,535
Total State & Local TIR Available to MITC		\$ 31,988	\$ 31,988	\$ 39,123	\$ 301,479	\$ 368,463	\$ 409,894	\$ 1,159,452	\$ 1,210,254	\$ 1,290,393	\$ 1,417,879	\$ 1,744,262	\$ 1,778,851	\$ 1,814,134	\$ 1,850,123	\$ 1,886,844
REIMBURSEMENT BALANCES	Beginning Balances															
MITC INFRASTRUCTURE Reimbursement Balance	\$ 29,870,534	\$ 29,838,546	\$ 29,806,558	\$ 29,767,435	\$ 29,465,956	\$ 29,097,493	\$ 28,687,599	\$ 27,528,147	\$ 26,317,893	\$ 25,027,500	\$ 23,609,621	\$ 21,865,359	\$ 20,086,508	\$ 18,272,374	\$ 16,422,251	\$ 14,535,407
MITC INFRASTRUCTURE																
MSF Non-Environmental Costs	\$ 28,860,534	\$ 30,868	\$ 30,868	\$ 37,754	\$ 290,927	\$ 355,567	\$ 395,548	\$ 1,118,871	\$ 1,167,895	\$ 1,245,229	\$ 1,368,253	\$ 1,683,213	\$ 1,716,591	\$ 1,750,639	\$ 1,785,369	\$ 1,820,804
State Tax Reimbursement	\$ 14,139,919	\$ 23,969	\$ 23,969	\$ 27,482	\$ 157,167	\$ 188,801	\$ 210,190	\$ 575,898	\$ 590,339	\$ 617,913	\$ 674,022	\$ 803,183	\$ 819,101	\$ 835,338	\$ 851,899	\$ 868,798
Local Tax Reimbursement	\$ 14,720,616	\$ 6,900	\$ 6,900	\$ 10,271	\$ 133,761	\$ 166,766	\$ 185,358	\$ 542,974	\$ 577,556	\$ 627,317	\$ 694,232	\$ 880,030	\$ 897,491	\$ 915,302	\$ 933,470	\$ 952,006
Total MSF Reimbursement Balance	\$ 28,829,666	\$ 28,798,798	\$ 28,761,044	\$ 28,470,117	\$ 28,114,550	\$ 27,719,002	\$ 26,600,131	\$ 25,432,236	\$ 24,187,007	\$ 22,818,754	\$ 21,135,541	\$ 19,418,950	\$ 17,668,311	\$ 15,882,942	\$ 14,062,138	
EGLE Environmental Costs	\$ 1,010,000	\$ 1,120	\$ 1,120	\$ 1,369	\$ 10,552	\$ 12,896	\$ 14,346	\$ 40,581	\$ 42,359	\$ 45,164	\$ 49,626	\$ 61,049	\$ 62,260	\$ 63,495	\$ 64,754	\$ 66,040
State Tax Reimbursement	\$ 488,001	\$ 869	\$ 869	\$ 997	\$ 5,700	\$ 6,848	\$ 7,623	\$ 20,887	\$ 21,411	\$ 22,411	\$ 24,446	\$ 29,131	\$ 29,708	\$ 30,297	\$ 30,898	\$ 31,511
Local Tax Reimbursement	\$ 521,997	\$ 250	\$ 250	\$ 373	\$ 4,851	\$ 6,048	\$ 6,723	\$ 19,693	\$ 20,948	\$ 22,752	\$ 25,179	\$ 31,918	\$ 32,551	\$ 33,197	\$ 33,856	\$ 34,529
Total EGLE Reimbursement Balance	\$ 1,008,880	\$ 1,007,760	\$ 1,006,391	\$ 995,839	\$ 982,943	\$ 968,597	\$ 928,016	\$ 885,657	\$ 840,493	\$ 790,867	\$ 729,818	\$ 667,558	\$ 604,063	\$ 539,309	\$ 473,269	
Total Annual MITC Infrastructure Reimbursement		\$ 31,988	\$ 31,988	\$ 39,123	\$ 301,479	\$ 368,463	\$ 409,894	\$ 1,159,452	\$ 1,210,254	\$ 1,290,393	\$ 1,417,879	\$ 1,744,262	\$ 1,778,851	\$ 1,814,134	\$ 1,850,123	\$ 1,886,844



TABLE 3-11
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Public Infrastructure Improvements
MITC Redevelopment Area
Plymouth Township, Michigan
6/20/2025

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 918,174	\$ 923,425	\$ 941,868	\$ 960,680	\$ 979,870	\$ 971,259	\$ 990,659							\$ 14,217,610
State TIR Available for Reimbursement of MITC	\$ 918,174	\$ 923,425	\$ 941,868	\$ 960,680	\$ 979,870	\$ 971,259	\$ 990,659							\$ 14,217,610
Total Local Incremental Revenue	\$ 1,006,132	\$ 1,026,229	\$ 1,046,733	\$ 1,067,641	\$ 1,088,970	\$ 897,634	\$ 915,564							\$ 14,853,406
Local TIR Available for Reimbursement of MITC	\$ 1,006,132	\$ 1,026,229	\$ 1,046,733	\$ 1,067,641	\$ 1,088,970	\$ 897,634	\$ 915,564							\$ 14,852,355
Total State & Local TIR Available to MITC	\$ 1,924,306	\$ 1,949,654	\$ 1,988,601	\$ 2,028,321	\$ 2,068,840	\$ 1,868,893	\$ 1,906,223		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,069,965
REIMBURSEMENT BALANCES														
MITC INFRASTRUCTURE Reimbursement Balance	\$ 12,611,101	\$ 10,661,447	\$ 8,672,846	\$ 6,644,525	\$ 4,575,685	\$ 2,647,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MITC INFRASTRUCTURE														
MSF Non-Environmental Costs	\$ 1,856,955	\$ 1,881,416	\$ 1,919,000	\$ 1,957,330	\$ 1,996,431	\$ 1,803,482	\$ 2,647,524	\$ -						\$ 28,860,534
State Tax Reimbursement	\$ 886,038	\$ 891,105	\$ 908,903	\$ 927,056	\$ 945,575	\$ 937,265	\$ 1,375,912	\$ -						\$ 14,139,919
Local Tax Reimbursement	\$ 970,917	\$ 990,311	\$ 1,010,097	\$ 1,030,274	\$ 1,050,856	\$ 866,217	\$ 1,271,612	\$ -						\$ 14,720,616
Total MSF Reimbursement Balance	\$ 12,205,183	\$ 10,323,767	\$ 8,404,767	\$ 6,447,437	\$ 4,451,006	\$ 2,647,524	\$ -	\$ -				\$ -		
EGLE Environmental Costs	\$ 67,351	\$ 68,238	\$ 69,601	\$ 70,991	\$ 72,409	\$ 124,679	\$ -							\$ 1,010,000
State Tax Reimbursement	\$ 32,136	\$ 32,320	\$ 32,965	\$ 33,624	\$ 34,295	\$ 59,052	\$ -							\$ 488,001
Local Tax Reimbursement	\$ 35,215	\$ 35,918	\$ 36,636	\$ 37,367	\$ 38,114	\$ 65,627	\$ -							\$ 521,997
Total EGLE Reimbursement Balance	\$ 405,918	\$ 337,680	\$ 268,079	\$ 197,088	\$ 124,679	\$ -	\$ -							
Total Annual MITC Infrastructure Reimbursement	\$ 1,924,306	\$ 1,949,654	\$ 1,988,601	\$ 2,028,321	\$ 2,068,840	\$ 1,928,161	\$ 2,647,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,870,534

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS PORTION

MITC PARCEL 15 – MEIJER AT FIVE MILE PORTION

MITC PARCEL 7

MITC PARCEL 9 – NORTHVILLE LUMBER CO. PORTION

MITC PARCEL 11/12

MITC PARCELS 13 AND 15

MITC PARCELS 6-9

MITC PARCEL 10

MITC PARCEL 14

WATER TOWER PARCEL

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS PORTION

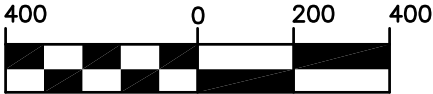


SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR PARENT & PROPOSED LEGAL DESCRIPTIONS.
3. THE NET PARCEL AREAS SHOWN INCLUDE THE DETENTION BASIN AND DRAINAGE EASEMENTS AREAS.

WEST 1/4 CORNER SECTION 18 T. 1S., R. 8E., L. 46822, P. 1467, W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°11'28"W	1298.39'
L2	S68°08'00"E	1554.74'
L3	S85°47'40"W	1493.08'
L4	S85°48'32"W	1723.55'

DETENTION BASIN EASEMENT

L2

CHESAPEAKE & OHIO R.R.
(99 FEET WIDE)

SOUTHERLY RIGHT-OF-WAY LINE

FCI

SOUTH LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD

60' RIGHT-OF-WAY LINE

SOUTH 1/4 CORNER SECTION 18 T. 1S., R. 8E., L. 27003, P. 583, W.C.R.

DRAINAGE EASEMENT

C1

PARENT PARCEL
54.18 ACRES (GROSS)
49.83 ACRES (NET OF 5 MILE RD. R.O.W.)

PHOENIX ROAD (5 MILE)
33' RIGHT-OF-WAY LINE

66 FEET WIDE
2726.58'
N85°48'32"E
SOUTH LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD

P.O.B. PARENT PARCEL

SOUTHWEST CORNER SECTION 18 T. 1S., R. 8E., L. 27003, P. 581, W.C.R.

33' R.O.W. LINE

NAPIER ROAD (66 FEET WIDE)
WASHTENAW COUNTY

CLIENT:

NORTHVILLE TOWNSHIP

PARCEL SPLIT

PARENT PARCEL SPLIT
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 10-16-2023

DRAWN BY: PWK

CHECKED BY: DJL



FBK: --
CHF: MM

1 / 3

SCALE HOR 1"=400 FT.
VER 1"= -- FT.

20-372

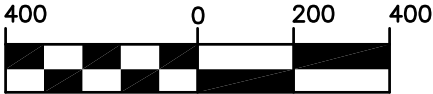


SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

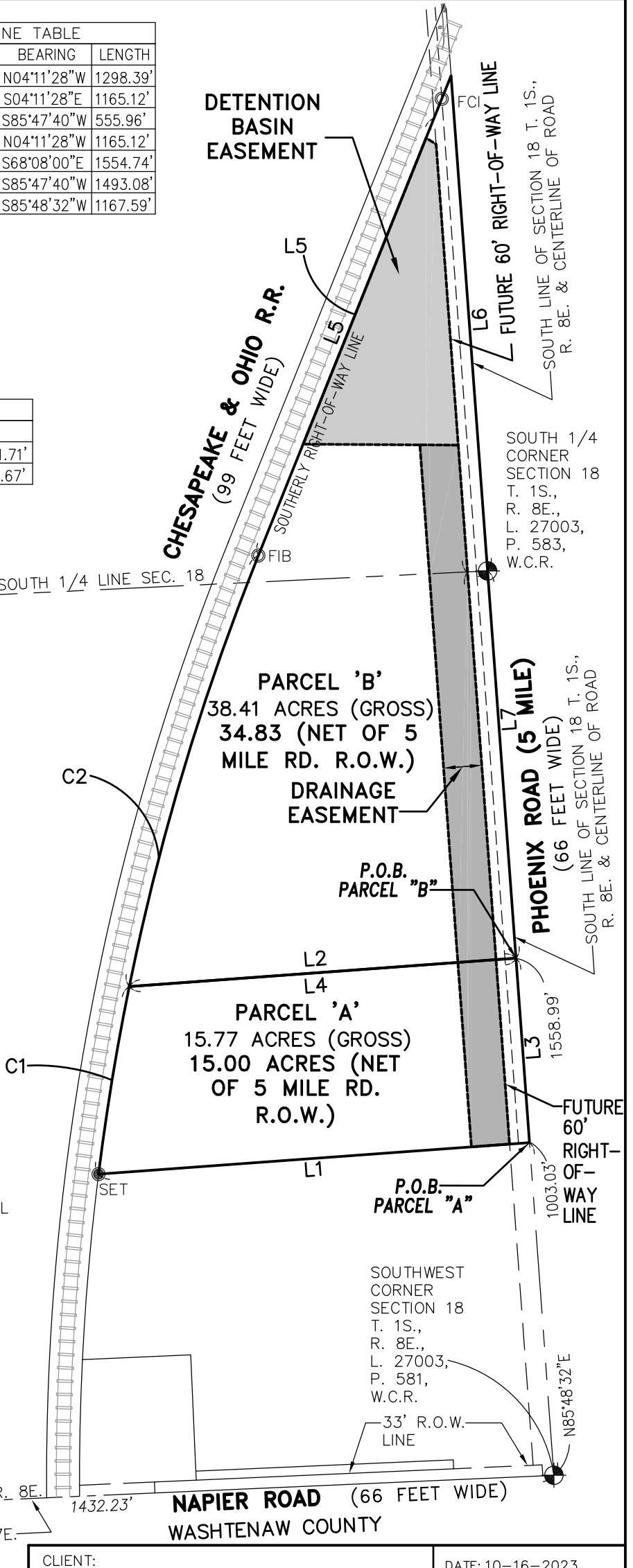
1 inch = 400 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	571.85'	7472.79'	04°23'04"	S80°42'40"E 571.71'
C2	1354.53'	7472.79'	10°23'08"	S73°19'33"E 1352.67'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°11'28"W	1298.39'
L2	S04°11'28"E	1165.12'
L3	S85°47'40"W	555.96'
L4	N04°11'28"W	1165.12'
L5	S68°08'00"E	1554.74'
L6	S85°47'40"W	1493.08'
L7	S85°48'32"W	1167.59'



NOTES:

- TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
- SEE SHEET 3 FOR PARENT & PROPOSED LEGAL DESCRIPTIONS.
- THE NET PARCEL AREAS SHOWN INCLUDE THE DETENTION BASIN AND DRAINAGE EASEMENTS AREAS.

WEST 1/4 CORNER SECTION 18 T. 1S., R. 8E., L. 46822, P. 1467, W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

NORTHVILLE TOWNSHIP

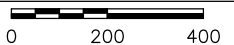
PARCEL SPLIT

PARENT PARCEL SPLIT
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 10-16-2023

DRAWN BY: PWK

CHECKED BY: DJL



FBK: --
CHF: MM

2/3

SCALE HOR 1"=400FT.
VER 1"= -- FT.

20-372

LEGAL DESCRIPTION PARCEL NO. 77-071-99-0002-701 (BY OTHERS):

LEGAL DESCRIPTION PARENT PARCEL:

PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1298.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES, (1) 1926.38 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 14°46'12", AND A CHORD BEARING S75°31'06"E 1921.05 FEET, AND (2) S68°08'00"E 1554.74 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°47'40"W 1493.08 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE CONTINUING ON SAID SOUTH LINE OF SAID SECTION 18, S85°48'32"W 1723.55 FEET TO THE **POINT OF BEGINNING**. CONTAINING 54.18 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION PARCEL "A":

PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1298.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTH LINE, 571.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°23'04", AND A CHORD BEARING S80°42'40"E 571.71 FEET; THENCE S04°11'28"E 1165.12 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 555.96 FEET TO THE **POINT OF BEGINNING**. CONTAINING 15.77 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION PARCEL "B":

PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1558.99 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1165.12 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTH LINE, 1354.53 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 10°23'08", AND A CHORD BEARING S73°19'33"E 1352.67 FEET; THENCE S68°08'00"E 1554.74 FEET TO THE SAID SOUTHLINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE S85°47'40"W 1493.08 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE CONTINUING ALONG SAID SOUTH LINE, S85°48'32"W 1167.59 FEET TO THE **POINT OF BEGINNING**. CONTAINING 38.41 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 10/13/2023, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



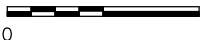
OCTOBER 17, 2023

DANIEL J LECLAIR
PROFESSIONAL SURVEYOR NO. 4001060819
EMAIL: DAN@GREENTECHENGINEERING.NET



GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:		DATE: 10-16-2023	
NORTHVILLE TOWNSHIP		DRAWN BY: PWK	
PARCEL SPLIT		CHECKED BY: DJL	
PARENT PARCEL SPLIT SECTION: 18 TOWNSHIP: 01S. RANGE: 08E. NORTHVILLE TOWNSHIP WAYNE COUNTY MICHIGAN			
		FBK: --	3 / 3
		CHF: MM	
		SCALE HOR 1"= FT. VER 1"= FT.	20-372

MITC PARCEL 15 – MEIJER AT FIVE MILE

LEGAL DESCRIPTION:
(PER ATA NATIONAL TITLE GROUP, LLC (Issued by Old Republic National Title Insurance Company), Commitment Number 82-18606030-A, Rev. TBD, EFFECTIVE DATE TBD.)

LAND IN THE TOWNSHIP OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE THE NORTH ¼ OF SECTION 20, TOWN 01 SOUTH, RANGE 08 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE SOUTH 01 DEGREES 18 MINUTES 52 SECONDS WEST, 60.00 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 20 TO THE POINT OF BEGINNING BEING A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF FIVE MILE ROAD (60 FOOT HALF WIDTH); THENCE ALONG SAID LINE OF FIVE MILE ROAD SOUTH 89 DEGREES 48 MINUTES 50 SECONDS EAST, 911.66 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 01 SECONDS WEST, 58.78 FEET; THENCE SOUTH 06 DEGREES 39 MINUTES 09 SECONDS WEST, 122.71 FEET; THENCE 371.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, 255.00 FOOT RADIUS, CHORD BEARING SOUTH 48 DEGREES 25 MINUTES 10 SECONDS W, 339.71 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 58 SECONDS WEST, 76.91 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 40 SECONDS WEST, 607.22 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST, 800.88 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, 1010.40 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF FIVE MILE ROAD (60 FOOT HALF WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, 241.05 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II ITEMS:
(PER ATA NATIONAL TITLE GROUP, LLC (Issued by Old Republic National Title Insurance Company), Commitment Number 82-18606030-A, Rev. 2, EFFECTIVE DATE FEBRUARY 8TH, 2023.

ITEMS 1-7, 19-20, ARE NOT PLOTTABLE SURVEY ITEMS

- (8) CONVEYANCE AND LEASE OF MINERAL RIGHTS BY CITY OF DETROIT TO CONSUMERS POWER COMPANY AS REFLECTED IN CONVEYANCE AND LEASE RECORDED IN LIBER 15271, PAGE 484, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN LIBER 22436 PAGE 516, AND ALSO AS SUCH CONVEYANCE AND LEASE IS IMPACTED BY NOTICES OF CLAIM UNDER THE DORMANT MINERAL ACT BY CONSUMERS POWER COMPANY RECORDED IN LIBER 29006, PAGE 664 AND LIBER 52630, PAGE 1410, WAYNE COUNTY RECORDS. (As shown, describes additional land to the east of subject parcel.)
9. RESERVATION OF ALL MINERALS, COAL, OIL AND GAS BY THE CITY OF DETROIT IN QUIT CLAIM DEED RECORDED IN LIBER 22436, PAGE 520, WAYNE COUNTY RECORDS. (Not plotted, blanket in nature.)
10. EASEMENT FOR UNDERGROUND GAS STORAGE RESERVED BY THE CITY OF DETROIT IN QUIT CLAIM DEED RECORDED IN LIBER 22436, PAGE 520, WAYNE COUNTY RECORDS. (Not plotted, blanket in nature.)
11. INTENTIONALLY DELETED
- (12) EASEMENTS FOR PUBLIC UTILITIES AND INGRESS AND EGRESS RECITED IN QUIT CLAIM DEED RECORDED IN LIBER 24987, PAGE 57, WAYNE COUNTY RECORDS. (As shown.)
13. INTENTIONALLY DELETED.
14. INTENTIONALLY DELETED.
15. OIL AND GAS LEASE RECORDED IN LIBER 50913, PAGE 651, WAYNE COUNTY RECORDS; WAYNE COUNTY RECORDS. NOTE: THIS ITEM WILL BE DELETED UPON RECEIPT BY COMPANY OF AFFIDAVIT OF NON-PRODUCTION EXECUTED BY STATE OF MICHIGAN. (Not plotted, blanket in nature.)
16. RESERVATIONS UNTO THE STATE OF MICHIGAN, GRANTOR IN QUIT CLAIM DEED RECORDED IN LIBER 52431, PAGE 1402, WAYNE COUNTY RECORDS, WHEREIN THE MICHIGAN LAND BANK FAST TRACK AUTHORITY IS GRANTEE, OF A 50% INTEREST IN AND TO AL ROYALTIES UNDER OIL AND GAS LEASES, AND OF ALL ABORIGINAL ANTIQUITIES. (Not plotted, blanket in nature.)
17. INTENTIONALLY DELETED.
18. MATTERS DISCLOSED BY PARCEL SPLIT SURVEY PREPARED BY ZEIMET WOZNIAK DATED MARCH 20, 2018, BEING JOB NO. 17157, AND RECORDED APRIL 9, 2021 IN LIBER 56625, PAGE 1348, WAYNE COUNTY RECORDS. NOTE: THIS ITEM IS FOR INFORMATIONAL PURPOSES ONLY AND WILL NOT APPEAR ON THE POLICY/IES TO BE ISSUED. (Not plottable.)
19. INTENTIONALLY DELETED.
20. LOSS OR DAMAGE SUSTAINED AS A RESULT OF THE FAILURE TO HAVE THE TAX ASSESSED LEGAL DESCRIPTION REASSESSED TO ACCURATELY DESCRIBE THE LAND INSURED HEREIN. NOTE: THIS ITEM WILL BE DELETED UPON SATISFACTION OF SCHEDULE B-1 REQUIREMENT TO OBTAIN SATISFACTORY TAX SPLIT.
21. THE FOLLOWING ENDORSEMENTS HAVE BEEN REQUESTED AND WILL BE ISSUED WITH THE OWNER'S POLICY:
A. SAME AS SURVEY / ALTA 25
B. MINERALS AND OTHER SUBSURFACE SUBSTANCES / ALTA 35.3

SURVEYOR'S NOTES:

TABLE A ITEMS

- 2 ADDRESS OF SUBJECT PROPERTY IS 47500 FIVE MILE ROAD, PLYMOUTH, MI
- 3 FLOOD ZONE MAP IS DESIGNATED BY MAP NUMBER 26163C0020E, DATED 2-2-12. SUBJECT PROPERTY IS NOT IN FLOOD ZONE.
- 4 GROSS LAND AREA OF PARCEL IS ± 21.52 ACRES
- 7(A) NO BUILDINGS WERE PRESENT AT THE TIME OF SURVEY
- 8 IMPROVEMENTS ON PARCEL ARE AS SHOWN ON SURVEY
- 11 EVIDENCE OF UNDERGROUND UTILITIES ARE AS SHOWN ON SURVEY
- 16 THERE IS NO EVIDENCE OF RECENT CONSTRUCTION OR EARTHMOVING WORK
- 17 THE SURVEYOR IS UNAWARE OF CHANGES TO THE STREET RIGHT OF WAY LINES

SURVEYOR'S CERTIFICATE

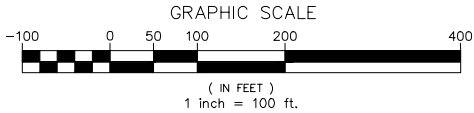
To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATA NATIONAL TITLE GROUP
MEIJER, INC., a Michigan corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 11(a), 11(b), 16 and 17. The field work was completed on APRIL 24TH, 2023.

PRELIMINARY

Todd Shelly, PS No. 4001041111
Agent for PEA, Group.

Date of Plat or Map: JANUARY 27TH, 2023
(PRELIMINARY)



REFERENCE DRAWINGS

WATER MAIN MICHIGAN DEPARTMENT OF CORRECTIONS, WATER MAIN PLAN, SHEET 1-3993077, ISSUED 4-26-84
WATER MAIN AND SANITARY SEWER MAPS, PAGE 5-6, PLYMOUTH TOWNSHIP, MI

SANITARY SEWER WATER MAIN AND SANITARY SEWER MAPS, PAGE 5-6, PLYMOUTH TOWNSHIP, MI

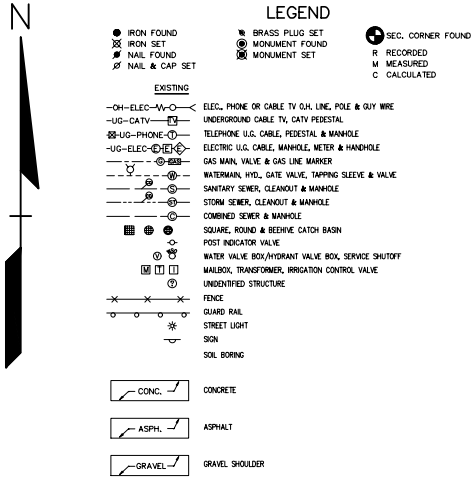
STORM SEWER FIVE MILE CORRIDOR RECONSTRUCTION, PLAN AND PROFILE, PROJECT NO. 0045-15-0030- DATED 2-04-16

ELECTRIC DTE MAP_217-326, DATED 6-01-18

GAS CONSUMERS ENERGY, MAP 5150201, DATED 05-02-18

PHONE AT&T, DATE PREPARED 5-8-18

OTHER FIVE MILE CORRIDOR RECONSTRUCTION, PLAN AND PROFILE, PROJECT NO. 0045-15-0030- DATED 2-04-16
DRONEVIEW PLANNETRIC, DWG: B041811P PEA 5 MILE & RIDGE ROAD PLYMOUTH MI PLAN.dwg

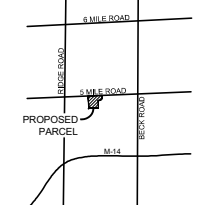


PEA GROUP

t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
REDICO
ONE TOWN SQUARE, SUITE 1600
SOUTHFIELD, MICHIGAN 48066

PROJECT TITLE
DEHOCO RETAIL DEVELOPMENT
5 MILE ROAD
PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

REVISIONS
- 4-18-23
5-04-23 - UPDATED COMMITMENT

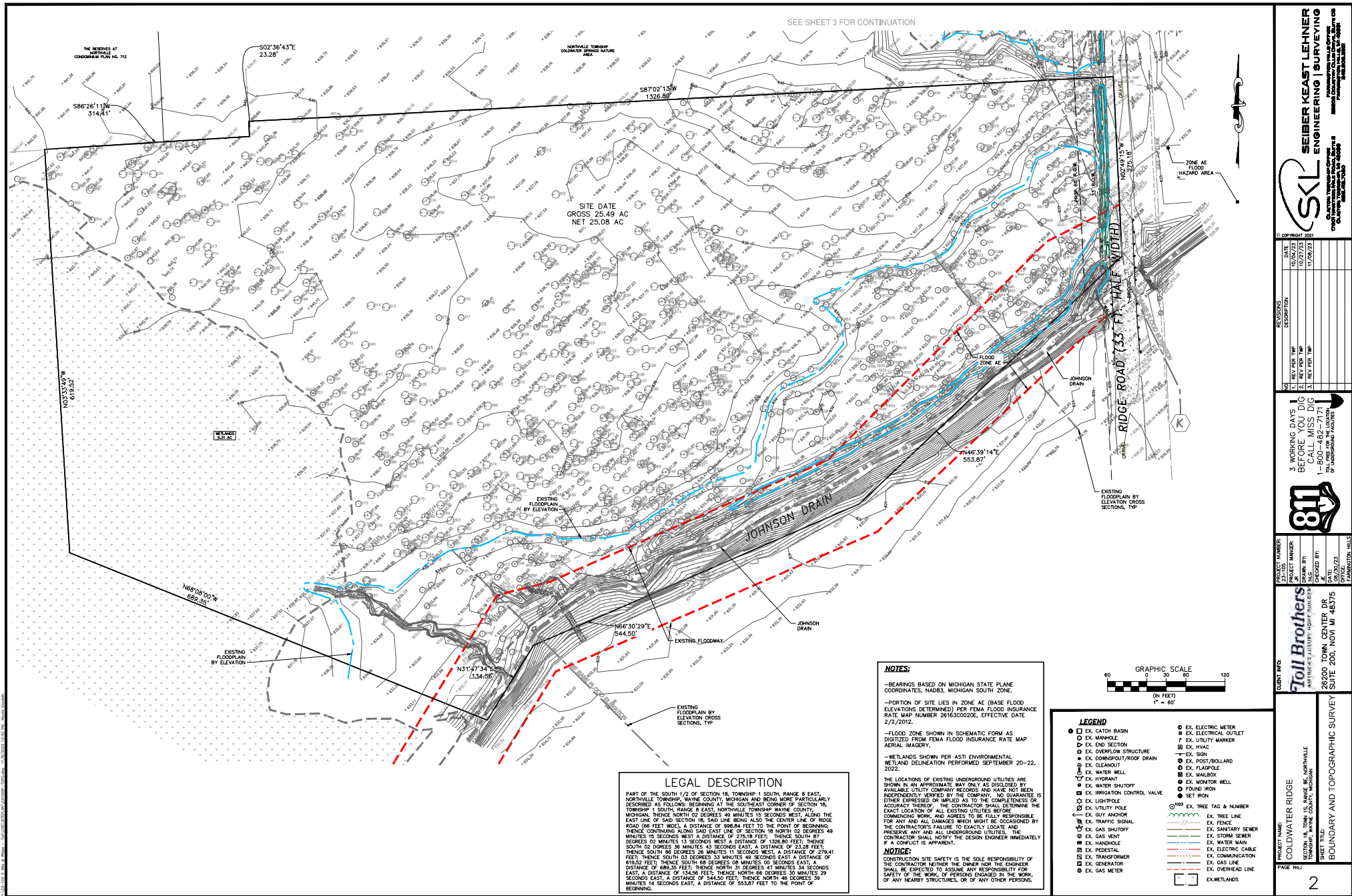
ORIGINAL ISSUE DATE:
JANUARY 27, 2023

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO. 2023-0025-PR
P.M. DLM
DN. SRF
DES.
DRAWING NUMBER:

ALTA

MITC PARCEL 7



SEE SHEET 3 FOR CONTINUATION

SITE DATE
GROSS 25.49 AC
NET 25.08 AC

NOTES:

—BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.

—PORTION OF SITE LIES IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C00202E, EFFECTIVE DATE 2/2/2012.

—FLOOD ZONE SHOWN IN SCHEMATIC FORM AS DIGITIZED FROM FEMA FLOOD INSURANCE RATE MAP AERIAL IMAGERY.

—WETLANDS SHOWN PER ASTI ENVIRONMENTAL WETLAND DELINEATION PERFORMED SEPTEMBER 20-22, 2022.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

LEGAL DESCRIPTION

PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, THENCE NORTH 02 DEGREES 48 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF RIDGE ROAD 106 FEET WIDE, A DISTANCE OF 888.64 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 18 NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 270.18 FEET, THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 1306.80 FEET, THENCE SOUTH 02 DEGREES 36 MINUTES 43 SECONDS EAST, A DISTANCE OF 23.28 FEET, THENCE SOUTH 02 DEGREES 36 MINUTES 43 SECONDS EAST, A DISTANCE OF 619.52 FEET, THENCE SOUTH 08 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 686.35 FEET, THENCE NORTH 31 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 184.26 FEET, THENCE NORTH 86 DEGREES 30 MINUTES 29 SECONDS EAST, A DISTANCE OF 544.50 FEET, THENCE NORTH 40 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 553.87 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - EX. POST/ROLLARD
 - EX. WATER WELL
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. IRRIGATION CONTROL VALVE
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TRAFFIC SIGNAL
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. GENERATOR
 - EX. GAS METER
 - EX. ELECTRIC METER
 - EX. ELECTRICAL OUTLET
 - EX. UTILITY MARKER
 - EX. HVAC
 - EX. SIGN
 - EX. FLAGPOLE
 - EX. MAILBOX
 - EX. MONITOR WELL
 - EX. FOUND IRON
 - EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE
 - EX. WETLANDS

SKL
SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
10000 Woodward Avenue, Suite 200
Farmington Hills, MI 48334
Phone: 248-482-7171
Fax: 248-482-7172
www.skl-engineers.com

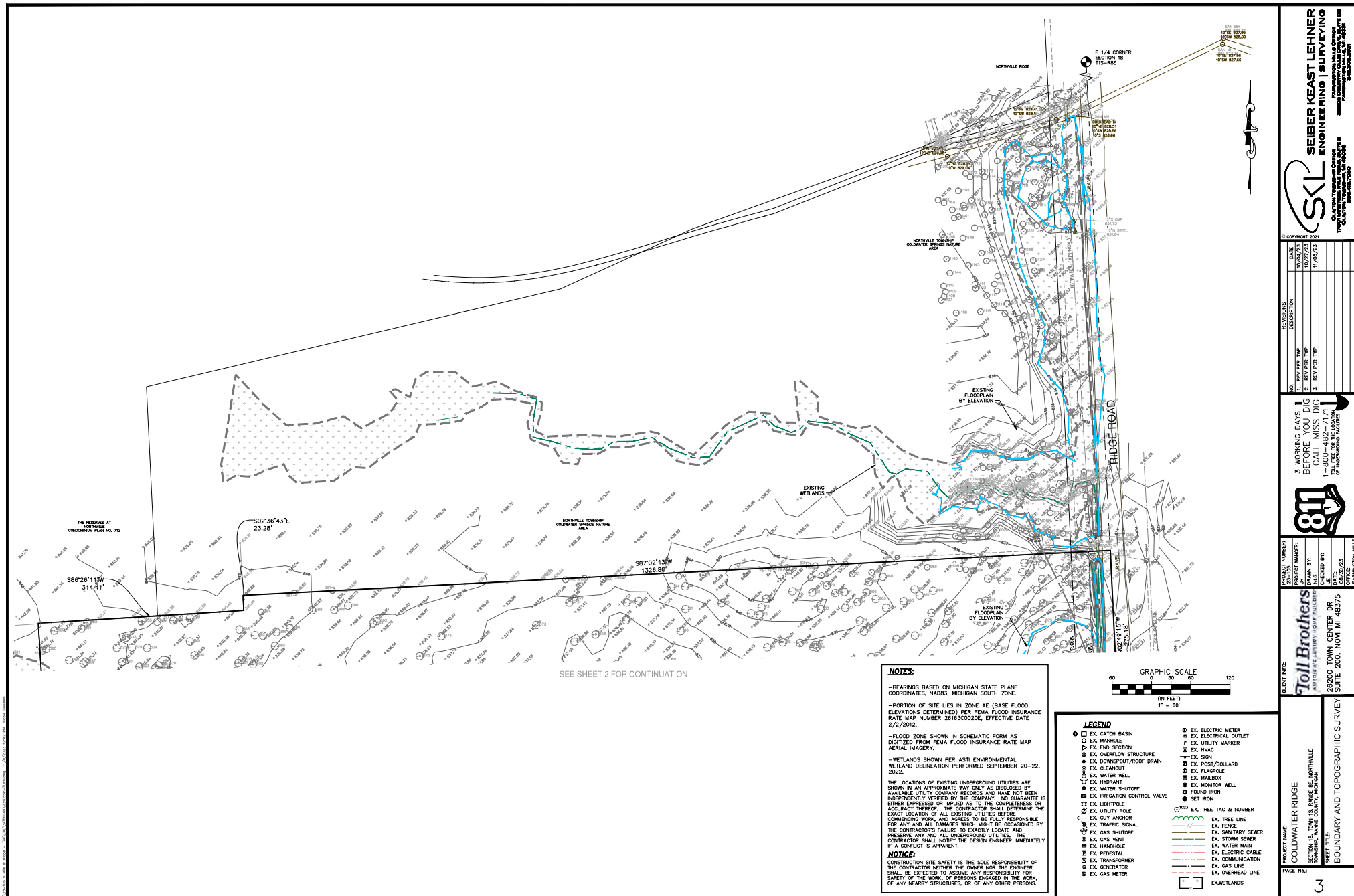
NO.	DATE	DESCRIPTION
1	10/04/22	REV. PER TWP
2	10/27/22	REV. PER TWP
3	11/02/22	REV. PER TWP

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
or 248-482-7171
or 248-482-7172

811
Toll Brothers
APRIL 15, 2023
26200 TOWN CENTER DR
SUITE 200, NOVI MI 48375

PROJECT NAME: COLDWATER RIDGE
SECTION 18, TWP 1S, RANGE 8E, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN
SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY
PAGE 102

2



MITC PARCEL 9 – NORTHVILLE LUMBER CO. PORTION

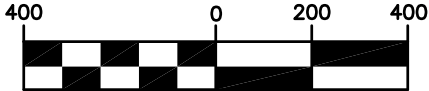


SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°31'45"E	325.62'
L2	S87°28'15"W	350.00'
L3	S02°31'45"E	774.19'
L4	S87°28'15"W	27.00'
L5	N02°31'45"W	900.00'
L6	S87°28'15"W	33.00'
L7	S02°31'45"E	1200.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(R)	2008.25'	7472.79'		N75°49'57"W 2002.32'
C1(M)	2008.36'	7472.79'	15°23'54"	N75°49'57"W 2002.32'
C2	477.87'	7472.79'	3°39'50"	N85°21'50"W 477.79'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/13/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 12, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

NOTES:

- TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
- SEE SHEET 3 FOR EXISTING LEGAL DESCRIPTION.
- BEARINGS AND DISTANCES NOT DESIGNATED WITH AN (M) FOR MEASURED, AND AN (R) FOR RECORD, ARE CONSIDERED MEASURED AND RECORD VALUES.

WEST 1/4 CORNER SECTION 18
T. 1S.,
R. 8E.,
L. 46822,
P. 1467,
W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.
& CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

NORTHVILLE LUMBER

PARCEL SPLIT

PARCEL NO. 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL

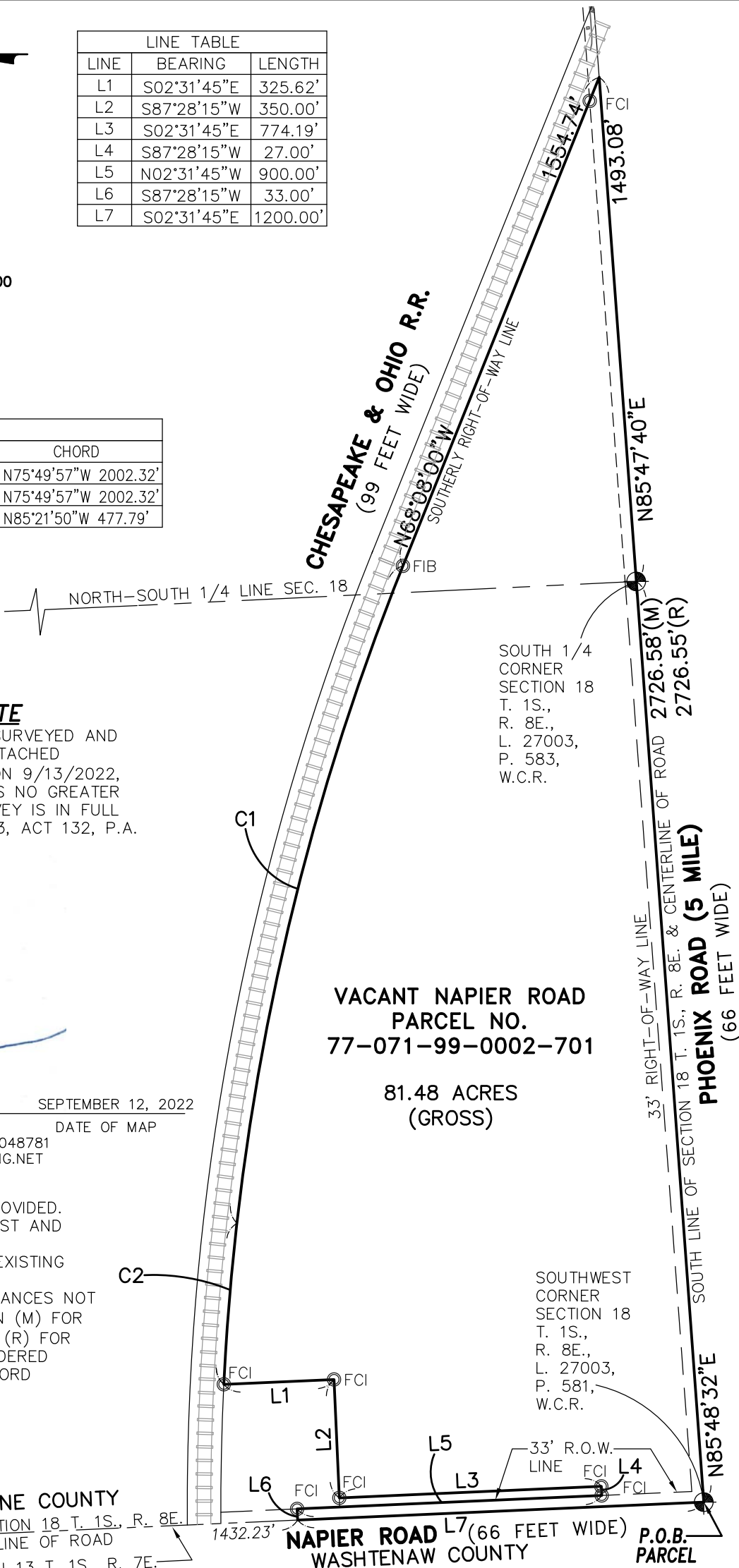


FBK: --
CHF: MM

1 / 3

SCALE HOR 1"=400FT.
VER 1"= -- FT.

20-372

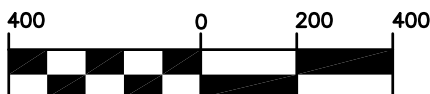


SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON
 OR NAIL & WASHER
 ○ FIB FOUND IRON BAR
 ○ FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°31'45"W	1200.00'
L2	N87°28'15"E	33.00'
L3	S02°31'45"E	900.00'
L4	N87°28'15"E	27.00'
L5	N02°31'45"W	774.19'
L6	N87°28'15"E	350.00'
L7	N02°31'45"W	325.62'
L8	S04°11'28"E	1298.39'
L9	S85°48'32"W	1003.03'
L10	N04°11'28"W	1298.39'
L11	S68°08'00"E	1554.74'
L12	S85°47'40"W	1493.08'
L13	S85°48'32"W	1723.55'

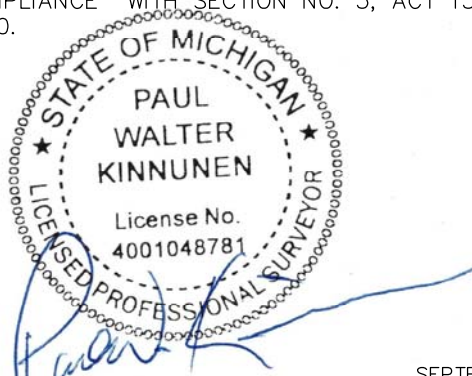
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

BEARING BASIS:

BEARING BASED:
BEARINGS BASED ON THE
MICHIGAN STATE PLANE
COORDINATE SYSTEM, SOUTH
ZONE (NAD83).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND
MAPPED THE LAND ABOVE OR ATTACHED
DESCRIBED PARCEL(S) OF LAND ON 9/13/2022,
THAT THE ERROR OF CLOSURE IS NO GREATER
THAN 1 IN 5000, AND THE SURVEY IS IN FULL
COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A.
1970.



SEPTEMBER 13, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

NOTES:

1. TITLE WORK NOT PROVIDED.
EASEMENTS MAY EXIST AND
ARE NOT SHOWN.
2. SEE SHEET 3 FOR PROPOSED
LEGAL DESCRIPTIONS.

WEST 1/4
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 46822,
P. 1467,
W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

NORTHVILLE LUMBER

PARCEL SPLIT

PARCEL NO. 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL



FBK: — —
CHF: MM

2/3

SCALE HOR 1" = 400 FT.
VER 1" = 5 FT.

20-

LEGAL DESCRIPTION PARCEL NO. 77-071-99-0002-701 (BY OTHERS):

PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID **POINT OF BEGINNING** NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE), A MEASURED DISTANCE OF 2726.58 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 85 DEGREES 47 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A DISTANCE OF 1493.08 FEET TO THE POINT OF INTERSECTION OF SAID SECTION LINE, WITH THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (99 FEET WIDE); THENCE NORTH 68 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1554.74 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 2008.25 FEET, (CHORD BEARS NORTH 75 DEGREES 49 MINUTES 57 SECONDS WEST, 2002.32 FEET) TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 477.87 FEET, (CHORD BEARS NORTH 85 DEGREES 21 MINUTES 50 SECONDS WEST, 477.79 FEET) TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 325.62 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 774.19 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG A LINE 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE 1200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND NAPIER ROAD) .

LEGAL DESCRIPTION PARCEL 'A'):

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N02°31'45"W 1200.00 FEET; ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF NAPIER ROAD, 66 FEET WIDE; THENCE N87°28'15"E 33.00 FEET; THENCE S02°31'45"E 900.00 FEET; THENCE N87°28'15"E 27.00 FEET; THENCE N02°31'45"W 774.19 FEET; THENCE N87°28'15"E 350.00 FEET; THENCE N02°31'45"W 325.62 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 559.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°17'33", AND A CHORD BEARING S85°02'58"E 559.72 FEET; THENCE S04°11'28"E 1298.39 FEET TO THE SOUTH LINE OF SAID SECTION 18, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 1003.03 FEET TO SAID SOUTHWEST CORNER OF SAID SECTION 18 AND TO THE **POINT OF BEGINNING**. CONTAINING 27.39 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION PARCEL 'B'):

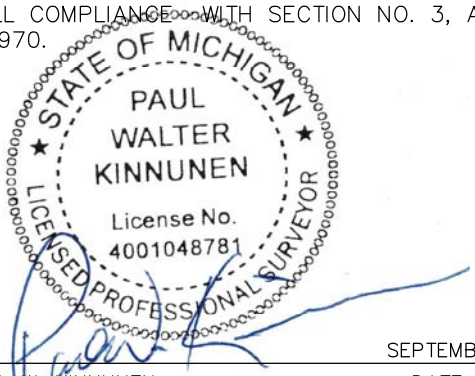
PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1298.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES, (1) 1926.38 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 14°46'12", AND A CHORD BEARING S75°31'06"E 1921.05 FEET, AND (2) S68°08'00"E 1554.74 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°47'40"W 1493.08 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE CONTINUING ON SAID SOUTH LINE OF SAID SECTION 18, S85°48'32"W 1723.55 FEET TO THE **POINT OF BEGINNING**. CONTAINING 54.18 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

LEGAL DESCRIPTION FOR EXISTING PARCEL NO. 77-071-99-0002-701 AS PROVIDED BY THE CLIENT, FROM DAVID C. ADAMS & SON ATLA/NSPS LAND TITLE SURVEY, DATED NOVEMBER 16, 2017, DCA SURVEY NO. 20199, REMAINDER 'A' PARCEL DESCRIPTION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/12/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 13, 2022
PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET



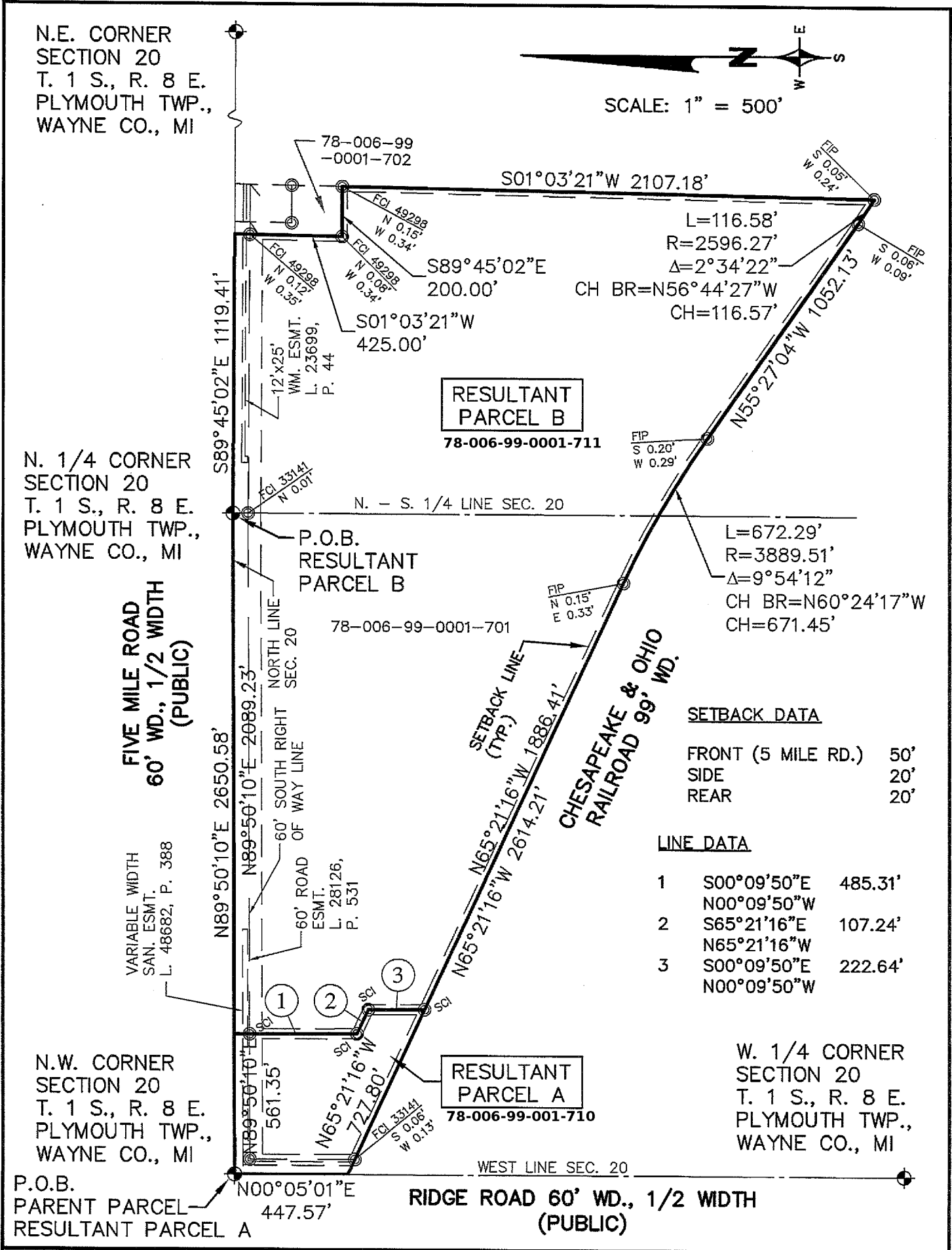
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:		DATE: 9-12-2022	
NORTHVILLE LUMBER		DRAWN BY: PWK	
PARCEL SPLIT		CHECKED BY: DJL	
PARCEL NO. 77-071-99-0002-701 SECTION: 18 TOWNSHIP: 01S. RANGE: 08E. NORTHVILLE TOWNSHIP WAYNE COUNTY MICHIGAN			
		0 200 400	
		FBK: --	3 / 3
		CHF: MM	
		SCALE HOR 1"= 400 FT. VER 1"= -- FT.	

MITC PARCEL 11/12

MITC PARCELS 13 AND 15



REVISIONS			Z EIMET W OZNIAK & ASSOCIATES PARCEL SPLIT PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN	DATE	SCALE
ITEM	DATE	BY		3-20-18	HOR: 1" = 500'
ADD SETBACKS	3-27-18	PTG			FIELD BOOK NO.
				DESIGNED BY	JOB NO.
				RH	17157
				DRAWN BY	SHEET NO.
			PTG	1/3	

© COPYRIGHT 2018

LEGAL DESCRIPTION (PARENT PARCEL)

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 20, TOWN 1 SOUTH – RANGE 8 EAST PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 2650.58 FEET ON THE NORTH LINE OF SAID SECTION TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE CONTINUING ON SAID NORTH LINE S. 89°45'02" E. 1119.41 FEET; THENCE S. 01°03'21" W. 425.00 FEET; THENCE S. 89°45'02" E. 200.00 FEET; THENCE S. 01°03'21" W. 2107.18 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) 116.58 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 2596.27 FEET, A CENTRAL ANGLE OF 02°34'22" AND A CHORD THAT BEARS N. 56°44'27" W. 116.57 FEET, 2) N. 55°27'04" W. 1052.13 FEET, 3) 672.29 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 3889.51 FEET, A CENTRAL ANGLE OF 09°54'12" AND A CHORD THAT BEARS N. 60°24'17" W. 671.45 FEET AND 4) N. 65°21'16" W. 2614.21 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE N. 00°05'01" E. 447.57 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 5,458,726 SQUARE FEET OR 125.32 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION (RESULTANT PARCEL 'A')

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 561.35 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE S. 00°09'50" E. 485.31 FEET; THENCE S. 65°21'16" E. 107.24 FEET; THENCE S. 00°09'50" E. 222.64 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N. 65°21'16" W. 727.80 FEET TO THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CENTERLINE OF RIDGE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID LINE N. 00°05'01" E. 447.57 FEET TO THE POINT OF BEGINNING, CONTAINING 346,684 SQUARE FEET OR 7.96 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION (RESULTANT PARCEL 'B')

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE S. 89°45'02" E. 1119.41 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FOOT EASEMENT, 1/2 WIDTH); THENCE S. 01°03'21" W. 425.00 FEET; THENCE S. 89°45'02" E. 200.00 FEET; THENCE S. 01°03'21" W. 2107.18 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE 1) 116.58 FEET ALONG AN ARC OF A CURVE TO THE LEFT, RADIUS 2596.27 FEET, CENTRAL ANGLE 02°34'22" AND A CHORD THAT BEARS N. 56°44'27" W. 116.57 FEET, 2) N. 55°27'04" W. 1052.13 FEET, 3) 672.29 FEET ALONG THE ARC OF A CURVE TO LEFT, RADIUS 3889.51 FEET, CENTRAL ANGLE 09°54'12" AND A CHORD THAT BEARS N. 60°24'17" W. 671.45 FEET AND N. 65°21'16" W. 1886.41 FEET; THENCE N. 00°09'50" W. 222.64 FEET; THENCE N. 65°21'16" W. 107.24 FEET; THENCE N. 00°09'50" W. 485.31 FEET TO A POINT ON SAID NORTH LINE OF SECTION 20 AND CENTERLINE OF FIVE MILE ROAD; THENCE ALONG SAID LINE N. 89°50'10" E. 2089.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5,124,253 SQUARE FEET OR 117.64 ACRES.

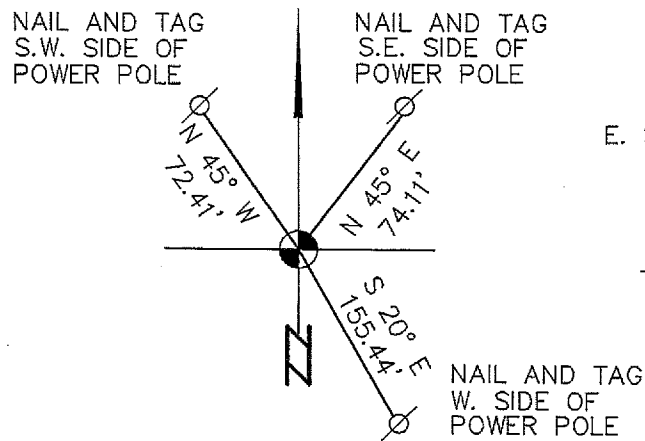
CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 5,000. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH ACT 132 OF THE PUBLIC ACTS OF 1970.

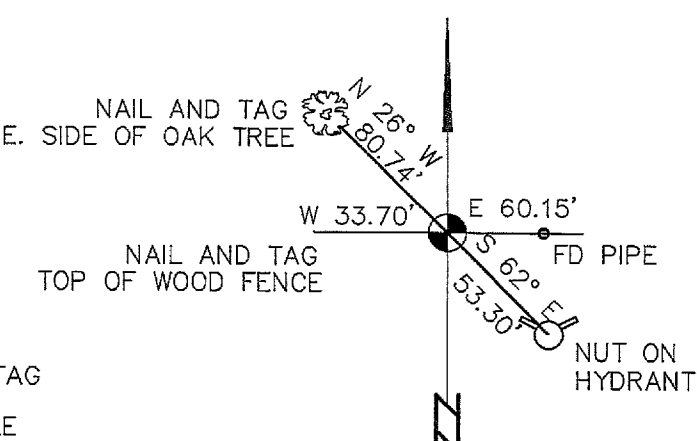
3-27-18 *Richard Hofsess*
DATE RICHARD A. HOFSESS
PROFESSIONAL SURVEYOR
No. 47955



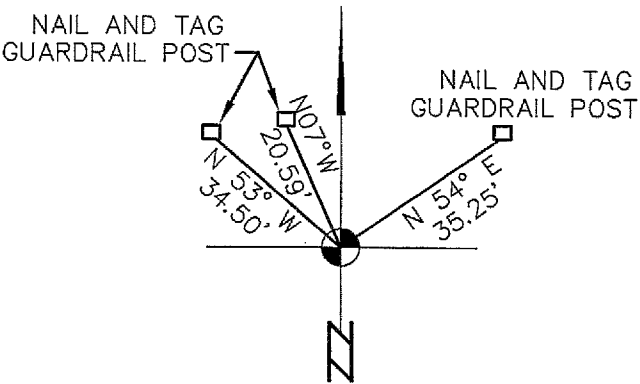
REVISIONS			PARCEL SPLIT		DATE	SCALE	
ITEM	DATE	BY			3-20-18	HOR: 1" =	
ADD SETBACKS	3-27-18	PTG				FIELD BOOK NO.	
			PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		DESIGNED BY	JOB NO.	
			ZEIMET WOZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		RH	17157	
					DRAWN BY	SHEET NO.	
					PTG	3/3	
						© COPYRIGHT 2018	



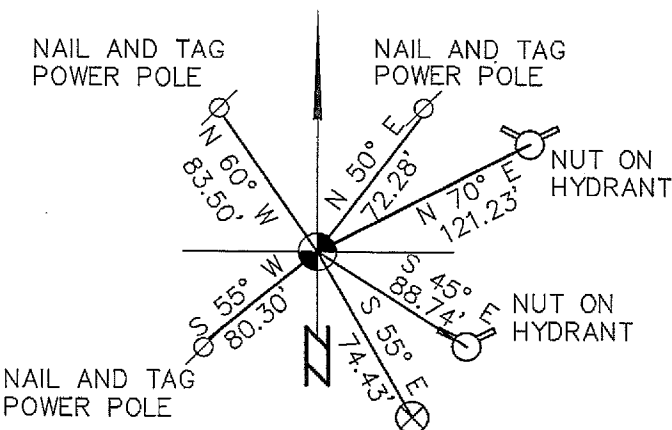
N.W. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27003, P. 586



W. 1/4 COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(DISC IN MON BOX)
L.C.R.C. L. 41849, P. 161



N. 1/4 COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(DISC ON IRON ROD)
L.C.R.C. L. 41849, P. 167



N.E. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27800, P. 29

REVISIONS			PARCEL SPLIT		DATE	SCALE	
ITEM	DATE	BY			3-20-18	HOR: 1" =	
ADD SETBACKS	3-27-18	PTG				FIELD BOOK NO.	
			PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		DESIGNED BY	JOB NO.	
			Z EIMET W O Z N I A K & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		RH	17157	
					DRAWN BY	SHEET NO.	
					PTG	2/3	

MITC PARCELS 6 -9

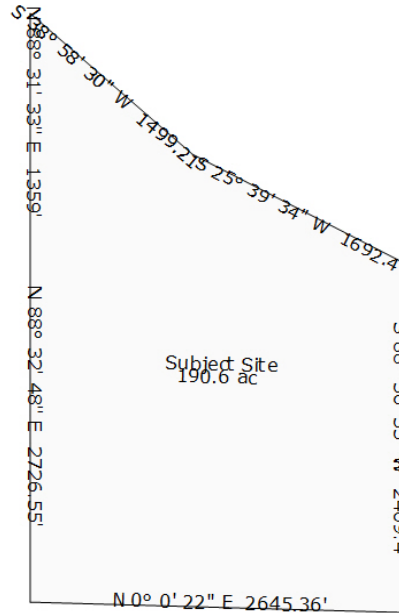


LOCATION NAME NAPIER ROAD SUBSTATION		
ORIGINATING SOURCE SURVEYING SERVICES	SCALE 1" = 100'	USE DIMENSIONS ONLY DO NOT SCALE
DRAWING NUMBER 6SE-NVL-004	JOB NUMBER 48841639	

MITC PARCEL 10

MITC PARCEL 10

PROPERTY SKETCH AND LEGAL DESCRIPTION



A PARCEL OF LAND IN THE N 1/2 OF SEC 19 T1S R8E DESC AS BEG S 88D 31M 33S W 1284.22 FT FROM NE COR OF SAID SECTION TH S 38D 58M 31S W 1499.20 FT; TH S 25D 39M 34S W 1692.40 FT; TH S 88D 36M 35S W 2409.40 FT; TH N 00D 00M 22S E 2645.36 FT; TH N 88D 32M 48S E 2726.55 FT; TH N 88D 31M 33S E 1359.00 FT POB NET ACRES = 186.50 AC OF LAND, MORE OR LESS ROAD AREA = 4.07 AC OF LAND, MORE OR LESS TOTAL AREA = 190.57 AC OF LAND, MORE OR LESS SUBJECT TO EASEMENTS OF RECORD -----
 ----- SPLIT ON 02/12/2009 FROM R-78-001-99-0001-702 CREATING 78-001-99-0001-703 & 78-001-99-0001-704

MITC PARCEL 14

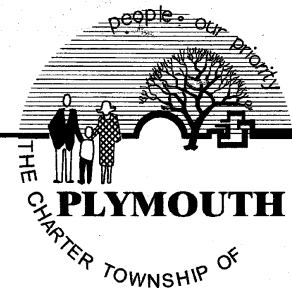
MITC PARCEL 14
LEGAL DESCRIPTION

20B2 TH NW 1/4 ALSO W 1/2 OF NE 1/4 SEC 20 T1S R8E EXC C AND O RR R.O.W. ALSO EXC ALL LAND N OF C.O.R.R.
R.O.W. 102.82 AC K102.82

WATER TOWER PARCEL

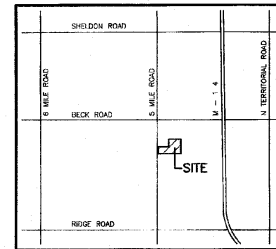
SITE IMPROVEMENTS FOR ELEVATED WATER STORAGE TANK

PLYMOUTH CHARTER TOWNSHIP, WAYNE COUNTY, MICHIGAN



Board of Trustees

RICHARD REAUME	Supervisor
MARILYN MASSENGILL	Clerk
RON EDWARDS	Treasurer
KAY ARNOLD	Trustee
CHARLES CURMI	Trustee
ROBERT DOROSHEWITZ	Trustee
STEVEN MANN	Trustee



Location Map

NO SCALE



Legal Descriptions

EASEMENT DESCRIPTION
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; RUNNING THENCE S89°45'02"E ALONG THE NORTH LINE OF SAID SECTION, 1,119.14 FEET TO THE "POINT OF BEGINNING"; CONTINUING THENCE S89°45'02"E, 50.00 FEET; THENCE S01°03'21"W, 225.00 FEET; THENCE S89°45'02"E, 150.00 FEET TO THE EAST LINE OF A PARCEL RECORDED IN LIBER 22438, PAGE 520; RUNNING THENCE ALONG SAID EAST LINE S01°03'21"W, 200.00 FEET; THENCE N89°45'02"W, 200.00 FEET; THENCE N01°03'21"E, 425.00 FEET TO THE "POINT OF BEGINNING".

Division of Public Services

JAMES D. ANULEWICZ	Director
THOMAS R. HOLLIS	Public Works Manager

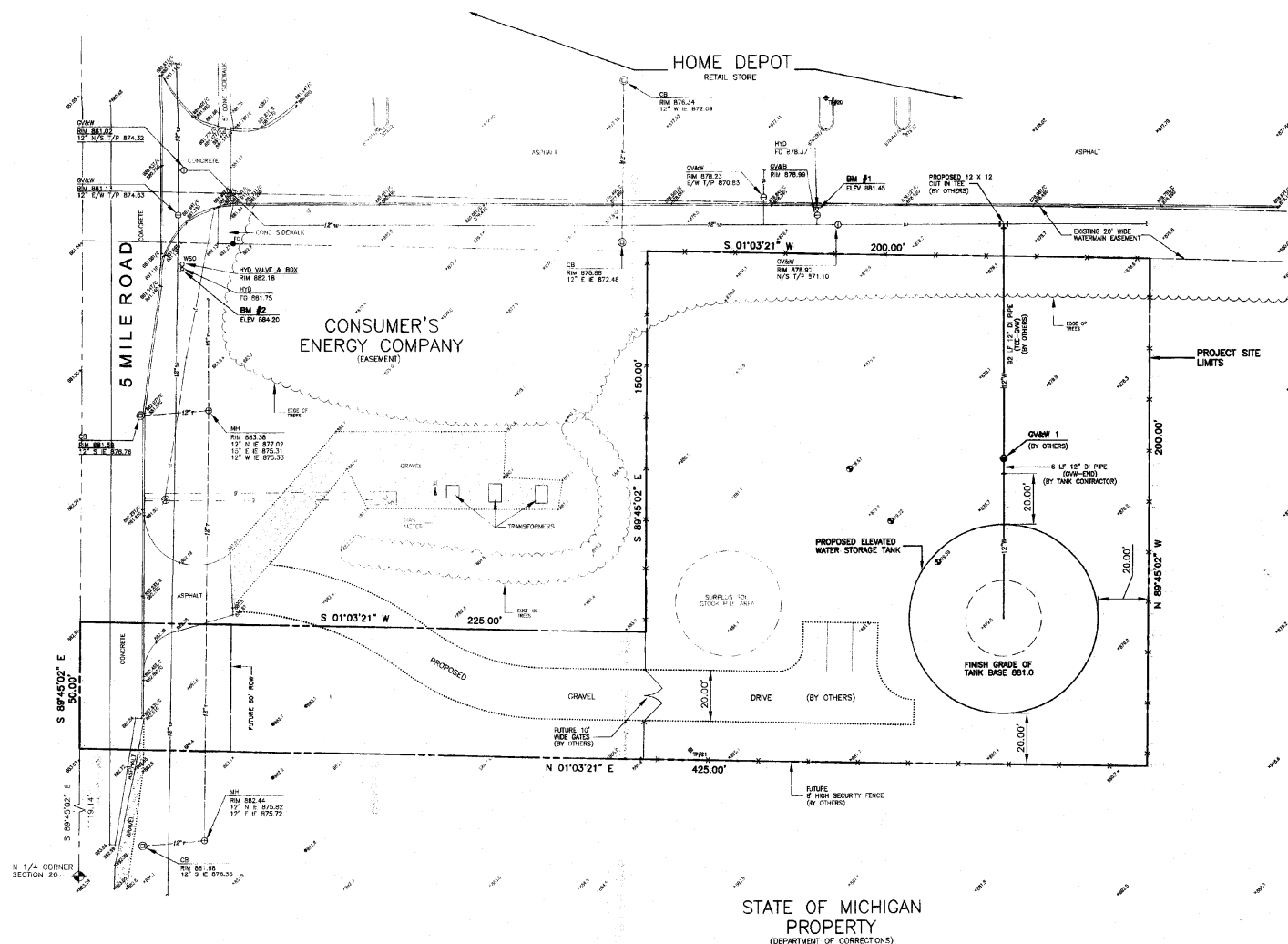
Sheet Index:

COVER	1
SITE PLAN	2
SITE DETAILS	3
DUE CARE	DC
WATERMAIN DETAILS	W-1
WATERMAIN DETAILS	W-2

PERMITS

M.D.E.Q. (WATER)

DBA Detrich, Bailey and Associates, P.C.
107 South Main Street
Plymouth, MI 48170
Tel: 734 465 3111
Fax: 734 465 3127
dba@dba.com
DATE: 02-08-08

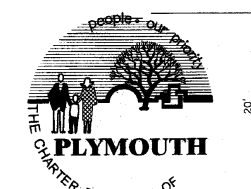
[illegible]

UTILITIES NOTE:
UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

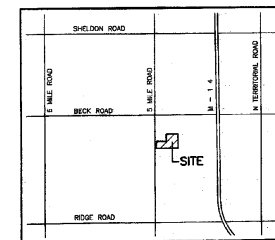
3. WORKING DAYS
BEFORE YOU
CALL MISS D
800-482-717
(TOLL FREE)

BENCHMARKS

2. ARROW ON HYD LOCATED AT NORTHEAST
PROPERTY CORNER.
U.S.G.S. DATUM, ELEV. 884.20



LOGO FOR TANK



LOCATION MAP

APPENDIX E

PROJECT SITE PLANS AND CONCEPTUAL DRAWINGS

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS HEADQUARTERS

MITC PARCEL 15 – MEIJER AT FIVE MILE

MITC PARCEL 7

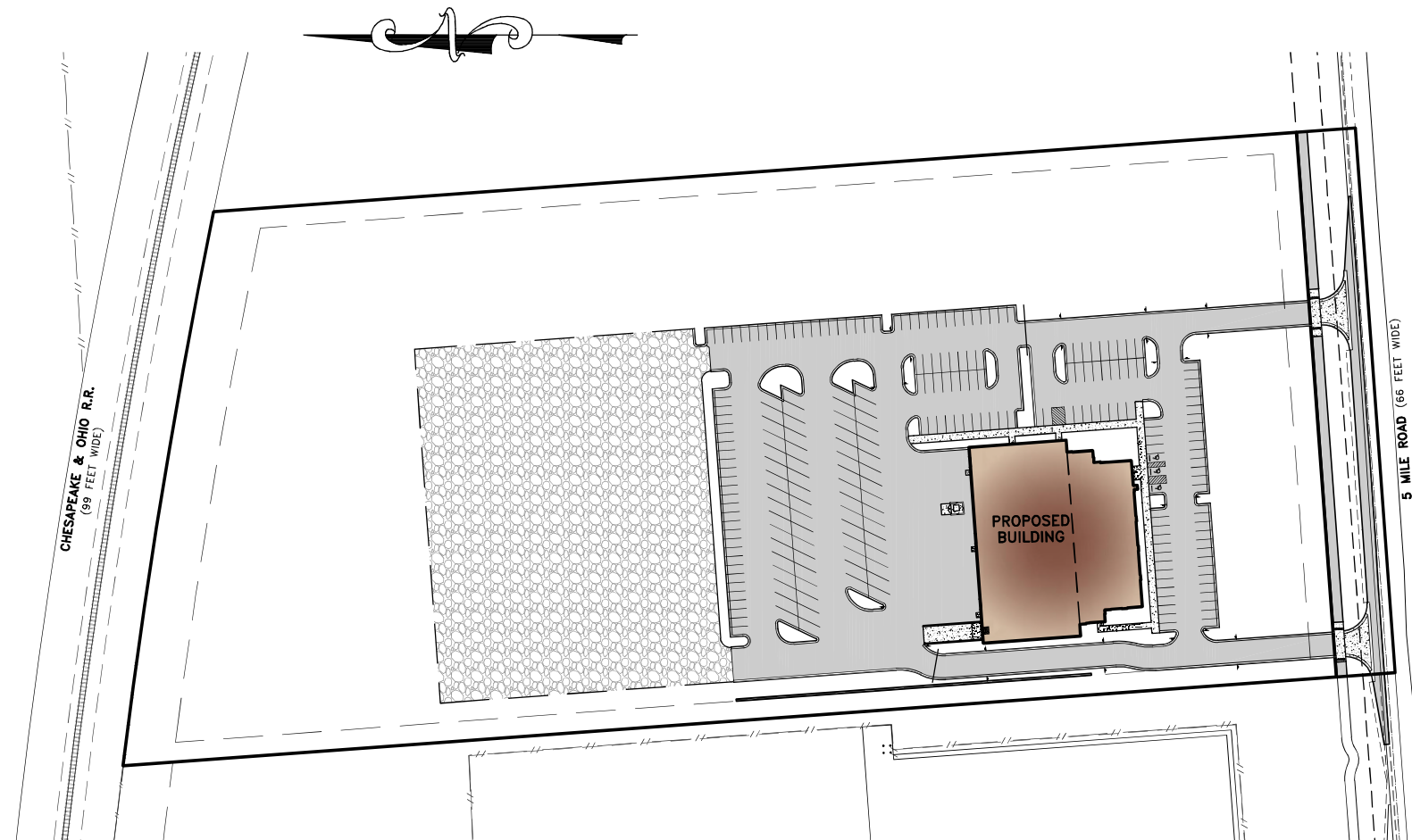
MITC PARCEL 9 - NORTHVILLE LUMBER CO.

MITC PARCEL 11/12

MITC PARCEL 13

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS HEADQUARTERS

LOCATION MAP N.T.S.



PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (3 MILE), 66 FEET WIDE, BEING DISTANT 100 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 01°12'28" W 1238.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE ALONG THAT LINE, WEST 99 FEET WIDE; THENCE ALONG SAID SOUTH LINE, 571.85 FEET ALONG THE CENTERLINE OF PHOENIX ROAD, BEING DISTANT 100 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18, TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, 585°40'32" E 571.71 FEET, A DELTA ANGLE OF 04°23'04" AND A CHORD BEARING 580°42'04" (571.71 FEET); THENCE SOUTH 11°28' E 1165.12 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, 585°40'32" W 555.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 15.77 ACRES, AND SUBJECT TO ANY RIGHTS OVER OR UNDER THE SAID ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

ALLEN DESIGN
ATTN: JIM ALLEN
557 CARPENTER
NORTHVILLE, MI 48167
(248) 467-4668
jca@wideopenwest.com



CLIENT: SCHAFFER CONSTRUCTION

TITLE SHEET

VERITA TELECOMMUNICATIONS CORPORATION - PARCEL 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 1 S. RANGE: 8 E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

1

-474





PARCEL 15 – MEIJER AT FIVE MILE



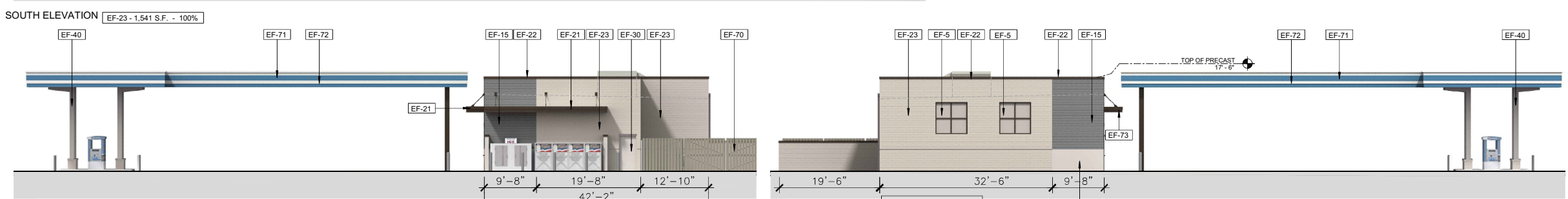
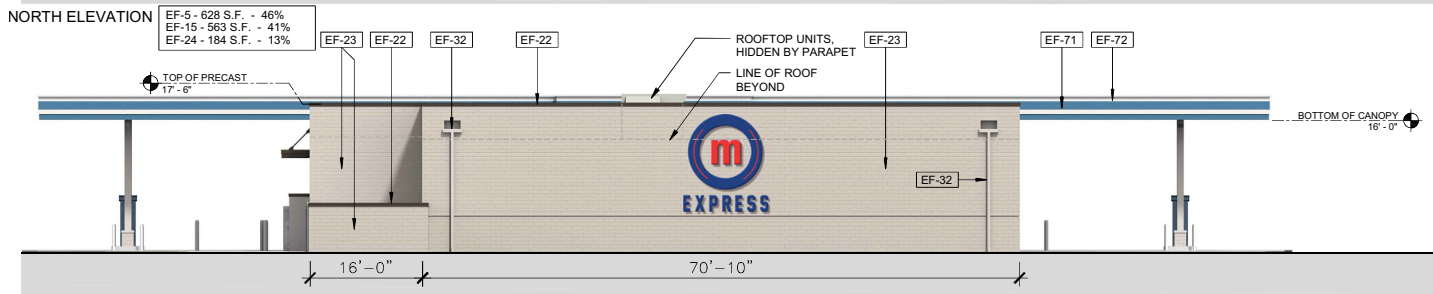
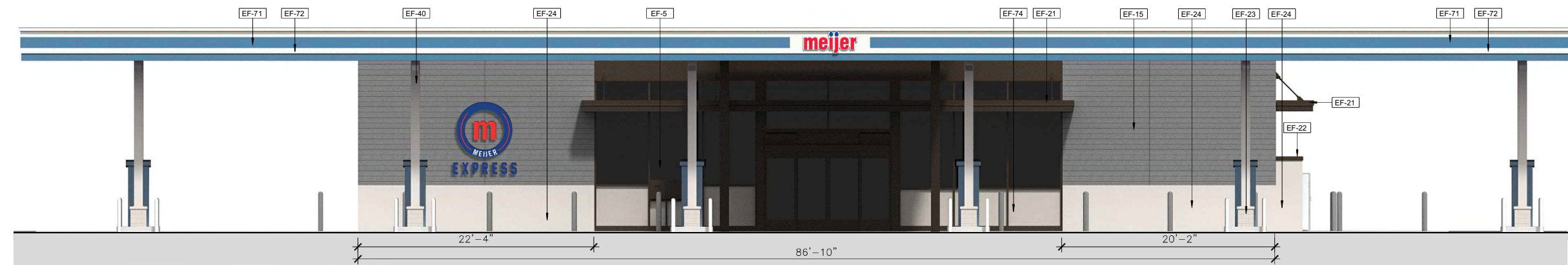
ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
P. FURTAWE, PE	I. GRAHAM, PE

JOB NO.

00-00-000000

C200



RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY SN68	--	DARK BRONZE ANODIZED ALUMINUM
EF-15	CONCRETE FORMLINER 2/82 COLORADO	RECKLI	SW 7018 DOVETAIL GRAY
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	DARK BRONZE
EF-23	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	AP	SW 7017 DORIAN GRAY
EF-24	EIFS FORMLINER #410	AP	SW 7015 REPOSE GRAY
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7015 REPOSE GRAY
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	SW 7015 REPOSE GRAY
EF-40	FUEL ISLAND CANOPY COLUMNS	SHERWIN WILLIAMS	SW 7015 REPOSE GRAY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	SOG GREY
EF-73	FIELD PAINTED STEEL - METAL DECKING	SHERWIN WILLIAMS	DARK BRONZE
EF-74	METAL PANEL	ALPOLIC	SOG GREY

WEST ELEVATION
EF-15 - 129 S.F. - 17%
EF-23 - 572 S.F. - 77%
EF-24 - 44 S.F. - 6%

EAST ELEVATION
EF-5 - 72 S.F. - 8%
EF-15 - 129 S.F. - 15%
EF-23 - 612 S.F. - 71%
EF-24 - 44 S.F. - 6%

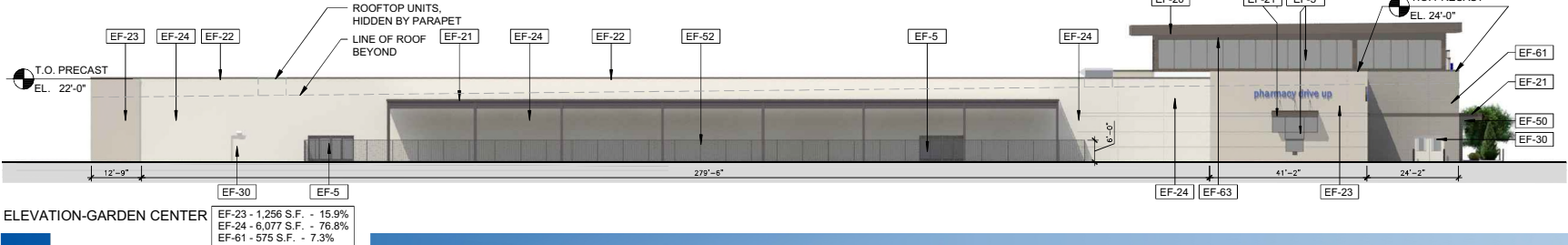
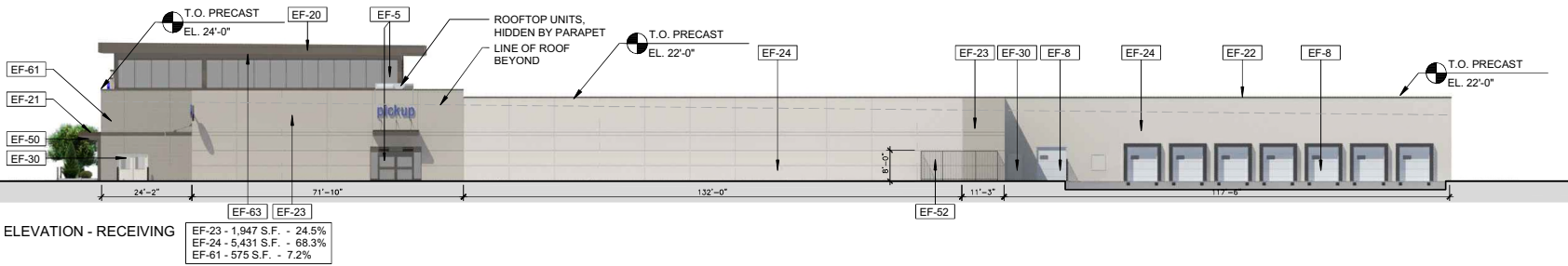
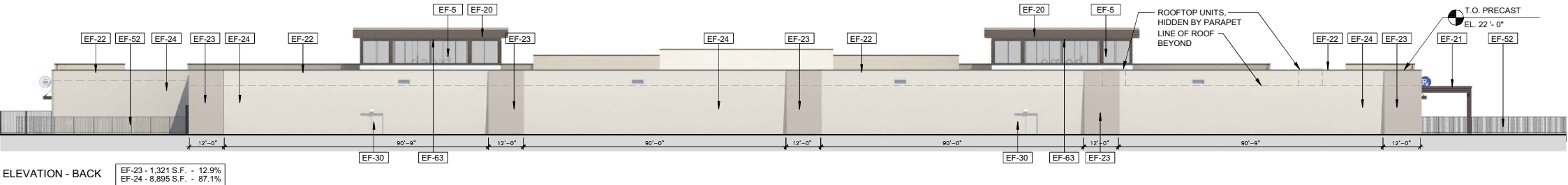
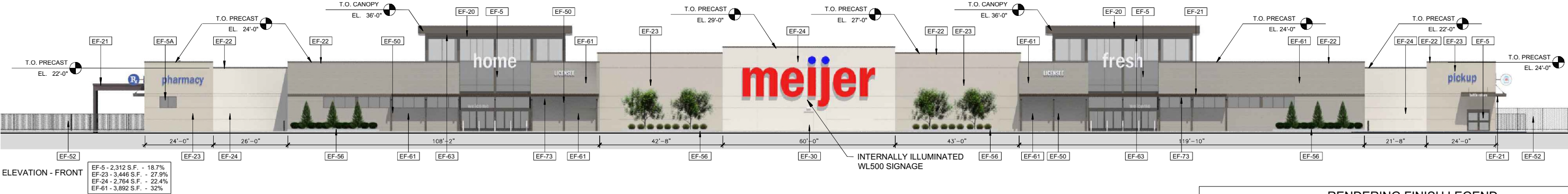


PLYMOUTH TWP., MICHIGAN

FIVE MILE & JOHNSON CREEK DRIVE
PLYMOUTH TWP., MI 48168

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.





RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY SN68	--	DARK BRONZE ANODIZED ALUMINUM
EF-5A	1" INSULATED SPANDREL PANEL WITH CRYSTAL GRAY SN68 AND WARM GRAY SPANDREL PANEL	--	WARM GRAY
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-23	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	AP	SW 7017 DORIAN GRAY
EF-24	INSULATED PRECAST CONCRETE WALL W/ EIFS FORMLINER #410	AP	SW 7015 REPOSE GRAY
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7015 REPOSE GRAY
EF-50	STEEL SUPPORT	--	DARK BRONZE STEEL BEAM
EF-52	DECORATIVE FENCE	--	BLACK
EF-56	CONCRETE PLANTER	--	CAST IN PLACE CONCRETE PLANTER
EF-61	CONCRETE FORMLINER 2/82 COLORADO	RECKLI	SW 7018 DOVETAIL GRAY
EF-63	VENTED SOFFIT PANEL - UNA CLAD UC-500	FIRESTONE	DARK BRONZE
EF-73	FIELD PAINTED STEEL - METAL DECKING	SHERWIN WILLIAMS	DARK BRONZE



PLYMOUTH TWP., MICHIGAN

FIVE MILE & JOHNSON CREEK DRIVE
PLYMOUTH TWP., MI 48168

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.



MITC PARCEL 7



HORTON ELITE
DEVONSHIRE

HOWE
NEWHAVEN

HOWE
WETHERBY

HOWE
NEWHAVEN

HORTON ELITE
NEWHAVEN



FULMER ELITE
DEVONSHIRE

SANDERS
NEWHAVEN

SANDERS
WETHERBY

SANDERS
NEWHAVEN

FULMER ELITE
NEWHAVEN

PARCEL 9 – NORTHVILLE LUMBER CO.

BENCHMARKS:

SITE BM #1
BENCH TIE ON SOUTH SIDE OF UTILITY
POLE, 425.4' EAST OF CENTERLINE
OF NAPER ROAD
ELEVATION: 876.69 N.A.V.D.88 DATUM

SITE BM #2
GEAR PIN IN SOUTHWEST SIDE OF POWER
POLE, NORTHEAST CORNER OF NAPER
ROAD AND 5 MILE ROAD
ELEVATION: 874.12 N.A.V.D.88 DATUM

SITE BM #3
BENCH TIE ON NORTHEAST FACE OF
UTILITY POLE, 800' N. NORTH
CENTERLINE 3 MILE ROAD WEST SIDE
OF NAPER ROAD
ELEVATION: 894.08 N.A.V.D.88 DATUM

SITE BM #4
NAIL IN NORTH SIDE OF TREE (#3735),
NORTHWEST CORNER OF PROPERTY
ELEVATION: 899.23 N.A.V.D.88 DATUM

LEGEND

- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. OVERHEAD UTILITY LINES
- EX. MANHOLE
- EX. CATCH BASIN
- EX. HYDRANT
- EX. GATE VALVE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. IRON BAR
- EX. SET IRON BAR
- EX. SIGN
- EX. UNKNOWN METEOR
- EX. DECIDUOUS TREE

HATCH LEGEND

- ASPHALT
- CONCRETE
- PROPOSED BUILDING
- EXISTING BUILDING

ALL PROPOSED PAVEMENT CROSS-SECTIONS
ARE FOR NORTHVILLE TOWNSHIP
SPECIFICATIONS, TYP

DETENTION BASIN SIZING CALCULATIONS:

BASIN	ELEVATION	AREA	AVG AREA	HEIGHT	VOLUME	CUMULATIVE VOLUME
831	73.358					77,200
832	81.841	84,996	1.0	77,200	162,196	
833	88.951	88,019	1.0	88,019	250,214	
834	87.086	95,267	1.0	95,267	345,481	
835	105.448	109,742	1.0	109,742	455,223	
836	114.026	118,443	1.0	118,443	574,666	
837	122.850	127,371	1.0	127,371	702,037	
838	131.891					
839	FREEBOARD					

	Req Vol	Elev
Permanent Water Elevation	410.305	825.00
CFRDC	697.823	837.97
100-yr Elevation (required)	702.037	838.00
100-yr Elevation (provided)	702.037	838.00
Freeboard Elevation	-	838.00

Detention Basin Design for 100-Year Design Storm

Time of Concentration Calculations

Sheet Flow

$V = K \cdot S^{0.5}$

V = velocity

K = 4.8 for sheet flow

S = slope (%)

Flow time = $L / (K \cdot S^{0.5})$

L = flow length

Flow time = 3.5 min

Shallow Flow

$V = K \cdot S^{0.5}$

K = 1.2

S = 1.00 %

V = 1.20 ft/s

Flow time = $L / (K \cdot S^{0.5})$

L = 687 ft

Flow time = 9.5 min

Sewer Flow

V = 3.0 ft/s (average velocity from sewer flow)

Flow time = $L / (V \cdot 60)$

L = 3297 ft

Flow time = 18.3 min

Time of Concentration = Sheet Flow + Shallow Flow + Sewer Flow

T = 31.3 min

Rainfall Intensity

$I_{100} = \frac{100}{(12.1 + T)^{0.775}}$

$I_{100} = 100$ yr peak rainfall intensity (in/hr)

T = time of concentration (min)

$I_{100} = 4.2$ in/hr

Channel Protection Volume Control (CPVC) Required Volume

$V_{CPVC} = A \cdot C \cdot S$

A = area (acres)

C = runoff coefficient

$V_{CPVC} = 215,360$ cf

Channel Protection Rate Control (CPRC) Required Volume

$V_{CPRC} = A \cdot C \cdot S^{0.833}$

A = area (acres)

C = runoff coefficient

$V_{CPRC} = 103,385$ cf

First Flush Volume & Release Rate

$V_F = 545 \cdot A \cdot C$

A = area (acres)

C = runoff coefficient

$V_F = 32,427$ cf

$Q_{FF} = V_F / T$

$Q_{FF} = 0.38$ cfs

$Q_{FF} = 24$ hr avg. allowable outflow rate (cfs)

100-Year Detention Volume

$Q_{100} = 1.1055 \cdot (0.207 \ln(A))$

$Q_{100} = 100$ yr allowable release rate (cfs/acre)

A = area (acres)

$Q_{100} = 21.8$ cfs

$Q_{100} = Q_{100} \cdot A$

$Q_{100} = 100$ yr peak pond inflow (cfs)

C = runoff coefficient

$I_{100} = 100$ yr peak rainfall intensity (in/hr)

A = area (acres)

$V_F = 18,900 \cdot C \cdot A$

V = storage ratio

C = runoff coefficient

A = area (acres)

$V_F / V_F = 0.206 \cdot 0.15 \ln(Q_F / Q)$

$Q_F / V_F = 15.88$ cfs

$Q_F / V_F = 251.95$ cfs

$V_F / V_F = 0.62$

100-yr Required Storage Volume

$V_F = V_F \cdot \text{storage ratio}$

V = 100 yr required storage volume (cf)

$V_F / V_F = 0.62$

$V_F = 100$ yr runoff volume (cf)

$V_F / V_F = \text{storage ratio}$

$V_F / V_F = 0.62$

Flood Control Volume

$V_{Flood} = 697,823$ cf

First Flush Volume & Release Rate

$V_F = 545 \cdot A \cdot C$

A = area (acres)

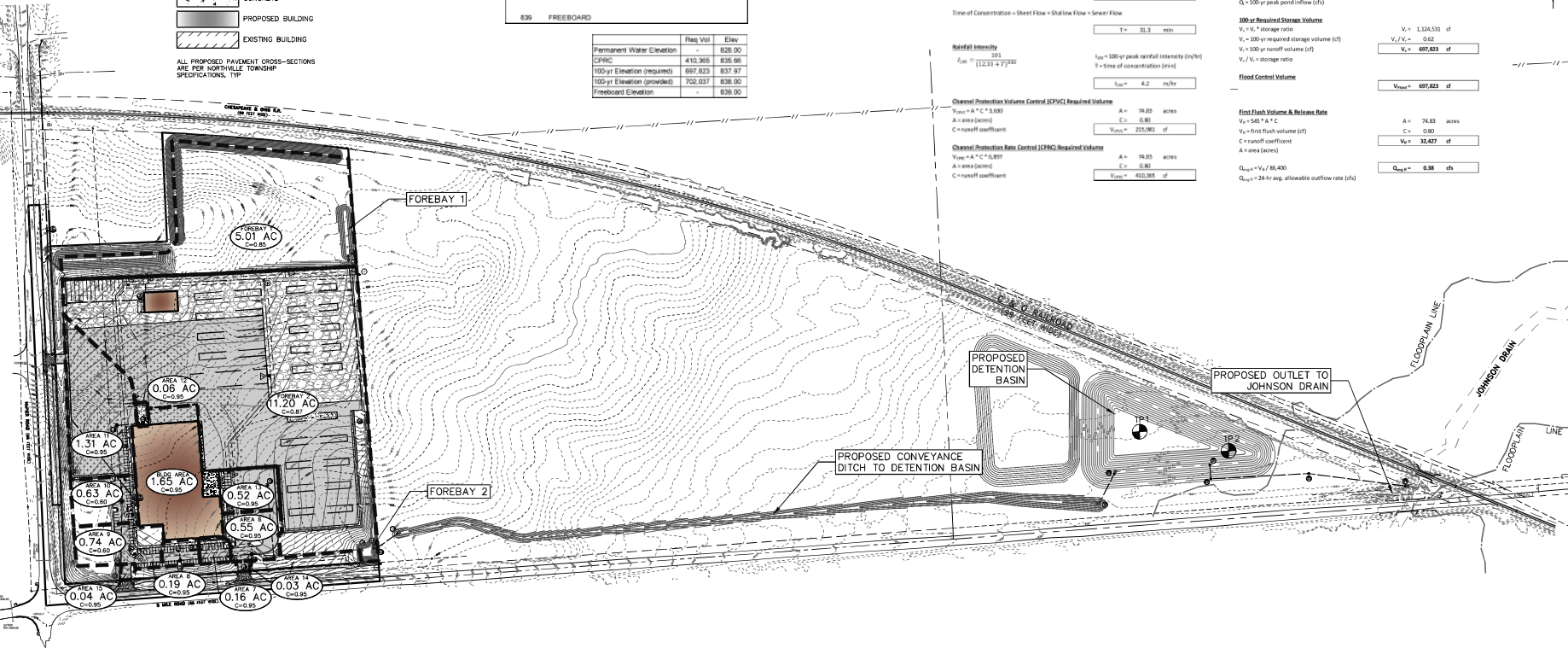
C = runoff coefficient

$V_F = 32,427$ cf

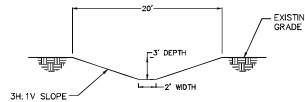
$Q_{FF} = V_F / T$

$Q_{FF} = 0.38$ cfs

$Q_{FF} = 24$ hr avg. allowable outflow rate (cfs)



Sub-Tributary	Tributary Area (Acres)	Impervious (C=0.95)	Permeous (C=0.25)	Perm Water (C=1)	Composite C
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
5	0	0	0	0	0
6	0.55	0.55	0	0	0.95
7	0.16	0.16	0	0	0.95
8	0.18	0.18	0	0	0.95
9	0.74	0.37	0.37	0	0.60
10	0.63	0.32	0.32	0	0.60
11	1.31	1.31	0	0	0.95
12	0.06	0.06	0	0	0.95
13	0.52	0.52	0	0	0.95
14	0.03	0.03	0	0	0.95
15	0.04	0.04	0	0	0.95
16	0	0	0	0	0
17	0	0	0	0	0
18	0	0	0	0	0
TOTAL	1.55	1.55	0.00	0.00	0.95



DITCH CROSS SECTION

NO SCALE

DETENTION BASIN DATA:

FREEBOARD ELEVATION = 838.0
100 YR ELEVATION = 838.0
PERMANENT WATER ELEVATION = 831.0
BOTTOM ELEVATION = 825.0
VOLUME REQUIRED = 697,823 CF
VOLUME PROVIDED = 702,037 CF



Proposed Exterior Rendering for:



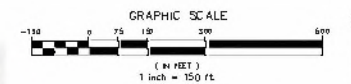


Proposed Exterior Rendering for:

NORTHVILLE
LUMBER CO.

Schafer F.A.studio
CONSTRUCTION, INC. design to inspire

PARCEL 11/12



Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018

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PARCEL 13



