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# **BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 7**

**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

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## PROJECT SUMMARY – AMENDMENT NO. 7

**Project Names:** Verita Telecommunications Headquarters (portion of MITC Parcel 9)

Other included projects: 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 amendment.

**Developers:** Tesoro Property Group LLC

Other included developers: 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:** Verita Telecommunication Headquarters - \$11,700,000

Other included projects - \$196,300,000

**Project Locations:** The Verita Telecommunication Headquarters redevelopment will occupy approximately 15 acres in the central portion of MITC Parcel 9 in Northville Township.

Other included redevelopment project locations: approximately 7.96 acres (MITC Parcel 13) and 133.12 acres (MITC Parcel 11/12) at the southeast and southwest corners, respectively, of the intersection of Five Mile Road and Ridge Road in Plymouth Township; approximately 27.39 acres (western portion of MITC Parcel 9) at the northeastern corner of Ridge Road and Five Mile Road in Northville Township; approximately 25.5 acres east of Ridge Road and north of Five Mile Road and Johnson Creek in Northville Township (MITC Parcel 7), and approximately 21.53 acres of the northeastern portion of MITC Parcel 15, with address 48025 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 nine MITC parcels (MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15) in Plymouth Township and Northville Township.

**Property Eligibilities:** The Verita Telecommunications Headquarters portion of MITC Parcel 9 is eligible, as defined in Act 381, by meeting the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Response Act and as blighted property by being owned by the State Land Bank Authority (SLB) at the time Parcel 9 was included in this Brownfield Plan.

Other parcel eligibilities: The other 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 SLB at the time of inclusion in the Brownfield Plan.

Eligible Activities  
And Costs

Tax increment revenues in the amount of \$85,984,468 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.

The total department specific and Michigan Strategic Fund (MSF) eligible costs included in this brownfield plan amendment for redevelopment of the Verita Telecommunications Headquarters portion of Parcel 9 are \$1,966,571.

Eligible activities and costs for other parcels previously included in the Parcel 13 Brownfield Plan and amendments are \$1,470,773 for Parcel 13; \$3,891,862 for the New Northville, LLC redevelopment on Parcel 9; \$12,760,792 for the Meijer portion of Parcel 15, and \$29,855,534 for the MITC public infrastructure improvements, all to be reimbursed with incremental local, State Education Tax (SET), and school operating taxes. Except for those activities exempt from work plan approval, the department specific eligible costs of \$1,356,494 for redevelopment of Parcel 11/12, and the site preparation costs of \$4,738,362 for redevelopment of Parcel 7, are to be reimbursed only with incremental local taxes.

Capture Periods:

Capture period for all projects - 30 years.  
Capture period for Verita Telecommunications Headquarters – 21 years

Capture period for Parcel 13 – 16 years  
Capture period for Parcel 11/12 – 9 years  
Capture period for Parcel 9 (Northville Lumber Co. portion) – 25 years  
Capture period for Coldwater Creek – 13 years  
Capture period for Meijer at Five Mile – 22 years  
Capture period for MITC infrastructure – 21 years.

Project Summaries:

The proposed Verita Telecommunications project involves the construction of a new headquarters facility totaling approximately 40,000 sf, divided evenly between office and warehousing.

The proposed Meijer 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.

The proposed redevelopment project for Parcel 11/12 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.

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, potable water service, and sanitary sewer service serving 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.

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 then owned by the State Landbank Authority (SLB) at 47500 Five Mile Road and located at the southeast corner of Five Mile Road and Ridge Road in the Charter Township of Plymouth, Michigan. Pursuant to the Interlocal Agreement, the parcel, also known as MITC Parcel 13 (Figure 1), is located within the jurisdiction of MITC in the MITC Redevelopment Area. 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 the parcel developers 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 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”).

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.

This Parcel 13 Brownfield Plan, Amendment No. 7 was prepared to add the Plymouth Township Water Tower Parcel (the “Water Tower Parcel”) to the Parcel 13 Brownfield Plan. This action will allow 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.

MITC will implement this Plan Amendment to promote economic development of the MITC Redevelopment Area by encouraging and supporting redevelopment of the Property. The Plan Amendment 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 this Plan Amendment 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); and payment of MITC’s annual administrative operating expenses. 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 18 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.	OWNERSHIP
6, 7, & 8	77-066-99-0002-702	State Land Bank
9 (Northville Lumber Co. portion)	77-071-99-0002-703	New Northville, LLC (formerly State Land Bank)
9 (Verita Telecommunications portion)	77-066-99-0002-701	State Land Bank
9 (Remaining portion)	77-066-99-0002-701	State Land Bank
10	78-001-99-0001-703	City of Detroit
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	Northville Downs, LLC

	78-001-01-0007-000 78-001-01-0008-000	
12	78-001-01-0009-000	Hillside Ridge Road Holdings West, LLC
<b>MITC PARCEL NUMBER</b>	<b>TAX PARCEL ID NO.</b>	<b>OWNERSHIP</b>
13	78-006-99-0001-710	Hillside Ridge Road Holdings East, LLC (formerly State Land Bank)
14	78-006-99-0001-002	BCP Plymouth LLC
15 (Meijer Inc. portion)	78-006-99-0001-711	Meijer Inc. (formerly State Land Bank)
15 (Remaining portion)	78-006-99-0001-711	REDICO and State Land Bank
Water Tower Parcel	78-006-99-0001-702	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-20<sup>th</sup> 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.

Tesoro Property Group LLC is developing approximately 15 acres of land in the central portion of the approximately 81.57-acre, MITC Parcel 9. The proposed redevelopment will include an approximately 40,000 square-foot, new headquarters facility for Verita Telecommunications Corporation, divided evenly between offices and warehousing.

Proposed redevelopment projects on MITC Parcels 15, 11, 12, 13, 9, and 7 were included in previous Parcel 13 Brownfield Plan amendments. 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. MITC Parcel 12 is approximately 4.5 acres of land and Parcel 13 is approximately 7.96 acres of land that are currently vegetated and awaiting redevelopment. New Northville, LLC is developing 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. 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 currently undergoing redevelopment with construction of a large warehouse/light industrial building, the first of multiple planned buildings. Redevelopment plans are currently underway for MITC Parcel 10. MITC Parcels 6, 8, 10, 12, and 13 are

currently vegetated, vacant land. 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

MITC Parcel 15 was determined to be eligible for inclusion in the Site #3 Brownfield Plan in accordance with MCL 125.2652(p) because it was blighted through ownership by the SLB at the time of inclusion in this Plan Amendment and meets the definition of a “facility” pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter “Part 201”. 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	77-066-99-0002-702	Owned by State Land Bank (blighted);
8	77-066-99-0002-702	Part 201 Facility
9 (New Northville, LLC portion)	77-071-99-0002-703	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
9 (Verita Telecommunications portion)	77-066-99-0002-701	Included in Brownfield Plan while owned by State Land Bank (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	Contiguous with Part 201 Facility
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	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	78-006-99-0001-002	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 (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.

Tesoro Property Group LLC will construct 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 intends to construct 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 will redevelop 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 will be 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 will include sustainable urban stormwater management systems, sidewalks, walking paths, and a pickleball court. The projected cost of the project is approximately \$49,500,000. Construction is currently expected to begin in 2024 and be completed in 2029.

New Northville, LLC is redeveloping the western approximately 27.4 acres of MITC Parcel 9 as the new Northville Lumber Co. lumber yard. The development will include 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 will accommodate office, showroom, and indoor storage uses. The site will be accessed by two driveways onto Five Mile Road and one driveway onto Napier Road. Site development also includes 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 and 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 a 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-trimethylbenzene, 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 four 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 1-6) 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 and the MITC public infrastructure 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	\$24,500,000
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
10	78-001-99-0001-703	\$0	NA
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	\$30,000,000
12	78-001-99-0001-704	\$0	\$30,000,000
13	78-006-99-0001-710	\$0	\$2,846,680
14	78-006-99-0001-002	\$1,131,000	NA
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	NA
Water Tower Parcel	78-006-99-0001-702	\$0	\$0

Estimated taxable values, TIR to be captured and impacts on taxing jurisdictions are presented in Table 2-1 through Table 2-6, attached in Appendix B. Reimbursement cash flows are presented in Tables 3-1 through Table 3-7, 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. The projected TIR capture starting date of 2025 for the Verita Telecommunications redevelopment in this Plan Amendment is year 7 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.

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 30<sup>th</sup> 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 3-7).

## **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 are presented in the Tax Increment Capture Estimate Tables (Table 2-1, Table 2-2, Table 2-3, Table 2-4, Table 2-5, and Table 2-6) 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 Amendment, 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 LBRF. 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.

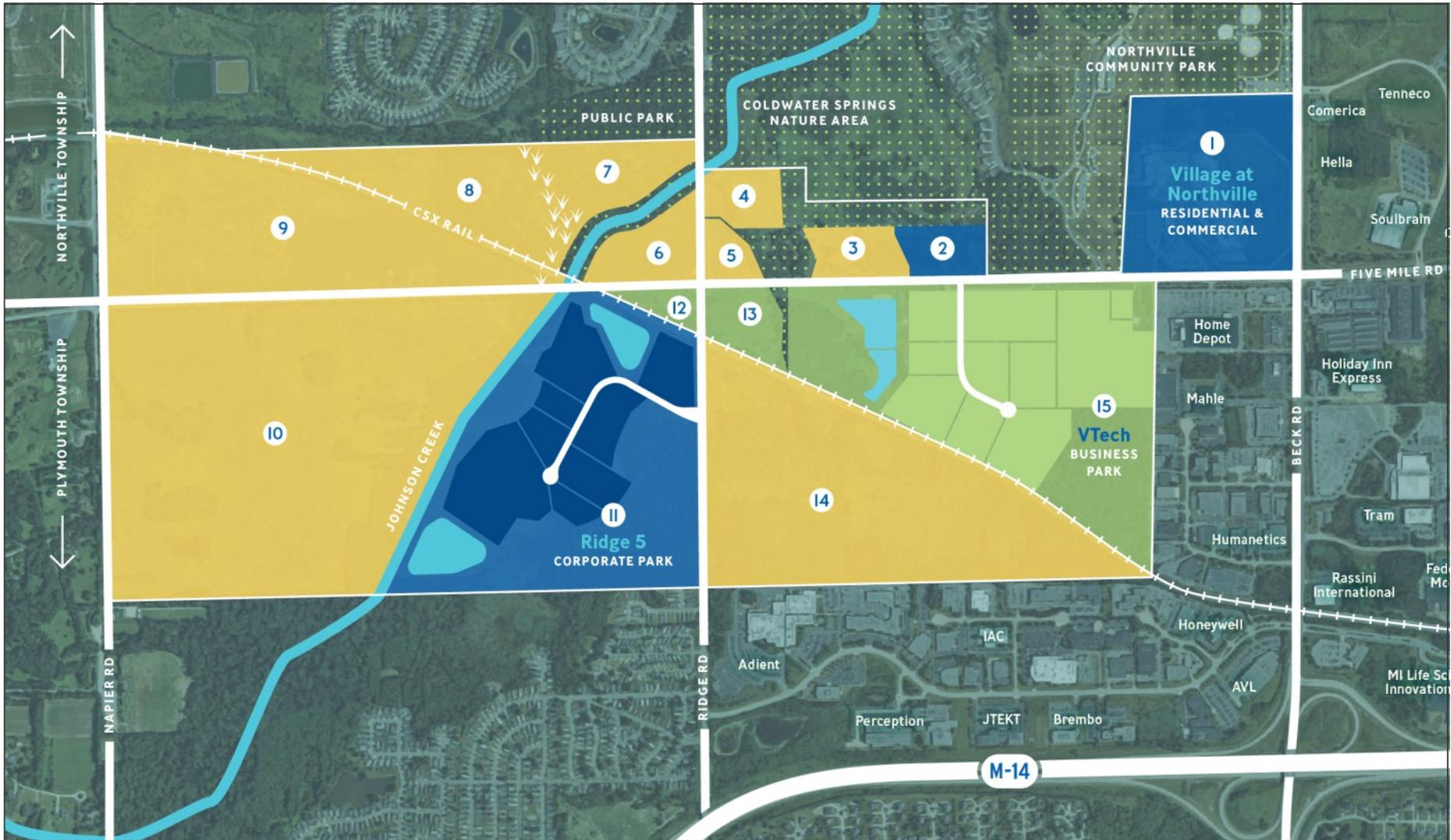
MITC anticipates that some developments on the Property may seek and be granted an Industrial Development District designation and Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from 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.

## **FIGURES**

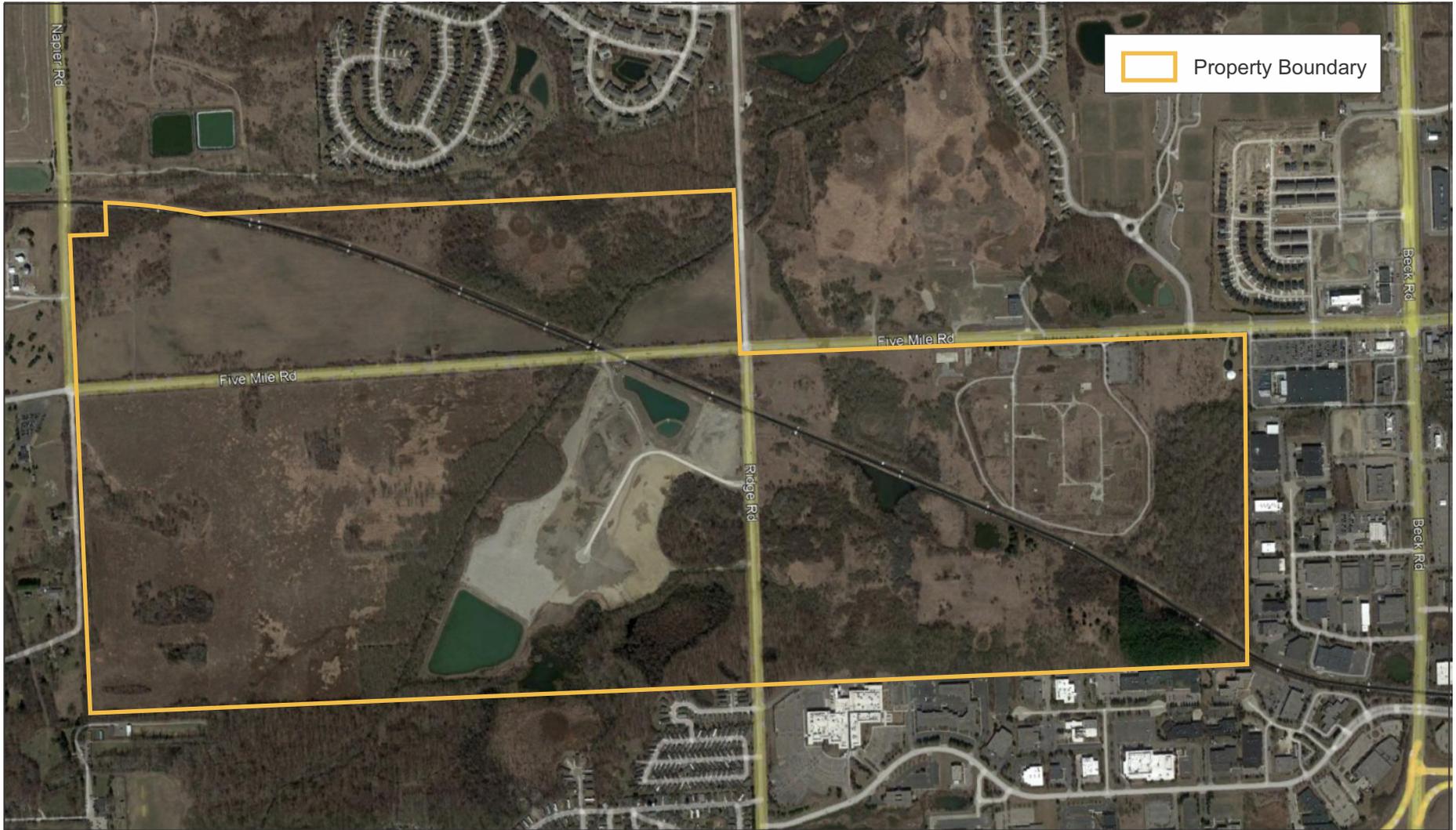
**FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP**

**FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM**



**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
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>Due Care Activities</b> Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation <sup>(2)</sup> 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	<b>\$289,618</b>
Subtotal Department Specific Activities	<b>\$289,618</b>
<b>Contingency (15%)</b>	\$34,443
<b>Total Department Specific Activities</b>	<b>\$324,061</b>
<b>ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b> Remnant Foundations and Utilities Removal	\$50,000
<b>Public Infrastructure Improvements - Roadway Improvements</b> ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$47,200
<b>Site Preparation Activities</b> 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 Design Site Construction Management Construction General Conditions	\$852,112
Subtotal Department Specific Activities	<b>\$949,312</b>
<b>Contingency (10%)</b>	\$142,397
<b>Total Non-Environmental Activities</b>	<b>\$1,091,709</b>
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	<b>\$80,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(3)</sup></b>	<b>\$1,495,770</b>

**Notes:**

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

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

**Notes:**

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

<sup>(2)</sup> 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
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$45,765
<b>Due Care Assessment/Planning Activities</b> Due Care Plans and Documentation <sup>(2)</sup> Due Care Assessment Site Specific Health and Safety Plan <sup>(2)</sup>	\$63,600
<b>Department Specific Activities</b> 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	<b>\$163,383</b>
<b>Contingency (15%)</b>	\$10,443
<b>Total Department Specific Activities</b>	<b>\$173,826</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b> Remnant Foundations and Utilities Removal	\$56,500
<b>Public Infrastructure Improvements</b> ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$467,988
<b>Site Preparation Activities</b> 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	<b>\$3,172,205</b>
<b>Contingency (15%)</b>	\$475,831
<b>Total MSF Eligible Activities</b>	<b>\$3,648,036</b>
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	<b>\$80,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$3,901,862</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> 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
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$48,100
<b>Due Care Assessment/Planning Activities</b> Due Care Consulting and Planning	\$26,000
Subtotal Department Specific Activities	<b>\$74,100</b>
<b>Contingency (15%)</b>	\$3,900
<b>Total Department Specific Activities</b>	<b>\$78,000</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Public Infrastructure Improvements</b> 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
<b>Site Preparation Activities</b> 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	<b>\$3,991,619</b>
<b>Contingency (15%)</b>	\$598,743
<b>Total MSF Eligible Activities</b>	<b>\$4,590,362</b>
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	<b>\$80,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$4,748,362</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> These costs are not included in the contingency calculation.



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

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$52,800
<b>Due Care Planning Activities</b> Vapor Mitigation System Design	\$45,000
<b>Due Care Activities</b> 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
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal Department Specific Activities	<b>\$3,356,025</b>
<b>Contingency (15%)</b>	\$490,234
<b>Total Department Specific Activities</b>	<b>\$3,846,259</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition</b> Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
<b>Lead, Asbestos, and Mold Abatement</b> Assessment and Reporting Abatement	\$677,400
<b>Public Infrastructure Improvements</b> 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
<b>Site Preparation Activities</b> 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
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal MSF Eligible Activities	<b>\$7,815,942</b>
<b>Contingency (15%)</b>	\$1,167,141
<b>Total MSF Eligible Activities</b>	<b>\$8,983,083</b>
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	<b>\$80,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$12,909,342</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> 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
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$37,500
<b>Total Department Specific Activities</b>	<b>\$37,500</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Public Infrastructure Improvements</b> 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
<b>Site Preparation Activities</b> 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	<b>\$1,607,888</b>
<b>Contingency (15%)</b>	\$241,183
<b>Total MSF Eligible Activities</b>	<b>\$1,849,071</b>
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$80,000
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$1,966,571</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> These costs are not included in the contingency calculation.



**TABLE 1-6  
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY  
MITC Infrastructure**

3/1/2022

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

**Notes:**

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

<sup>(2)</sup> These costs are not included in the contingency calculation.

## **APPENDIX B**

**TABLE 2-1 SUMMARY OF TIR CAPTURE FOR MITC PARCEL 13**

**TABLE 2-2 SUMMARY OF TIR CAPTURE FOR MITC PARCEL 11/12**

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

**TABLE 2-4 SUMMARY OF TIR CAPTURE FOR MITC PARCEL 7**

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

**TABLE 2-6 SUMMARY OF TIR CAPTURE FOR MITC PARCEL 9 (VERITAS TELECOMMUNICATIONS PORTION)**

**PARCEL 13 – HILLSIDE EAST**



**Table 2-1**  
**TAX INCREMENT REVENUE**  
**MITC Parcel 13**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**5/8/2024**

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

Plan Year	Estimated Taxable Value (TV) Increase Rate: 2% per year																
	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>1</sup>	\$ 346,700	\$ 353,634	\$ 360,707	\$ 700,000	\$ 2,850,000	\$ 2,907,000	\$ 2,965,140	\$ 3,024,443	\$ 3,084,932	\$ 3,146,630	\$ 3,209,563	\$ 3,273,754	\$ 3,339,229	\$ 3,406,014	\$ 3,474,134	\$ 3,543,617	
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 346,700	\$ 353,634	\$ 360,707	\$ 700,000	\$ 2,850,000	\$ 2,907,000	\$ 2,965,140	\$ 3,024,443	\$ 3,084,932	\$ 3,146,630	\$ 3,209,563	\$ 3,273,754	\$ 3,339,229	\$ 3,406,014	\$ 3,474,134	\$ 3,543,617	
	41.4026																
	9.3273																
<b>School Capture</b>	<b>Millage Rate</b>	<b>SLBA 5/50</b>															
State Education Tax (SET)	6.0000	\$ 1,040	\$ 2,122	\$ 2,164	\$ 4,200	\$ 17,100	\$ 17,442	\$ 17,791	\$ 18,147	\$ 18,510	\$ 18,880	\$ 19,257	\$ 19,643	\$ 20,035	\$ 20,436	\$ 20,845	\$ 21,262
School Operating Tax	18.0000	\$ 3,121	\$ 6,365	\$ 6,493	\$ 12,600	\$ 51,300	\$ 52,326	\$ 53,373	\$ 54,440	\$ 55,529	\$ 56,639	\$ 57,772	\$ 58,928	\$ 60,106	\$ 61,308	\$ 62,534	\$ 63,785
<b>School Total</b>	<b>24.0000</b>	<b>\$ 4,161</b>	<b>\$ 8,487</b>	<b>\$ 8,657</b>	<b>\$ 16,800</b>	<b>\$ 68,400</b>	<b>\$ 69,768</b>	<b>\$ 71,164</b>	<b>\$ 72,587</b>	<b>\$ 74,039</b>	<b>\$ 75,519</b>	<b>\$ 77,029</b>	<b>\$ 78,571</b>	<b>\$ 80,141</b>	<b>\$ 81,744</b>	<b>\$ 83,379</b>	<b>\$ 85,047</b>
<b>Local Capture</b>	<b>Millage Rate</b>																
Township (winter)	0.8103	\$ 141	\$ 287	\$ 292	\$ 567	\$ 2,309	\$ 2,356	\$ 2,403	\$ 2,451	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,871
Police-Fire (1) (winter)	1.6211	\$ 281	\$ 573	\$ 585	\$ 1,135	\$ 4,620	\$ 4,713	\$ 4,807	\$ 4,903	\$ 5,001	\$ 5,101	\$ 5,203	\$ 5,307	\$ 5,413	\$ 5,521	\$ 5,632	\$ 5,745
Police-Fire (2) (winter)	0.5583	\$ 97	\$ 197	\$ 201	\$ 391	\$ 1,591	\$ 1,623	\$ 1,655	\$ 1,689	\$ 1,722	\$ 1,757	\$ 1,792	\$ 1,828	\$ 1,864	\$ 1,902	\$ 1,940	\$ 1,978
Police-Fire (3) (winter)	1.1926	\$ 207	\$ 422	\$ 430	\$ 835	\$ 3,399	\$ 3,467	\$ 3,536	\$ 3,607	\$ 3,679	\$ 3,753	\$ 3,828	\$ 3,904	\$ 3,982	\$ 4,062	\$ 4,143	\$ 4,226
Fire (Winter)	0.9866	\$ 171	\$ 349	\$ 356	\$ 691	\$ 2,812	\$ 2,868	\$ 2,925	\$ 2,984	\$ 3,044	\$ 3,104	\$ 3,167	\$ 3,230	\$ 3,294	\$ 3,360	\$ 3,428	\$ 3,496
Wayne County (winter)	0.9897	\$ 172	\$ 350	\$ 357	\$ 693	\$ 2,821	\$ 2,877	\$ 2,935	\$ 2,993	\$ 3,053	\$ 3,114	\$ 3,177	\$ 3,240	\$ 3,305	\$ 3,371	\$ 3,438	\$ 3,507
Wayne County Jail (winter)	0.9381	\$ 163	\$ 332	\$ 338	\$ 657	\$ 2,674	\$ 2,727	\$ 2,782	\$ 2,837	\$ 2,894	\$ 2,952	\$ 3,011	\$ 3,071	\$ 3,133	\$ 3,195	\$ 3,259	\$ 3,324
Wayne County Parks (winter)	0.2459	\$ 43	\$ 87	\$ 89	\$ 172	\$ 701	\$ 715	\$ 729	\$ 744	\$ 759	\$ 774	\$ 789	\$ 805	\$ 821	\$ 838	\$ 854	\$ 871
HCMA (winter)	0.2104	\$ 37	\$ 74	\$ 76	\$ 147	\$ 600	\$ 612	\$ 624	\$ 636	\$ 649	\$ 662	\$ 675	\$ 689	\$ 703	\$ 717	\$ 731	\$ 746
Plymouth Library (winter)	1.4448	\$ 251	\$ 511	\$ 521	\$ 1,011	\$ 4,118	\$ 4,200	\$ 4,284	\$ 4,370	\$ 4,457	\$ 4,546	\$ 4,637	\$ 4,730	\$ 4,825	\$ 4,921	\$ 5,019	\$ 5,120
Community College (winter)	0.0177	\$ 3	\$ 6	\$ 6	\$ 12	\$ 50	\$ 51	\$ 52	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63
Community College (summer)	2.2700	\$ 394	\$ 803	\$ 819	\$ 1,589	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,865	\$ 7,003	\$ 7,143	\$ 7,286	\$ 7,431	\$ 7,580	\$ 7,732	\$ 7,886	\$ 8,044
RESA - Spec Ed (summer)	3.3678	\$ 584	\$ 1,191	\$ 1,215	\$ 2,357	\$ 9,598	\$ 9,790	\$ 9,986	\$ 10,186	\$ 10,389	\$ 10,597	\$ 10,809	\$ 11,025	\$ 11,246	\$ 11,471	\$ 11,700	\$ 11,934
RESA - Gen Operating (summer)	0.0965	\$ 17	\$ 34	\$ 35	\$ 68	\$ 275	\$ 281	\$ 286	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 322	\$ 329	\$ 335	\$ 342
RESA - Enhance (summer)	2.0000	\$ 347	\$ 707	\$ 721	\$ 1,400	\$ 5,700	\$ 5,814	\$ 5,930	\$ 6,049	\$ 6,170	\$ 6,293	\$ 6,419	\$ 6,548	\$ 6,678	\$ 6,812	\$ 6,948	\$ 7,087
Wayne County (Summer)	5.6483	\$ 979	\$ 1,997	\$ 2,037	\$ 3,954	\$ 16,098	\$ 16,420	\$ 16,748	\$ 17,083	\$ 17,425	\$ 17,773	\$ 18,129	\$ 18,491	\$ 18,861	\$ 19,238	\$ 19,623	\$ 20,015
<b>Local Total</b>	<b>22.3981</b>	<b>\$ 3,882</b>	<b>\$ 7,920</b>	<b>\$ 8,078</b>	<b>\$ 15,679</b>	<b>\$ 63,836</b>	<b>\$ 65,113</b>	<b>\$ 66,413</b>	<b>\$ 67,743</b>	<b>\$ 69,098</b>	<b>\$ 70,479</b>	<b>\$ 71,890</b>	<b>\$ 73,326</b>	<b>\$ 74,792</b>	<b>\$ 76,289</b>	<b>\$ 77,812</b>	<b>\$ 79,369</b>
<b>Non-Capturable Millages</b>	<b>Millage Rate</b>																
School Debt (summer)	4.0200	\$ 697	\$ 711	\$ 725	\$ 1,407	\$ 5,729	\$ 5,843	\$ 5,960	\$ 12,158	\$ 12,401	\$ 12,649	\$ 12,902	\$ 13,160	\$ 13,424	\$ 13,692	\$ 13,966	\$ 14,245
Wayne County Art Institute (winter)	0.2000	\$ 35	\$ 36	\$ 36	\$ 70	\$ 285	\$ 291	\$ 297	\$ 605	\$ 617	\$ 629	\$ 642	\$ 655	\$ 668	\$ 681	\$ 695	\$ 709
Wayne County Zoo	0.1000	\$ 18	\$ 18	\$ 18	\$ 35	\$ 143	\$ 146	\$ 149	\$ 302	\$ 308	\$ 315	\$ 321	\$ 327	\$ 334	\$ 341	\$ 347	\$ 354
<b>Total Non-Capturable Taxes</b>	<b>4.3200</b>	<b>\$ 749</b>	<b>\$ 764</b>	<b>\$ 779</b>	<b>\$ 1,512</b>	<b>\$ 6,156</b>	<b>\$ 6,279</b>	<b>\$ 6,405</b>	<b>\$ 13,065</b>	<b>\$ 13,326</b>	<b>\$ 13,593</b>	<b>\$ 13,865</b>	<b>\$ 14,142</b>	<b>\$ 14,426</b>	<b>\$ 14,714</b>	<b>\$ 15,008</b>	<b>\$ 15,308</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 8,043</b>	<b>\$ 16,407</b>	<b>\$ 16,735</b>	<b>\$ 32,479</b>	<b>\$ 132,236</b>	<b>\$ 134,881</b>	<b>\$ 137,577</b>	<b>\$ 140,330</b>	<b>\$ 143,137</b>	<b>\$ 145,998</b>	<b>\$ 148,919</b>	<b>\$ 151,897</b>	<b>\$ 154,933</b>	<b>\$ 158,033</b>	<b>\$ 161,191</b>	<b>\$ 164,416</b>

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



**PARCEL 11/12 – RIDGE 5 CORPORATE PARK**



**Table 2-2**  
**TAX INCREMENT REVENUE**  
**Ridge 5 Corporate Park (MITC Parcel 11)**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**5/8/2024**

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
	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	\$ 1,182,800	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872
Incremental Difference (New TV - Base TV)	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872

School Capture		Millage Rate																
State Education Tax (SET)	6.0000	\$ 7,097	\$ 7,097	\$ 7,097	\$ 7,097	\$ 7,097	\$ 18,000	\$ 63,000	\$ 99,000	\$ 153,000	\$ 162,000	\$ 180,000	\$ 183,600	\$ 187,272	\$ 191,017	\$ 194,838	\$ 198,735	\$ 202,709
School Operating	18.0000	\$ 21,290	\$ 21,290	\$ 21,290	\$ 21,290	\$ 21,290	\$ 54,000	\$ 189,000	\$ 297,000	\$ 459,000	\$ 486,000	\$ 540,000	\$ 550,800	\$ 561,816	\$ 573,052	\$ 584,513	\$ 596,204	\$ 608,128
<b>School Total</b>	<b>24.0000</b>	<b>\$ 28,387</b>	<b>\$ 72,000</b>	<b>\$ 252,000</b>	<b>\$ 396,000</b>	<b>\$ 612,000</b>	<b>\$ 648,000</b>	<b>\$ 720,000</b>	<b>\$ 734,400</b>	<b>\$ 749,088</b>	<b>\$ 764,069</b>	<b>\$ 779,351</b>	<b>\$ 794,939</b>	<b>\$ 810,837</b>				

Local Capture		Millage Rate																
Township	0.8134	\$ 962	\$ 962	\$ 962	\$ 962	\$ 962	\$ 2,440	\$ 8,541	\$ 13,421	\$ 20,742	\$ 21,962	\$ 24,402	\$ 24,890	\$ 25,388	\$ 25,896	\$ 26,414	\$ 26,942	\$ 27,481
Police-Fire (1)	1.6272	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 4,882	\$ 17,086	\$ 26,849	\$ 41,494	\$ 43,934	\$ 48,816	\$ 49,792	\$ 50,788	\$ 51,804	\$ 52,840	\$ 53,897	\$ 54,975
Police-Fire (2)	0.5604	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 1,681	\$ 5,884	\$ 9,247	\$ 14,290	\$ 15,131	\$ 16,812	\$ 17,148	\$ 17,491	\$ 17,841	\$ 18,198	\$ 18,562	\$ 18,933
Police-Fire (3)	1.1971	\$ 1,416	\$ 1,416	\$ 1,416	\$ 1,416	\$ 1,416	\$ 3,591	\$ 12,570	\$ 19,752	\$ 30,526	\$ 32,322	\$ 35,913	\$ 36,631	\$ 37,364	\$ 38,111	\$ 38,873	\$ 39,651	\$ 40,444
Fire	0.9903	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 2,971	\$ 10,398	\$ 16,340	\$ 25,253	\$ 26,738	\$ 29,709	\$ 30,303	\$ 30,909	\$ 31,527	\$ 32,158	\$ 32,801	\$ 33,457
Plymouth Library	1.4535	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 4,361	\$ 15,262	\$ 23,983	\$ 37,064	\$ 39,245	\$ 43,605	\$ 44,477	\$ 45,367	\$ 46,274	\$ 47,199	\$ 48,143	\$ 49,106
Wayne County	5.6483	\$ 6,681	\$ 6,681	\$ 6,681	\$ 6,681	\$ 6,681	\$ 16,945	\$ 59,307	\$ 93,197	\$ 144,032	\$ 152,504	\$ 169,449	\$ 172,838	\$ 176,295	\$ 179,821	\$ 183,417	\$ 187,085	\$ 190,827
Wayne County	0.9897	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 2,969	\$ 10,392	\$ 16,330	\$ 25,237	\$ 26,722	\$ 29,691	\$ 30,285	\$ 30,891	\$ 31,508	\$ 32,138	\$ 32,781	\$ 33,437
WC Jail	0.9381	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 2,814	\$ 9,850	\$ 15,479	\$ 23,922	\$ 25,329	\$ 28,143	\$ 28,706	\$ 29,280	\$ 29,866	\$ 30,463	\$ 31,072	\$ 31,694
WC Parks	0.2459	\$ 291	\$ 291	\$ 291	\$ 291	\$ 291	\$ 738	\$ 2,582	\$ 4,057	\$ 6,270	\$ 6,639	\$ 7,377	\$ 7,525	\$ 7,675	\$ 7,829	\$ 7,985	\$ 8,145	\$ 8,308
HCMA	0.2117	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 635	\$ 2,223	\$ 3,493	\$ 5,398	\$ 5,716	\$ 6,351	\$ 6,478	\$ 6,608	\$ 6,740	\$ 6,875	\$ 7,012	\$ 7,152
Community College	2.2516	\$ 2,663	\$ 2,663	\$ 2,663	\$ 2,663	\$ 2,663	\$ 6,755	\$ 23,642	\$ 37,151	\$ 57,416	\$ 60,793	\$ 67,548	\$ 68,899	\$ 70,277	\$ 71,682	\$ 73,116	\$ 74,578	\$ 76,070
RESA - Spec Ed	3.3678	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,983	\$ 10,103	\$ 35,362	\$ 55,569	\$ 85,879	\$ 90,931	\$ 101,034	\$ 103,055	\$ 105,116	\$ 107,218	\$ 109,362	\$ 111,550	\$ 113,781
RESA - Gen Oper	0.0965	\$ 114	\$ 114	\$ 114	\$ 114	\$ 114	\$ 290	\$ 1,013	\$ 1,592	\$ 2,461	\$ 2,606	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072	\$ 3,134	\$ 3,196	\$ 3,260
RESA - Enhance	2.0000	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 6,000	\$ 21,000	\$ 33,000	\$ 51,000	\$ 54,000	\$ 60,000	\$ 61,200	\$ 62,424	\$ 63,672	\$ 64,946	\$ 66,245	\$ 67,570
<b>Local Total</b>	<b>22.3915</b>	<b>\$ 26,485</b>	<b>\$ 67,175</b>	<b>\$ 235,112</b>	<b>\$ 369,460</b>	<b>\$ 570,984</b>	<b>\$ 604,572</b>	<b>\$ 671,745</b>	<b>\$ 685,180</b>	<b>\$ 698,885</b>	<b>\$ 712,861</b>	<b>\$ 727,118</b>	<b>\$ 741,660</b>	<b>\$ 756,495</b>				

Non-Capturable Millages		Millage Rate																
WC Zoo	0.1000	\$ 118	\$ 118	\$ 59	\$ 59	\$ 59	\$ 150	\$ 525	\$ 825	\$ 2,550	\$ 2,700	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312	\$ 3,378
WC Art Institute	0.2000	\$ 237	\$ 237	\$ 118	\$ 118	\$ 118	\$ 300	\$ 1,050	\$ 1,650	\$ 5,100	\$ 5,400	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495	\$ 6,624	\$ 6,757
School Debt	4.0200	\$ 4,755	\$ 4,755	\$ 2,377	\$ 2,377	\$ 2,377	\$ 6,030	\$ 21,105	\$ 33,165	\$ 102,510	\$ 108,540	\$ 120,600	\$ 123,012	\$ 125,472	\$ 127,982	\$ 130,541	\$ 133,152	\$ 135,815
<b>Total Non-Capturable Taxes</b>	<b>4.3200</b>	<b>\$ 5,110</b>	<b>\$ 5,110</b>	<b>\$ 2,554</b>	<b>\$ 2,554</b>	<b>\$ 2,554</b>	<b>\$ 6,480</b>	<b>\$ 22,680</b>	<b>\$ 35,640</b>	<b>\$ 110,160</b>	<b>\$ 116,640</b>	<b>\$ 129,600</b>	<b>\$ 132,192</b>	<b>\$ 134,835</b>	<b>\$ 137,533</b>	<b>\$ 140,283</b>	<b>\$ 143,088</b>	<b>\$ 145,950</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 54,872</b>	<b>\$ 139,175</b>	<b>\$ 487,112</b>	<b>\$ 765,460</b>	<b>\$ 1,182,984</b>	<b>\$ 1,252,572</b>	<b>\$ 1,391,745</b>	<b>\$ 1,419,580</b>	<b>\$ 1,447,973</b>	<b>\$ 1,476,930</b>	<b>\$ 1,506,469</b>	<b>\$ 1,536,599</b>	<b>\$ 1,567,332</b>				



**PARCEL 9 (PORTION) – NEW NORTHVILLE, LLC**



**Table 2-3**  
**TAX INCREMENT REVENUE**  
**Northville Lumber Co. (MITC Parcel 9)**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**5/8/2024**

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

Plan Year	Estimated Taxable Value (TV) Increase Rate: 2% per year																	
	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>1</sup>	\$ 1,500,000	\$ 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	\$ 5,047,006	
Incremental Difference (New TV - Base TV)	\$ 1,500,000	\$ 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	\$ 5,047,006	
<b>School Capture</b>																		
	Millage Rate																	
State Education Tax (SET)	6.0000	\$ 4,500	\$ 11,250	\$ 11,475	\$ 11,705	\$ 11,939	\$ 24,355	\$ 24,842	\$ 25,339	\$ 25,845	\$ 26,362	\$ 26,890	\$ 27,427	\$ 27,976	\$ 28,535	\$ 29,106	\$ 29,688	\$ 30,282
School Operating	18.0000	\$ 13,500	\$ 33,750	\$ 34,425	\$ 35,114	\$ 35,816	\$ 73,064	\$ 74,525	\$ 76,016	\$ 77,536	\$ 79,087	\$ 80,669	\$ 82,282	\$ 83,928	\$ 85,606	\$ 87,318	\$ 89,065	\$ 90,846
<b>School Total</b>	<b>24.0000</b>	<b>\$ 18,000</b>	<b>\$ 45,000</b>	<b>\$ 45,900</b>	<b>\$ 46,819</b>	<b>\$ 47,755</b>	<b>\$ 97,419</b>	<b>\$ 99,367</b>	<b>\$ 101,355</b>	<b>\$ 103,381</b>	<b>\$ 105,449</b>	<b>\$ 107,559</b>	<b>\$ 109,709</b>	<b>\$ 111,904</b>	<b>\$ 114,141</b>	<b>\$ 116,424</b>	<b>\$ 118,753</b>	<b>\$ 121,128</b>
<b>Local Capture</b>																		
	Millage Rate																	
Northville Township Operating	0.7686	\$ 576	\$ 1,441	\$ 1,470	\$ 1,499	\$ 1,529	\$ 3,120	\$ 3,182	\$ 3,246	\$ 3,311	\$ 3,377	\$ 3,445	\$ 3,513	\$ 3,584	\$ 3,655	\$ 3,728	\$ 3,803	\$ 3,879
Public Safety	6.4366	\$ 4,827	\$ 12,069	\$ 12,310	\$ 12,556	\$ 12,807	\$ 26,127	\$ 26,649	\$ 27,182	\$ 27,726	\$ 28,281	\$ 28,846	\$ 29,423	\$ 30,012	\$ 30,612	\$ 31,224	\$ 31,849	\$ 32,486
Shared Services	0.7561	\$ 567	\$ 1,418	\$ 1,446	\$ 1,475	\$ 1,504	\$ 3,069	\$ 3,130	\$ 3,193	\$ 3,257	\$ 3,322	\$ 3,389	\$ 3,456	\$ 3,525	\$ 3,596	\$ 3,668	\$ 3,741	\$ 3,816
School Sinking Fund	0.4698	\$ 352	\$ 881	\$ 898	\$ 916	\$ 935	\$ 1,907	\$ 1,945	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,105	\$ 2,148	\$ 2,191	\$ 2,234	\$ 2,279	\$ 2,325	\$ 2,371
RESA Operating	0.0956	\$ 72	\$ 179	\$ 183	\$ 186	\$ 190	\$ 388	\$ 396	\$ 404	\$ 412	\$ 420	\$ 428	\$ 437	\$ 446	\$ 455	\$ 464	\$ 473	\$ 482
RESA Special Ed.	3.3443	\$ 2,508	\$ 6,271	\$ 6,396	\$ 6,524	\$ 6,654	\$ 13,575	\$ 13,846	\$ 14,123	\$ 14,406	\$ 14,694	\$ 14,988	\$ 15,288	\$ 15,593	\$ 15,905	\$ 16,223	\$ 16,548	\$ 16,879
RESA Enhancement	1.9876	\$ 1,491	\$ 3,727	\$ 3,801	\$ 3,877	\$ 3,955	\$ 8,068	\$ 8,229	\$ 8,394	\$ 8,562	\$ 8,733	\$ 8,908	\$ 9,086	\$ 9,267	\$ 9,453	\$ 9,642	\$ 9,835	\$ 10,031
HCMA	0.2070	\$ 155	\$ 388	\$ 396	\$ 404	\$ 412	\$ 840	\$ 857	\$ 874	\$ 892	\$ 910	\$ 928	\$ 946	\$ 965	\$ 984	\$ 1,004	\$ 1,024	\$ 1,045
Library Operating	1.0975	\$ 823	\$ 2,058	\$ 2,099	\$ 2,141	\$ 2,184	\$ 4,455	\$ 4,544	\$ 4,635	\$ 4,728	\$ 4,822	\$ 4,919	\$ 5,017	\$ 5,117	\$ 5,220	\$ 5,324	\$ 5,430	\$ 5,539
Wayne County Operating	6.5928	\$ 4,945	\$ 12,362	\$ 12,609	\$ 12,861	\$ 13,118	\$ 26,761	\$ 27,296	\$ 27,842	\$ 28,399	\$ 28,967	\$ 29,546	\$ 30,137	\$ 30,740	\$ 31,355	\$ 31,982	\$ 32,621	\$ 33,274
WC Jail	0.9358	\$ 702	\$ 1,755	\$ 1,790	\$ 1,826	\$ 1,862	\$ 3,799	\$ 3,874	\$ 3,952	\$ 4,031	\$ 4,112	\$ 4,194	\$ 4,278	\$ 4,363	\$ 4,451	\$ 4,540	\$ 4,630	\$ 4,723
WC Parks	0.2442	\$ 183	\$ 458	\$ 467	\$ 476	\$ 486	\$ 991	\$ 1,011	\$ 1,031	\$ 1,052	\$ 1,073	\$ 1,094	\$ 1,116	\$ 1,139	\$ 1,161	\$ 1,185	\$ 1,208	\$ 1,232
Schoolcraft Community College	2.2700	\$ 1,703	\$ 4,256	\$ 4,341	\$ 4,428	\$ 4,517	\$ 9,214	\$ 9,398	\$ 9,586	\$ 9,778	\$ 9,974	\$ 10,173	\$ 10,377	\$ 10,584	\$ 10,796	\$ 11,012	\$ 11,232	\$ 11,457
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 18,904</b>	<b>\$ 47,263</b>	<b>\$ 48,206</b>	<b>\$ 49,169</b>	<b>\$ 50,153</b>	<b>\$ 102,314</b>	<b>\$ 104,357</b>	<b>\$ 106,446</b>	<b>\$ 108,578</b>	<b>\$ 110,749</b>	<b>\$ 112,963</b>	<b>\$ 115,222</b>	<b>\$ 117,526</b>	<b>\$ 119,877</b>	<b>\$ 122,275</b>	<b>\$ 124,719</b>	<b>\$ 127,214</b>
<b>Non-Capturable Millages</b>																		
	Millage Rate																	
WC Zoo	0.0992	\$ 74	\$ 186	\$ 190	\$ 194	\$ 197	\$ 403	\$ 411	\$ 419	\$ 427	\$ 436	\$ 445	\$ 453	\$ 463	\$ 472	\$ 481	\$ 491	\$ 501
WC Art Institute	0.1986	\$ 149	\$ 372	\$ 380	\$ 387	\$ 395	\$ 806	\$ 822	\$ 839	\$ 855	\$ 873	\$ 890	\$ 908	\$ 926	\$ 945	\$ 963	\$ 983	\$ 1,002
Property Bond Prop	0.3500	\$ 263	\$ 656	\$ 669	\$ 683	\$ 696	\$ 1,421	\$ 1,449	\$ 1,478	\$ 1,508	\$ 1,538	\$ 1,569	\$ 1,600	\$ 1,632	\$ 1,665	\$ 1,698	\$ 1,732	\$ 1,766
School Debt	1.7000	\$ 1,275	\$ 3,188	\$ 3,251	\$ 3,316	\$ 3,383	\$ 6,901	\$ 7,039	\$ 7,179	\$ 7,323	\$ 7,469	\$ 7,619	\$ 7,771	\$ 7,927	\$ 8,085	\$ 8,247	\$ 8,412	\$ 8,580
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 1,761</b>	<b>\$ 4,402</b>	<b>\$ 4,490</b>	<b>\$ 4,580</b>	<b>\$ 4,672</b>	<b>\$ 9,530</b>	<b>\$ 9,721</b>	<b>\$ 9,915</b>	<b>\$ 10,113</b>	<b>\$ 10,316</b>	<b>\$ 10,522</b>	<b>\$ 10,732</b>	<b>\$ 10,947</b>	<b>\$ 11,166</b>	<b>\$ 11,389</b>	<b>\$ 11,617</b>	<b>\$ 11,849</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 36,904</b>	<b>\$ 92,263</b>	<b>\$ 94,106</b>	<b>\$ 95,988</b>	<b>\$ 97,908</b>	<b>\$ 199,733</b>	<b>\$ 203,724</b>	<b>\$ 207,801</b>	<b>\$ 211,959</b>	<b>\$ 216,198</b>	<b>\$ 220,522</b>	<b>\$ 224,931</b>	<b>\$ 229,430</b>	<b>\$ 234,018</b>	<b>\$ 238,699</b>	<b>\$ 243,472</b>	<b>\$ 248,342</b>

Footnotes:  
<sup>1</sup>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 (S/50 Tax).



**Table 2-3**  
**TAX INCREMENT REVENUE**  
**Northville Lumber Co. (MITC Parcel 9)**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**5/8/2024**

Estimated Taxable Value (TV) Increase Rate:

Plan Year	23	24	25	26	27	28	29	30	31	32	33	TOTAL	
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051		
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV <sup>1</sup>	\$ 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	\$ 6,275,318		
Incremental Difference (New TV - Base TV)	\$ 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	\$ 6,275,318		
<b>School Capture</b>													
	<b>Millage Rate</b>												
State Education Tax (SET)	6.0000	\$ 30,888	\$ 31,505	\$ 32,136	\$ 32,778	\$ 33,434	\$ 34,102	\$ 34,785	\$ 35,480	\$ 36,190	\$ 36,914	\$ 37,652	\$ 753,380
School Operating	18.0000	\$ 92,663	\$ 94,516	\$ 96,407	\$ 98,335	\$ 100,301	\$ 102,307	\$ 104,354	\$ 106,441	\$ 108,570	\$ 110,741	\$ 112,956	\$ 2,260,138
<b>School Total</b>	<b>24.0000</b>	<b>\$ 123,551</b>	<b>\$ 126,021</b>	<b>\$ 128,543</b>	<b>\$ 131,113</b>	<b>\$ 133,735</b>	<b>\$ 136,409</b>	<b>\$ 139,139</b>	<b>\$ 141,921</b>	<b>\$ 144,760</b>	<b>\$ 147,655</b>	<b>\$ 150,608</b>	<b>\$ 3,013,518</b>
<b>Local Capture</b>													
	<b>Millage Rate</b>												
Northville Township Operating	0.7686	\$ 3,957	\$ 4,036	\$ 4,117	\$ 4,199	\$ 4,283	\$ 4,369	\$ 4,456	\$ 4,545	\$ 4,636	\$ 4,729	\$ 4,823	\$ 96,508
Public Safety	6.4366	\$ 33,135	\$ 33,798	\$ 34,474	\$ 35,163	\$ 35,867	\$ 36,584	\$ 37,316	\$ 38,062	\$ 38,823	\$ 39,600	\$ 40,392	\$ 808,200
Shared Services	0.7561	\$ 3,892	\$ 3,970	\$ 4,050	\$ 4,131	\$ 4,213	\$ 4,297	\$ 4,383	\$ 4,471	\$ 4,561	\$ 4,652	\$ 4,745	\$ 94,937
School Sinking Fund	0.4698	\$ 2,419	\$ 2,467	\$ 2,516	\$ 2,567	\$ 2,618	\$ 2,670	\$ 2,724	\$ 2,778	\$ 2,834	\$ 2,890	\$ 2,948	\$ 58,990
RESA Operating	0.0956	\$ 492	\$ 502	\$ 512	\$ 522	\$ 533	\$ 543	\$ 554	\$ 565	\$ 577	\$ 588	\$ 600	\$ 12,003
RESA Special Ed.	3.3443	\$ 17,216	\$ 17,561	\$ 17,912	\$ 18,270	\$ 18,635	\$ 19,008	\$ 19,388	\$ 19,776	\$ 20,172	\$ 20,575	\$ 20,987	\$ 419,921
RESA Enhancement	1.9876	\$ 10,232	\$ 10,437	\$ 10,645	\$ 10,858	\$ 11,076	\$ 11,297	\$ 11,523	\$ 11,753	\$ 11,988	\$ 12,228	\$ 12,473	\$ 249,569
HCMA	0.2070	\$ 1,066	\$ 1,087	\$ 1,109	\$ 1,131	\$ 1,153	\$ 1,177	\$ 1,200	\$ 1,224	\$ 1,249	\$ 1,274	\$ 1,299	\$ 25,993
Library Operating	1.0975	\$ 5,650	\$ 5,763	\$ 5,878	\$ 5,996	\$ 6,116	\$ 6,238	\$ 6,363	\$ 6,490	\$ 6,620	\$ 6,752	\$ 6,887	\$ 137,808
Wayne County Operating	6.5928	\$ 33,939	\$ 34,618	\$ 35,311	\$ 36,017	\$ 36,737	\$ 37,472	\$ 38,221	\$ 38,986	\$ 39,765	\$ 40,561	\$ 41,372	\$ 827,814
WC Jail	0.9358	\$ 4,817	\$ 4,914	\$ 5,012	\$ 5,112	\$ 5,215	\$ 5,319	\$ 5,425	\$ 5,534	\$ 5,644	\$ 5,757	\$ 5,872	\$ 117,503
WC Parks	0.2442	\$ 1,257	\$ 1,282	\$ 1,308	\$ 1,334	\$ 1,361	\$ 1,388	\$ 1,416	\$ 1,444	\$ 1,473	\$ 1,502	\$ 1,532	\$ 30,660
Schoolcraft Community College	2.2700	\$ 11,686	\$ 11,920	\$ 12,158	\$ 12,401	\$ 12,649	\$ 12,902	\$ 13,160	\$ 13,423	\$ 13,692	\$ 13,966	\$ 14,245	\$ 285,028
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 129,758</b>	<b>\$ 132,355</b>	<b>\$ 135,002</b>	<b>\$ 137,701</b>	<b>\$ 140,456</b>	<b>\$ 143,264</b>	<b>\$ 146,129</b>	<b>\$ 149,051</b>	<b>\$ 152,034</b>	<b>\$ 155,074</b>	<b>\$ 158,175</b>	<b>\$ 3,164,934</b>
<b>Non-Capturable Millages</b>													
	<b>Millage Rate</b>												
WC Zoo	0.0992	\$ 511	\$ 521	\$ 531	\$ 542	\$ 553	\$ 564	\$ 575	\$ 587	\$ 598	\$ 610	\$ 623	\$ 12,458
WC Art Institute	0.1986	\$ 1,022	\$ 1,043	\$ 1,064	\$ 1,085	\$ 1,107	\$ 1,129	\$ 1,151	\$ 1,174	\$ 1,198	\$ 1,222	\$ 1,246	\$ 24,936
Property Bond Prop	0.3500	\$ 1,802	\$ 1,838	\$ 1,875	\$ 1,912	\$ 1,950	\$ 1,989	\$ 2,029	\$ 2,070	\$ 2,111	\$ 2,153	\$ 2,196	
School Debt	1.7000	\$ 8,752	\$ 8,927	\$ 9,105	\$ 9,287	\$ 9,473	\$ 9,662	\$ 9,856	\$ 10,053	\$ 10,254	\$ 10,459	\$ 10,668	\$ 213,461
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 12,086</b>	<b>\$ 12,328</b>	<b>\$ 12,575</b>	<b>\$ 12,826</b>	<b>\$ 13,083</b>	<b>\$ 13,344</b>	<b>\$ 13,611</b>	<b>\$ 13,883</b>	<b>\$ 14,161</b>	<b>\$ 14,444</b>	<b>\$ 14,733</b>	<b>\$ 294,796</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 253,309</b>	<b>\$ 258,376</b>	<b>\$ 263,545</b>	<b>\$ 268,814</b>	<b>\$ 274,191</b>	<b>\$ 279,673</b>	<b>\$ 285,268</b>	<b>\$ 290,972</b>	<b>\$ 296,794</b>	<b>\$ 302,729</b>	<b>\$ 308,783</b>	<b>\$ 6,178,452</b>

**PARCEL 7 – COLDWATER RIDGE**



**Table 2-4  
TAX INCREMENT REVENUE  
Coldwater Creek (MITC Parcel 7)  
MITC Redevelopment Area  
Plymouth Township, Michigan  
5/8/2024**

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 <sup>1</sup>	\$ 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	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>School Total</b>	<b>6.0000</b>	<b>\$ 1,200</b>	<b>\$ 11,250</b>	<b>\$ 33,975</b>	<b>\$ 57,155</b>	<b>\$ 75,548</b>	<b>\$ 154,117</b>	<b>\$ 157,199</b>	<b>\$ 160,343</b>	<b>\$ 163,550</b>	<b>\$ 166,821</b>	<b>\$ 170,158</b>	<b>\$ 173,561</b>	<b>\$ 177,032</b>	<b>\$ 180,573</b>	<b>\$ 184,184</b>	

Local Capture		Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
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	
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 5,042</b>	<b>\$ 47,263</b>	<b>\$ 142,728</b>	<b>\$ 240,103</b>	<b>\$ 317,374</b>	<b>\$ 647,444</b>	<b>\$ 660,392</b>	<b>\$ 673,599</b>	<b>\$ 687,071</b>	<b>\$ 700,812</b>	<b>\$ 714,829</b>	<b>\$ 729,127</b>	<b>\$ 743,710</b>	<b>\$ 758,582</b>	<b>\$ 773,755</b>	

Non-Capturable Millages		Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
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	
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 470</b>	<b>\$ 4,402</b>	<b>\$ 13,294</b>	<b>\$ 22,365</b>	<b>\$ 29,562</b>	<b>\$ 60,306</b>	<b>\$ 61,512</b>	<b>\$ 62,742</b>	<b>\$ 63,997</b>	<b>\$ 65,277</b>	<b>\$ 66,583</b>	<b>\$ 67,914</b>	<b>\$ 69,273</b>	<b>\$ 70,658</b>	<b>\$ 72,071</b>	
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 6,242</b>	<b>\$ 58,513</b>	<b>\$ 176,703</b>	<b>\$ 297,258</b>	<b>\$ 392,922</b>	<b>\$ 801,561</b>	<b>\$ 817,591</b>	<b>\$ 833,942</b>	<b>\$ 850,621</b>	<b>\$ 867,633</b>	<b>\$ 884,987</b>	<b>\$ 902,688</b>	<b>\$ 920,742</b>	<b>\$ 939,155</b>	<b>\$ 957,939</b>	

**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).

**PARCEL 15 (PORTION) – MEIJER INC.**





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

**MITC Redevelopment Area  
Plymouth Township, Michigan  
5/8/2024**

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 Property TV <sup>1</sup>	\$ 1,000,000	\$ 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 <sup>1</sup>		\$ 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)	\$ 1,000,000	\$ 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	
<b>School Capture</b>																
	Millage Rate															
State Education Tax (SET)	6.0000	\$ 3,000	\$ 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	\$ 9,000	\$ 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
<b>School Total</b>	<b>24.0000</b>	<b>\$ 12,000</b>	<b>\$ 99,600</b>	<b>\$ 93,727</b>	<b>\$ 87,876</b>	<b>\$ 82,048</b>	<b>\$ 166,696</b>	<b>\$ 166,551</b>	<b>\$ 166,453</b>	<b>\$ 166,408</b>	<b>\$ 166,415</b>	<b>\$ 166,475</b>	<b>\$ 169,228</b>	<b>\$ 172,037</b>	<b>\$ 174,901</b>	<b>\$ 177,824</b>
<b>Local Capture</b>																
	Millage Rate															
Plymouth Township Operating	0.8038	\$ 402	\$ 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	\$ 2,162	\$ 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	\$ 48	\$ 397	\$ 373	\$ 350	\$ 327	\$ 664	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 674	\$ 685	\$ 697	\$ 708
RESA Special Ed.	3.3443	\$ 1,672	\$ 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	\$ 994	\$ 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	\$ 714	\$ 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	\$ 3,296	\$ 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	\$ 468	\$ 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	\$ 122	\$ 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	\$ 104	\$ 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	\$ 1,135	\$ 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
<b>Local Total</b>	<b>22.2329</b>	<b>\$ 11,117</b>	<b>\$ 92,268</b>	<b>\$ 86,826</b>	<b>\$ 81,406</b>	<b>\$ 76,008</b>	<b>\$ 154,422</b>	<b>\$ 154,286</b>	<b>\$ 154,199</b>	<b>\$ 154,154</b>	<b>\$ 154,162</b>	<b>\$ 154,219</b>	<b>\$ 156,768</b>	<b>\$ 159,370</b>	<b>\$ 162,026</b>	<b>\$ 164,730</b>
<b>Non-Capturable Millages</b>																
	Millage Rate															
WC Zoo	0.0992	\$ 50	\$ 412	\$ 387	\$ 363	\$ 339	\$ 689	\$ 688	\$ 688	\$ 688	\$ 688	\$ 688	\$ 699	\$ 711	\$ 723	\$ 735
WC Art Institute	0.1986	\$ 99	\$ 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	\$ 2,000	\$ 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
<b>Total Non-Capturable Taxes</b>	<b>4.2978</b>	<b>\$ 2,149</b>	<b>\$ 17,836</b>	<b>\$ 16,784</b>	<b>\$ 15,736</b>	<b>\$ 14,693</b>	<b>\$ 29,851</b>	<b>\$ 29,825</b>	<b>\$ 29,808</b>	<b>\$ 29,800</b>	<b>\$ 29,801</b>	<b>\$ 29,811</b>	<b>\$ 30,305</b>	<b>\$ 30,807</b>	<b>\$ 31,320</b>	<b>\$ 31,844</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 23,117</b>	<b>\$ 191,868</b>	<b>\$ 180,553</b>	<b>\$ 169,282</b>	<b>\$ 158,056</b>	<b>\$ 321,118</b>	<b>\$ 320,837</b>	<b>\$ 320,652</b>	<b>\$ 320,562</b>	<b>\$ 320,577</b>	<b>\$ 320,694</b>	<b>\$ 325,996</b>	<b>\$ 331,407</b>	<b>\$ 336,927</b>	<b>\$ 342,554</b>

**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  
5/8/2024**

Estimated Taxable Value (TV) Increase Rate:

Plan Year Calendar Year	23	24	25	26	27	28	29	30	TOTAL	
	2041	2042	2043	2044	2045	2046	2047	2048		
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New Property TV <sup>1</sup>	\$ 6,333,498	\$ 6,460,168	\$ 6,589,371	\$ 6,721,159	\$ 6,855,582	\$ 6,992,694	\$ 7,132,548	\$ 7,275,198		
Estimated New Personal Property TV <sup>1</sup>	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000		
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		
<b>School Capture</b>										
	Millage Rate									
State Education Tax (SET)	6.0000	\$ 45,201	\$ 45,961	\$ 46,736	\$ 47,527	\$ 48,333	\$ 49,156	\$ 49,995	\$ 50,851	\$ 900,820
School Operating	18.0000	\$ 135,603	\$ 137,883	\$ 140,209	\$ 142,581	\$ 145,000	\$ 147,468	\$ 149,986	\$ 152,554	\$ 2,702,463
<b>School Total</b>	<b>24.0000</b>	<b>\$ 180,804</b>	<b>\$ 183,844</b>	<b>\$ 186,945</b>	<b>\$ 190,108</b>	<b>\$ 193,333</b>	<b>\$ 196,624</b>	<b>\$ 199,981</b>	<b>\$ 203,405</b>	<b>\$ 3,603,283</b>
<b>Local Capture</b>										
	Millage Rate									
Plymouth Township Operating	0.8038	\$ 6,055	\$ 6,157	\$ 6,261	\$ 6,367	\$ 6,475	\$ 6,585	\$ 6,698	\$ 6,812	\$ 120,681
Public Safety	4.3238	\$ 32,573	\$ 33,121	\$ 33,680	\$ 34,250	\$ 34,831	\$ 35,424	\$ 36,028	\$ 36,645	\$ 649,164
RESA Operating	0.0956	\$ 720	\$ 732	\$ 745	\$ 757	\$ 770	\$ 783	\$ 797	\$ 810	\$ 14,352
RESA Special Ed.	3.3443	\$ 25,194	\$ 25,618	\$ 26,050	\$ 26,491	\$ 26,940	\$ 27,399	\$ 27,867	\$ 28,344	\$ 502,103
RESA Enhancement	1.9876	\$ 14,974	\$ 15,225	\$ 15,482	\$ 15,744	\$ 16,011	\$ 16,284	\$ 16,562	\$ 16,845	\$ 298,413
Plymouth District Library	1.4280	\$ 10,758	\$ 10,939	\$ 11,123	\$ 11,311	\$ 11,503	\$ 11,699	\$ 11,899	\$ 12,103	\$ 214,395
Wayne County Operating	6.5928	\$ 49,667	\$ 50,502	\$ 51,354	\$ 52,223	\$ 53,109	\$ 54,013	\$ 54,935	\$ 55,875	\$ 989,821
Wayne County Jail	0.9358	\$ 7,050	\$ 7,168	\$ 7,289	\$ 7,413	\$ 7,538	\$ 7,667	\$ 7,798	\$ 7,931	\$ 140,499
Wayne County Parks	0.2442	\$ 1,840	\$ 1,871	\$ 1,902	\$ 1,934	\$ 1,967	\$ 2,001	\$ 2,035	\$ 2,070	\$ 36,664
Huron Clinton Metroparks	0.2070	\$ 1,559	\$ 1,586	\$ 1,612	\$ 1,640	\$ 1,668	\$ 1,696	\$ 1,725	\$ 1,754	\$ 31,080
Schoolcraft Community College	2.2700	\$ 17,101	\$ 17,389	\$ 17,682	\$ 17,981	\$ 18,286	\$ 18,597	\$ 18,915	\$ 19,239	\$ 340,812
<b>Local Total</b>	<b>22.2329</b>	<b>\$ 167,491</b>	<b>\$ 170,308</b>	<b>\$ 173,180</b>	<b>\$ 176,111</b>	<b>\$ 179,098</b>	<b>\$ 182,148</b>	<b>\$ 185,259</b>	<b>\$ 188,428</b>	<b>\$ 3,337,984</b>
<b>Non-Capturable Millages</b>										
	Millage Rate									
WC Zoo	0.0992	\$ 747	\$ 760	\$ 773	\$ 786	\$ 799	\$ 813	\$ 827	\$ 841	\$ 14,894
WC Art Institute	0.1986	\$ 1,496	\$ 1,521	\$ 1,547	\$ 1,573	\$ 1,600	\$ 1,627	\$ 1,655	\$ 1,683	\$ 29,815
Plymouth-Canton School Debt	4.0000	\$ 30,134	\$ 30,641	\$ 31,157	\$ 31,685	\$ 32,222	\$ 32,771	\$ 33,330	\$ 33,901	\$ 600,548
<b>Total Non-Capturable Taxes</b>	<b>4.2978</b>	<b>\$ 32,377</b>	<b>\$ 32,922</b>	<b>\$ 33,477</b>	<b>\$ 34,044</b>	<b>\$ 34,621</b>	<b>\$ 35,211</b>	<b>\$ 35,812</b>	<b>\$ 36,425</b>	<b>\$ 645,259</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 348,295</b>	<b>\$ 354,152</b>	<b>\$ 360,125</b>	<b>\$ 366,219</b>	<b>\$ 372,431</b>	<b>\$ 378,772</b>	<b>\$ 385,240</b>	<b>\$ 391,833</b>	<b>\$ 6,941,267</b>

**PARCEL 9 (PORTION) – TESORO PROPERTY GROUP LLC**



**Table 2-6**  
**TAX INCREMENT REVENUE**  
**Verita Telecommunications Headquarters (MITC Parcel 9)**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**5/8/2024**

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	\$ 475,000	\$ 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)	\$ 475,000	\$ 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	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
State Education Tax (SET)		6.0000	\$ 1,425	\$ 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	\$ 19,404
School Operating		18.0000	\$ 4,275	\$ 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	\$ 58,212
<b>School Total</b>		<b>24.0000</b>	<b>\$ 5,700</b>	<b>\$ 30,000</b>	<b>\$ 30,600</b>	<b>\$ 31,212</b>	<b>\$ 31,836</b>	<b>\$ 64,945</b>	<b>\$ 66,245</b>	<b>\$ 67,569</b>	<b>\$ 68,921</b>	<b>\$ 70,300</b>	<b>\$ 71,705</b>	<b>\$ 73,140</b>	<b>\$ 74,603</b>	<b>\$ 76,095</b>	<b>\$ 77,616</b>

Local Capture		Millage Rate	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Northville Township Operating		0.7686	\$ 183	\$ 961	\$ 980	\$ 1,000	\$ 1,020	\$ 2,080	\$ 2,121	\$ 2,164	\$ 2,207	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,389	\$ 2,437	\$ 2,486
Public Safety		6.4366	\$ 1,529	\$ 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	\$ 20,816
Shared Services		0.7561	\$ 180	\$ 945	\$ 964	\$ 983	\$ 1,003	\$ 2,046	\$ 2,087	\$ 2,129	\$ 2,171	\$ 2,215	\$ 2,259	\$ 2,304	\$ 2,350	\$ 2,397	\$ 2,445
School Sinking Fund		0.4698	\$ 112	\$ 587	\$ 599	\$ 611	\$ 623	\$ 1,271	\$ 1,297	\$ 1,323	\$ 1,349	\$ 1,376	\$ 1,404	\$ 1,432	\$ 1,460	\$ 1,490	\$ 1,519
RESA Operating		0.0956	\$ 23	\$ 120	\$ 122	\$ 124	\$ 127	\$ 259	\$ 264	\$ 269	\$ 275	\$ 280	\$ 286	\$ 291	\$ 297	\$ 303	\$ 309
RESA Special Ed.		3.3443	\$ 794	\$ 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	\$ 10,816
RESA Enhancement		1.9876	\$ 472	\$ 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	\$ 6,428
HCMA		0.2070	\$ 49	\$ 259	\$ 264	\$ 269	\$ 275	\$ 560	\$ 571	\$ 583	\$ 594	\$ 606	\$ 618	\$ 631	\$ 643	\$ 656	\$ 669
Library Operating		1.0975	\$ 261	\$ 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	\$ 3,549
Wayne County Operating		6.5928	\$ 1,566	\$ 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	\$ 21,321
WC Jail		0.9358	\$ 222	\$ 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	\$ 3,026
WC Parks		0.2442	\$ 58	\$ 305	\$ 311	\$ 318	\$ 324	\$ 661	\$ 674	\$ 688	\$ 701	\$ 715	\$ 730	\$ 744	\$ 759	\$ 774	\$ 790
Schoolcraft Community College		2.2700	\$ 539	\$ 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	\$ 7,341
<b>Local Total</b>		<b>25.2059</b>	<b>\$ 5,988</b>	<b>\$ 31,509</b>	<b>\$ 32,137</b>	<b>\$ 32,780</b>	<b>\$ 33,436</b>	<b>\$ 68,210</b>	<b>\$ 69,572</b>	<b>\$ 70,967</b>	<b>\$ 72,384</b>	<b>\$ 73,831</b>	<b>\$ 75,309</b>	<b>\$ 76,814</b>	<b>\$ 78,350</b>	<b>\$ 79,917</b>	<b>\$ 81,515</b>

Non-Capturable Millages		Millage Rate	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
WC Zoo		0.0992	\$ 24	\$ 124	\$ 126	\$ 129	\$ 132	\$ 268	\$ 274	\$ 279	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321
WC Art Institute		0.1986	\$ 47	\$ 248	\$ 253	\$ 258	\$ 263	\$ 537	\$ 548	\$ 559	\$ 570	\$ 582	\$ 593	\$ 605	\$ 617	\$ 630	\$ 642
Property Bond Prop		0.3500	\$ 83	\$ 438	\$ 446	\$ 455	\$ 464	\$ 947	\$ 966	\$ 985	\$ 1,005	\$ 1,025	\$ 1,046	\$ 1,067	\$ 1,088	\$ 1,110	\$ 1,132
School Debt		1.7000	\$ 404	\$ 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	\$ 5,498
<b>Total Non-Capturable Taxes</b>		<b>2.3478</b>	<b>\$ 558</b>	<b>\$ 2,935</b>	<b>\$ 2,993</b>	<b>\$ 3,053</b>	<b>\$ 3,114</b>	<b>\$ 6,353</b>	<b>\$ 6,480</b>	<b>\$ 6,610</b>	<b>\$ 6,742</b>	<b>\$ 6,877</b>	<b>\$ 7,015</b>	<b>\$ 7,155</b>	<b>\$ 7,298</b>	<b>\$ 7,444</b>	<b>\$ 7,593</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 11,688 \$ 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

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  
 5/8/2024

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 TV	\$ 3,298,697	\$ 3,364,671	\$ 3,431,964	\$ 3,500,604	\$ 3,570,616	\$ 3,642,028	\$ 3,714,868				
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	\$ -	\$ -		
<b>School Capture</b>											
	Millage Rate										
State Education Tax (SET)	6.0000	\$ 19,792	\$ 20,188	\$ 20,592	\$ 21,004	\$ 21,424	\$ 21,852	\$ 22,289	\$ -	\$ -	\$ 355,837
School Operating	18.0000	\$ 59,377	\$ 60,564	\$ 61,775	\$ 63,011	\$ 64,271	\$ 65,557	\$ 66,868	\$ -	\$ -	\$ 1,067,514
<b>School Total</b>	<b>24.0000</b>	<b>\$ 79,169</b>	<b>\$ 80,752</b>	<b>\$ 82,367</b>	<b>\$ 84,015</b>	<b>\$ 85,695</b>	<b>\$ 87,409</b>	<b>\$ 89,157</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,423,351</b>
<b>Local Capture</b>											
	Millage Rate										
Northville Township Operating	0.7686	\$ 2,535	\$ 2,586	\$ 2,638	\$ 2,691	\$ 2,744	\$ 2,799	\$ 2,855	\$ -	\$ -	\$ 45,582
Public Safety	6.4366	\$ 21,232	\$ 21,657	\$ 22,090	\$ 22,532	\$ 22,983	\$ 23,442	\$ 23,911	\$ -	\$ -	\$ 381,731
Shared Services	0.7561	\$ 2,494	\$ 2,544	\$ 2,595	\$ 2,647	\$ 2,700	\$ 2,754	\$ 2,809	\$ -	\$ -	\$ 44,841
School Sinking Fund	0.4698	\$ 1,550	\$ 1,581	\$ 1,612	\$ 1,645	\$ 1,677	\$ 1,711	\$ 1,745	\$ -	\$ -	\$ 27,862
RESA Operating	0.0956	\$ 315	\$ 322	\$ 328	\$ 335	\$ 341	\$ 348	\$ 355	\$ -	\$ -	\$ 5,670
RESA Special Ed.	3.3443	\$ 11,032	\$ 11,252	\$ 11,478	\$ 11,707	\$ 11,941	\$ 12,180	\$ 12,424	\$ -	\$ -	\$ 198,339
RESA Enhancement	1.9876	\$ 6,556	\$ 6,688	\$ 6,821	\$ 6,958	\$ 7,097	\$ 7,239	\$ 7,384	\$ -	\$ -	\$ 117,878
HCMA	0.2070	\$ 683	\$ 696	\$ 710	\$ 725	\$ 739	\$ 754	\$ 769	\$ -	\$ -	\$ 12,274
Library Operating	1.0975	\$ 3,620	\$ 3,693	\$ 3,767	\$ 3,842	\$ 3,919	\$ 3,997	\$ 4,077	\$ -	\$ -	\$ 65,090
Wayne County Operating	6.5928	\$ 21,748	\$ 22,183	\$ 22,626	\$ 23,079	\$ 23,540	\$ 24,011	\$ 24,491	\$ -	\$ -	\$ 390,993
WC Jail	0.9358	\$ 3,087	\$ 3,149	\$ 3,212	\$ 3,276	\$ 3,341	\$ 3,408	\$ 3,476	\$ -	\$ -	\$ 55,498
WC Parks	0.2442	\$ 806	\$ 822	\$ 838	\$ 855	\$ 872	\$ 889	\$ 907	\$ -	\$ -	\$ 14,483
Schoolcraft Community College	2.2700	\$ 7,488	\$ 7,638	\$ 7,791	\$ 7,946	\$ 8,105	\$ 8,267	\$ 8,433	\$ -	\$ -	\$ 134,625
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 83,146</b>	<b>\$ 84,811</b>	<b>\$ 86,506</b>	<b>\$ 88,238</b>	<b>\$ 89,999</b>	<b>\$ 91,799</b>	<b>\$ 93,636</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,494,866</b>
<b>Non-Capturable Millages</b>											
	Millage Rate										
WC Zoo	0.0992	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 369	\$ -	\$ -	\$ 5,882
WC Art Institute	0.1986	\$ 655	\$ 668	\$ 682	\$ 695	\$ 709	\$ 723	\$ 738	\$ -	\$ -	\$ 11,775
Property Bond Prop	0.3500	\$ 1,155	\$ 1,178	\$ 1,201	\$ 1,225	\$ 1,250	\$ 1,275	\$ 1,300	\$ -	\$ -	
School Debt	1.7000	\$ 5,608	\$ 5,720	\$ 5,834	\$ 5,951	\$ 6,070	\$ 6,191	\$ 6,315	\$ -	\$ -	\$ 100,820
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 7,745</b>	<b>\$ 7,900</b>	<b>\$ 8,058</b>	<b>\$ 8,219</b>	<b>\$ 8,383</b>	<b>\$ 8,551</b>	<b>\$ 8,722</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 139,240</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 162,315</b>	<b>\$ 165,563</b>	<b>\$ 168,873</b>	<b>\$ 172,253</b>	<b>\$ 175,694</b>	<b>\$ 179,208</b>	<b>\$ 182,793</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,918,217</b>

## **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 PUBLIC  
INFRASTRUCTURE IMPROVEMENTS**

**PARCEL 13 – HILLSIDE EAST**



**TABLE 3-1  
ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
MITC Parcel 13  
MITC Redevelopment Area  
Plymouth Township, Michigan  
6/3/2024**

Developer Maximum Reimbursement	PARCEL 13	
	Proportionality	Incremental Taxes
State	51.0%	\$ 758,079
Local	49.0%	\$ 727,691
<b>TOTAL</b>		<b>\$ 1,485,769</b>
EGLE	24.1%	\$ 364,061
MSF	75.9%	\$ 1,131,709

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 122,540
Estimated Years of Capture (Parcel 13)	15	State Revolving Fund	\$ 164,134
		LBRF	\$ -

Plan/Capture Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total State Incremental Revenue	\$ 4,161	\$ 8,487	\$ 8,657	\$ 16,800	\$ 68,400	\$ 69,768	\$ 71,164	\$ 72,587	\$ 74,039	\$ 75,519	\$ 77,029	\$ 78,571	\$ 80,141	\$ 81,744	
State Brownfield Redevelopment Fund (50% of SET)	\$ 520	\$ 1,061	\$ 1,082	\$ 2,100	\$ 8,550	\$ 8,721	\$ 8,896	\$ 9,074	\$ 9,255	\$ 9,440	\$ 9,629	\$ 9,822	\$ 10,018	\$ 10,218	
State TIR Available for Reimbursement	\$ 3,641	\$ 7,426	\$ 7,575	\$ 14,700	\$ 59,850	\$ 61,047	\$ 62,268	\$ 63,513	\$ 64,784	\$ 66,079	\$ 67,400	\$ 68,749	\$ 70,123	\$ 71,526	
Total Local Incremental Revenue	\$ 3,882	\$ 7,920	\$ 8,078	\$ 15,679	\$ 63,836	\$ 65,113	\$ 66,413	\$ 67,743	\$ 69,098	\$ 70,479	\$ 71,890	\$ 73,326	\$ 74,792	\$ 76,289	
BRA Administrative Fee (10%)	\$ 388	\$ 792	\$ 808	\$ 1,568	\$ 6,384	\$ 6,511	\$ 6,641	\$ 6,774	\$ 6,910	\$ 7,048	\$ 7,189	\$ 7,333	\$ 7,479	\$ 7,629	
Local TIR Available for Reimbursement	\$ 3,494	\$ 7,128	\$ 7,270	\$ 14,111	\$ 57,452	\$ 58,602	\$ 59,772	\$ 60,969	\$ 62,188	\$ 63,431	\$ 64,701	\$ 65,993	\$ 67,313	\$ 68,660	
<b>Total State &amp; Local TIR Available</b>	<b>\$ 7,135</b>	<b>\$ 14,554</b>	<b>\$ 14,845</b>	<b>\$ 28,811</b>	<b>\$ 117,302</b>	<b>\$ 119,649</b>	<b>\$ 122,040</b>	<b>\$ 124,482</b>	<b>\$ 126,972</b>	<b>\$ 129,510</b>	<b>\$ 132,101</b>	<b>\$ 134,742</b>	<b>\$ 137,436</b>	<b>\$ 140,186</b>	
Total TIR Available to Developer	\$ 4,995	\$ 10,188	\$ 10,392	\$ 20,168	\$ 82,111	\$ 83,754	\$ 85,428	\$ 87,137	\$ 88,880	\$ 90,657	\$ 92,471	\$ 94,319	\$ 96,205	\$ 98,130	
Total TIR Available to MITC Infrastructure	\$ 2,141	\$ 4,366	\$ 4,454	\$ 8,643	\$ 35,191	\$ 35,895	\$ 36,612	\$ 37,345	\$ 38,092	\$ 38,853	\$ 39,630	\$ 40,423	\$ 41,231	\$ 42,056	
<b>REIMBURSEMENT BALANCES</b>	Beginning Balance														
<b>PARCEL 13 Reimbursement Balance</b>	\$ 1,495,770	\$ 1,490,776	\$ 1,480,588	\$ 1,470,197	\$ 1,450,030	\$ 1,367,918	\$ 1,284,164	\$ 1,198,736	\$ 1,111,599	\$ 1,022,719	\$ 932,062	\$ 839,590	\$ 745,270	\$ 649,064	\$ 550,934
<b>PARCEL 13 - Hillside East</b>															
MSF Non-Environmental Costs*	\$ 1,131,709	\$ 3,790	\$ 7,733	\$ 7,887	\$ 15,307	\$ 62,323	\$ 63,569	\$ 64,840	\$ 66,137	\$ 67,460	\$ 68,809	\$ 70,186	\$ 71,589	\$ 73,020	\$ 74,481
State Tax Reimbursement	\$ 577,428	\$ 1,934	\$ 3,945	\$ 4,025	\$ 7,810	\$ 31,798	\$ 32,434	\$ 33,083	\$ 33,745	\$ 34,420	\$ 35,108	\$ 35,810	\$ 36,527	\$ 37,257	\$ 38,002
Local Tax Reimbursement	\$ 554,281	\$ 1,856	\$ 3,787	\$ 3,863	\$ 7,497	\$ 30,524	\$ 31,135	\$ 31,757	\$ 32,393	\$ 33,041	\$ 33,701	\$ 34,376	\$ 35,062	\$ 35,763	\$ 36,479
<b>Total MSF Reimbursement Balance</b>	\$ 1,127,919	\$ 1,120,186	\$ 1,112,299	\$ 1,096,992	\$ 1,034,669	\$ 971,100	\$ 906,260	\$ 840,123	\$ 772,663	\$ 703,854	\$ 633,668	\$ 562,079	\$ 489,059	\$ 414,578	
EGLE Environmental Costs**	\$ 364,061	\$ 1,204	\$ 2,455	\$ 2,504	\$ 4,860	\$ 19,789	\$ 20,185	\$ 20,588	\$ 21,000	\$ 21,420	\$ 21,848	\$ 22,286	\$ 22,731	\$ 23,186	\$ 23,649
State Tax Reimbursement	\$ 180,651	\$ 614	\$ 1,253	\$ 1,278	\$ 2,480	\$ 10,097	\$ 10,299	\$ 10,505	\$ 10,715	\$ 10,929	\$ 11,148	\$ 11,370	\$ 11,598	\$ 11,830	\$ 12,066
Local Tax Reimbursement	\$ 173,410	\$ 589	\$ 1,202	\$ 1,226	\$ 2,381	\$ 9,692	\$ 9,886	\$ 10,083	\$ 10,285	\$ 10,491	\$ 10,701	\$ 10,915	\$ 11,133	\$ 11,356	\$ 11,583
<b>Total EGLE Reimbursement Balance</b>	\$ 362,857	\$ 360,402	\$ 357,898	\$ 353,038	\$ 333,249	\$ 313,064	\$ 292,476	\$ 271,476	\$ 250,056	\$ 228,208	\$ 205,922	\$ 183,191	\$ 160,005	\$ 136,356	
<b>Total Annual Parcel 13 Reimbursement</b>	\$ 4,994	\$ 10,188	\$ 10,391	\$ 20,167	\$ 82,112	\$ 83,754	\$ 85,428	\$ 87,137	\$ 88,880	\$ 90,657	\$ 92,472	\$ 94,320	\$ 96,206	\$ 98,130	

\* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval  
 \*\* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval



**TABLE 3-1**  
**ELIGIBLE COSTS REIMBURSEMENT SUMMARY**  
**MITC Parcel 13**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**6/3/2024**

	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 83,379	\$ 85,047	\$ 86,748	\$ 88,483	\$ 90,252	\$ 92,057							\$ 1,313,033
State Brownfield Redevelopment Fund (50% of SET)	\$ 10,423	\$ 10,631	\$ 10,844	\$ 11,061	\$ 11,282	\$ 11,507							\$ 164,134
State TIR Available for Reimbursement	\$ 72,956	\$ 74,416	\$ 75,904	\$ 77,422	\$ 78,970	\$ 80,550							\$ 1,148,899
Total Local Incremental Revenue	\$ 77,812	\$ 79,369	\$ 80,958	\$ 82,578	\$ 84,229	\$ 85,910							\$ 1,225,394
BRA Administrative Fee (10%)	\$ 7,781	\$ 7,937	\$ 8,096	\$ 8,258	\$ 8,423	\$ 8,591							\$ 122,540
Local TIR Available for Reimbursement	\$ 70,031	\$ 71,432	\$ 72,862	\$ 74,320	\$ 75,806	\$ 77,319							\$ 1,102,854
<b>Total State &amp; Local TIR Available</b>	\$ 142,987	\$ 145,848	\$ 148,766	\$ 151,742	\$ 154,776	\$ 157,869							\$ 2,251,753
Total TIR Available to Developer	\$ 100,091	\$ 102,094	\$ 104,136	\$ 106,219	\$ 108,343	\$ 110,508							\$ 1,576,227
Total TIR Available to MITC Infrastructure	\$ 42,896	\$ 43,754	\$ 44,630	\$ 45,523	\$ 46,433	\$ 47,361							\$ 675,526
<b>REIMBURSEMENT BALANCES</b>													
<b>PARCEL 13 Reimbursement Balance</b>	\$ 450,843												
<b>PARCEL 13 - Hillside East</b>													
MSF Non-Environmental Costs*	\$ 75,969	\$ 338,609											\$ 1,131,709
State Tax Reimbursement	\$ 38,762	\$ 172,769											\$ 577,428
Local Tax Reimbursement	\$ 37,207	\$ 165,840											\$ 554,281
<b>Total MSF Reimbursement Balance</b>	\$ 338,609	\$ -											
EGLE Environmental Costs**	\$ 24,122	\$ 112,234											\$ 364,061
State Tax Reimbursement	\$ 12,308	\$ 57,265											\$ 185,754
Local Tax Reimbursement	\$ 11,814	\$ 54,970											\$ 178,309
<b>Total EGLE Reimbursement Balance</b>	\$ 112,234	\$ -											
<b>Total Annual Parcel 13 Reimbursement</b>	\$ 100,091	\$ 450,843											\$ 1,495,770

\* Includes \$40,000 in eligible activities that do not require reimbursement  
 \*\* Includes \$40,000 in eligible activities that do not require reimbursement

**PARCEL 11/12 – RIDGE 5 CORPORATE PARK**



TABLE 3-2  
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
 Ridge 5 Corporate Park (MITC Parcel 11)  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

Developer Maximum Reimbursement	PARCEL 11	
	Proportionality	Incremental Taxes
State	4.8%	\$ 68,500
Local	95.2%	\$ 1,366,494
<b>TOTAL</b>		<b>\$ 1,434,994</b>
EGL	100.0%	\$ 1,366,494
MSF	0.0%	\$ -

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 2,575,254
Estimated Years of Capture (Ridge 5 Corporate Park)	10	State Revolving Fund	\$ 1,472,337
		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	\$ 54,874	\$ 82,044	\$ 135,900	\$ 390,469	\$ 647,098	\$ 931,465	\$ 983,378	\$ 1,131,559	\$ 1,237,195	\$ 1,258,460	\$ 1,280,202	\$ 1,302,430
State Brownfield Redevelopment Fund (50% of SET)	\$ 3,549	\$ 3,549	\$ 3,549	\$ 3,549	\$ 3,549	\$ 9,000	\$ 31,500	\$ 49,500	\$ 76,500	\$ 81,000	\$ 90,000	\$ 91,800	\$ 93,636	\$ 95,509	\$ 97,419
<b>State TIR Available for Reimbursement</b>	<b>\$ 24,838</b>	<b>\$ 24,838</b>	<b>\$ 24,838</b>	<b>\$ 51,325</b>	<b>\$ 78,495</b>	<b>\$ 126,900</b>	<b>\$ 358,969</b>	<b>\$ 597,598</b>	<b>\$ 854,965</b>	<b>\$ 902,378</b>	<b>\$ 1,041,559</b>	<b>\$ 1,145,395</b>	<b>\$ 1,164,824</b>	<b>\$ 1,184,693</b>	<b>\$ 1,205,011</b>
Total Local Incremental Revenue	\$ 26,485	\$ 26,485	\$ 30,367	\$ 53,309	\$ 81,826	\$ 147,219	\$ 487,648	\$ 714,280	\$ 1,061,220	\$ 1,170,054	\$ 1,649,155	\$ 1,678,915	\$ 1,709,322	\$ 1,740,375	\$ 1,772,106
BRA Administrative Fee (10%)	\$ 2,649	\$ 2,649	\$ 3,037	\$ 5,331	\$ 8,183	\$ 14,722	\$ 48,765	\$ 71,428	\$ 106,122	\$ 117,005	\$ 164,916	\$ 167,892	\$ 170,932	\$ 174,038	\$ 177,211
<b>Local TIR Available for Reimbursement</b>	<b>\$ 23,836</b>	<b>\$ 23,836</b>	<b>\$ 27,330</b>	<b>\$ 47,978</b>	<b>\$ 73,643</b>	<b>\$ 132,497</b>	<b>\$ 438,883</b>	<b>\$ 642,852</b>	<b>\$ 955,098</b>	<b>\$ 1,053,049</b>	<b>\$ 1,484,239</b>	<b>\$ 1,511,023</b>	<b>\$ 1,538,390</b>	<b>\$ 1,566,337</b>	<b>\$ 1,594,895</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 48,674</b>	<b>\$ 48,674</b>	<b>\$ 52,168</b>	<b>\$ 99,303</b>	<b>\$ 152,138</b>	<b>\$ 259,397</b>	<b>\$ 797,852</b>	<b>\$ 1,240,450</b>	<b>\$ 1,810,063</b>	<b>\$ 1,955,427</b>	<b>\$ 2,525,798</b>	<b>\$ 2,656,418</b>	<b>\$ 2,703,214</b>	<b>\$ 2,751,030</b>	<b>\$ 2,799,906</b>
Total TIR Available to Developers	\$ 34,073	\$ 34,073	\$ 34,073	\$ 33,026	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762	\$ -	\$ -	\$ -	\$ -
Total TIR Available to MITC Infrastructure	\$ 7,150	\$ 14,601	\$ 18,095	\$ 66,277	\$ 135,452	\$ 217,077	\$ 649,731	\$ 1,007,690	\$ 1,450,343	\$ 1,574,547	\$ 2,475,036	\$ 2,656,418	\$ 2,703,214	\$ 2,751,030	\$ 2,799,906
<b>REIMBURSEMENT BALANCES</b>	Beginning Balance														
<b>PARCEL 11/12 Reimbursement Balance</b>	\$ 1,366,494	\$ 1,332,421	\$ 1,298,348	\$ 1,264,275	\$ 1,231,249	\$ 1,214,563	\$ 1,172,243	\$ 1,024,122	\$ 791,362	\$ 431,642	\$ 50,762				
<b>PARCELS 11/12 RIDGE 5 CORPORATE PARK</b>															
EGL Environmental Costs	\$ 1,366,494	\$ 34,073	\$ 34,073	\$ 34,073	\$ 33,026	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762	\$ -	\$ -	\$ -
State Tax Reimbursement*	\$ 68,500	\$ 17,387	\$ 17,387	\$ 17,387	\$ 16,340	\$ -	\$ -	\$ -	\$ -	\$ -					
Local Tax Reimbursement	\$ 1,366,494	\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762			
<b>Total EGL Reimbursement Balance</b>	\$ 1,332,421	\$ 1,298,348	\$ 1,264,275	\$ 1,231,249	\$ 1,214,563	\$ 1,172,243	\$ 1,024,122	\$ 791,362	\$ 431,642	\$ 50,762	\$ -				
<b>Total Annual Parcel 11/12 Reimbursement</b>	\$ 51,460	\$ 51,460	\$ 51,460	\$ 49,366	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762	\$ -	\$ -	\$ -	\$ -

\* Cost of eligible activities that do not require Act 381 Work Plan approval



TABLE 3-2  
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
 Ridge 5 Corporate Park (MITC Parcel 11)  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

	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	\$ 1,325,160	\$ 1,348,393	\$ 1,374,784	\$ 1,401,706	\$ 1,429,163	\$ 1,457,171	\$ 1,485,736							\$ 19,342,348
State Brownfield Redevelopment Fund (50% of SET)	\$ 99,368	\$ 101,355	\$ 103,382	\$ 105,450	\$ 107,559	\$ 109,710	\$ 111,904							\$ 1,472,337
<b>State TIR Available for Reimbursement</b>	<b>\$ 1,225,792</b>	<b>\$ 1,247,038</b>	<b>\$ 1,271,402</b>	<b>\$ 1,296,256</b>	<b>\$ 1,321,604</b>	<b>\$ 1,347,461</b>	<b>\$ 1,373,832</b>							<b>\$ 17,870,011</b>
Total Local Incremental Revenue	\$ 1,804,523	\$ 1,840,079	\$ 1,876,346	\$ 1,913,342	\$ 1,951,074	\$ 1,989,559	\$ 2,028,816							\$ 25,752,505
BRA Administrative Fee (10%)	\$ 180,452	\$ 184,008	\$ 187,635	\$ 191,334	\$ 195,107	\$ 198,956	\$ 202,882							\$ 2,575,254
<b>Local TIR Available for Reimbursement</b>	<b>\$ 1,624,071</b>	<b>\$ 1,656,071</b>	<b>\$ 1,688,711</b>	<b>\$ 1,722,008</b>	<b>\$ 1,755,967</b>	<b>\$ 1,790,603</b>	<b>\$ 1,825,934</b>							<b>\$ 23,177,251</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 2,849,863</b>	<b>\$ 2,903,109</b>	<b>\$ 2,960,113</b>	<b>\$ 3,018,264</b>	<b>\$ 3,077,571</b>	<b>\$ 3,138,064</b>	<b>\$ 3,199,766</b>							<b>\$ 41,047,262</b>
Total TIR Available to Developers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ 1,366,493
Total TIR Available to MITC Infrastructure	\$ 2,849,863	\$ 2,903,109	\$ 2,960,113	\$ 3,018,264	\$ 3,077,571	\$ 3,138,064	\$ 3,199,766							\$ 39,673,318
<b>REIMBURSEMENT BALANCES</b>														
<i>PARCEL 11/12 Reimbursement Balance</i>														
<b>PARCELS 11/12 RIDGE 5 CORPORATE</b>														
EGLE Environmental Costs	\$ -	\$ -												\$ 1,366,494
State Tax Reimbursement*														\$ 68,500
Local Tax Reimbursement														\$ 1,297,993
<b>Total EGLE Reimbursement Balance</b>														
<b>Total Annual Parcel 11/12 Reimbursement</b>	<b>\$ -</b>	<b>\$ -</b>												<b>\$ 1,434,995</b>

\* Cost of eligible activities that do not require Act 381 W

**PARCEL 9 (PORTION) – NEW NORTHVILLE, LLC**



**TABLE 3-3  
ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
Northville Lumber Co. (MITC Parcel 9)  
MITC Redevelopment Area  
Plymouth Township, Michigan  
6/3/2024**

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.6%	\$ 1,872,569
Local	51.4%	\$ 2,029,290
<b>TOTAL</b>		<b>\$ 3,901,859</b>
EGL	4.7%	\$ 176,480
MSF	95.3%	\$ 3,556,647

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 269,966
Estimated Years of Capture (New Northville LLC)	24	State Revolving Fund	\$ 236,023
		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	\$ 18,000	\$ 45,000	\$ 45,900	\$ 46,819	\$ 47,755	\$ 97,419	\$ 99,367	\$ 101,355	\$ 103,381	\$ 105,449	\$ 107,559	\$ 109,709	\$ 111,904	\$ 114,141
State Brownfield Redevelopment Fund (50% of SET)	\$ 2,250	\$ 5,625	\$ 5,738	\$ 5,853	\$ 5,970	\$ 12,178	\$ 12,421	\$ 12,670	\$ 12,923	\$ 13,181	\$ 13,445	\$ 13,714	\$ 13,988	\$ 14,268
State TIR Available for Reimbursement	\$ 15,750	\$ 39,375	\$ 40,163	\$ 40,967	\$ 41,786	\$ 85,242	\$ 86,946	\$ 88,686	\$ 90,459	\$ 92,268	\$ 94,114	\$ 95,996	\$ 97,916	\$ 99,874
Total Local Incremental Revenue	\$ 18,904	\$ 47,263	\$ 48,206	\$ 49,169	\$ 50,153	\$ 102,314	\$ 104,357	\$ 106,446	\$ 108,578	\$ 110,749	\$ 112,963	\$ 115,222	\$ 117,526	\$ 119,877
BRA Administrative Fee (10%)	\$ 1,890	\$ 4,726	\$ 4,821	\$ 4,917	\$ 5,015	\$ 10,231	\$ 10,436	\$ 10,645	\$ 10,858	\$ 11,075	\$ 11,296	\$ 11,522	\$ 11,753	\$ 11,988
Local TIR Available for Reimbursement	\$ 17,014	\$ 42,537	\$ 43,385	\$ 44,252	\$ 45,138	\$ 92,083	\$ 93,921	\$ 95,801	\$ 97,720	\$ 99,674	\$ 101,667	\$ 103,700	\$ 105,773	\$ 107,889
<b>Total State &amp; Local TIR Available</b>	<b>\$ 32,764</b>	<b>\$ 81,912</b>	<b>\$ 83,548</b>	<b>\$ 85,219</b>	<b>\$ 86,924</b>	<b>\$ 177,325</b>	<b>\$ 180,867</b>	<b>\$ 184,487</b>	<b>\$ 188,179</b>	<b>\$ 191,942</b>	<b>\$ 195,781</b>	<b>\$ 199,696</b>	<b>\$ 203,689</b>	<b>\$ 207,763</b>
Total TIR Available to Developers	\$ 22,935	\$ 57,339	\$ 58,484	\$ 59,653	\$ 60,846	\$ 124,127	\$ 126,607	\$ 129,141	\$ 131,725	\$ 134,360	\$ 137,047	\$ 139,787	\$ 142,582	\$ 145,434
Total TIR Available to MITC Infrastructure	\$ 9,829	\$ 24,573	\$ 25,064	\$ 25,566	\$ 26,078	\$ 53,198	\$ 54,260	\$ 55,346	\$ 56,454	\$ 57,582	\$ 58,734	\$ 59,909	\$ 61,107	\$ 62,329
<b>REIMBURSEMENT BALANCES</b>	Beginning Balance													
<b>PARCEL 9 (NL, LLC) Reimbursement Balance</b>	\$ 3,901,862	\$ 3,878,927	\$ 3,821,588	\$ 3,763,104	\$ 3,703,451	\$ 3,642,605	\$ 3,518,478	\$ 3,391,871	\$ 3,262,730	\$ 3,131,005	\$ 2,996,645	\$ 2,859,598	\$ 2,719,811	\$ 2,577,229
<b>Parcel 9 Northville Lumber</b>														
MSF Non-Environmental Costs*	\$ 3,688,036	\$ 21,851	\$ 54,629	\$ 55,720	\$ 56,834	\$ 57,971	\$ 118,261	\$ 120,624	\$ 123,038	\$ 125,500	\$ 128,010	\$ 130,570	\$ 133,181	\$ 135,844
State Tax Reimbursement	\$ 1,784,075	\$ 10,504	\$ 26,260	\$ 26,785	\$ 27,321	\$ 27,868	\$ 56,849	\$ 57,986	\$ 59,146	\$ 60,329	\$ 61,535	\$ 62,766	\$ 64,021	\$ 65,302
Local Tax Reimbursement	\$ 1,903,959	\$ 11,347	\$ 28,369	\$ 28,935	\$ 29,513	\$ 30,103	\$ 61,412	\$ 62,638	\$ 63,892	\$ 65,172	\$ 66,475	\$ 67,804	\$ 69,159	\$ 70,542
<b>Total MSF Reimbursement Balance</b>	<b>\$ 3,666,185</b>	<b>\$ 3,611,556</b>	<b>\$ 3,555,836</b>	<b>\$ 3,499,002</b>	<b>\$ 3,441,031</b>	<b>\$ 3,322,770</b>	<b>\$ 3,202,146</b>	<b>\$ 3,079,108</b>	<b>\$ 2,953,608</b>	<b>\$ 2,825,598</b>	<b>\$ 2,695,028</b>	<b>\$ 2,561,847</b>	<b>\$ 2,426,003</b>	<b>\$ 2,287,442</b>
EGL Environmental Costs**	\$ 213,826	\$ 1,084	\$ 2,710	\$ 2,764	\$ 2,819	\$ 2,875	\$ 5,866	\$ 5,983	\$ 6,103	\$ 6,225	\$ 6,350	\$ 6,477	\$ 6,606	\$ 6,738
State Tax Reimbursement	\$ 88,494	\$ 521	\$ 1,303	\$ 1,329	\$ 1,355	\$ 1,382	\$ 2,820	\$ 2,876	\$ 2,934	\$ 2,992	\$ 3,052	\$ 3,113	\$ 3,176	\$ 3,239
Local Tax Reimbursement	\$ 125,331	\$ 563	\$ 1,407	\$ 1,435	\$ 1,464	\$ 1,493	\$ 3,046	\$ 3,107	\$ 3,169	\$ 3,233	\$ 3,297	\$ 3,363	\$ 3,430	\$ 3,569
<b>Total EGL Reimbursement Balance</b>	<b>\$ 212,742</b>	<b>\$ 210,032</b>	<b>\$ 207,268</b>	<b>\$ 204,449</b>	<b>\$ 201,574</b>	<b>\$ 195,708</b>	<b>\$ 189,725</b>	<b>\$ 183,622</b>	<b>\$ 177,397</b>	<b>\$ 171,047</b>	<b>\$ 164,570</b>	<b>\$ 157,964</b>	<b>\$ 151,226</b>	<b>\$ 144,353</b>
<b>Total Annual Parcel 9 Reimbursement</b>	<b>\$ 22,935</b>	<b>\$ 57,339</b>	<b>\$ 58,484</b>	<b>\$ 59,653</b>	<b>\$ 60,846</b>	<b>\$ 124,127</b>	<b>\$ 126,607</b>	<b>\$ 129,141</b>	<b>\$ 131,725</b>	<b>\$ 134,360</b>	<b>\$ 137,047</b>	<b>\$ 139,787</b>	<b>\$ 142,582</b>	<b>\$ 145,434</b>

\* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval  
 \*\* Includes \$149,365 in eligible activities that do not require Act 381 Work Plan approval



**TABLE 3-3  
ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
Northville Lumber Co. (MITC Parcel 9)  
MITC Redevelopment Area  
Plymouth Township, Michigan  
6/3/2024**

	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	\$ 116,424	\$ 118,753	\$ 121,128	\$ 123,551	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 2,570,495
State Brownfield Redevelopment Fund (50% of SET)	\$ 14,553	\$ 14,844	\$ 15,141	\$ 15,444	\$ 15,753	\$ 16,068						\$ 236,023
State TIR Available for Reimbursement	\$ 101,871	\$ 103,909	\$ 105,987	\$ 108,107	\$ 110,269	\$ 112,475	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 2,334,477
Total Local Incremental Revenue	\$ 122,275	\$ 124,719	\$ 127,214	\$ 129,758	\$ 132,355	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 149,051	\$ 2,699,651
BRA Administrative Fee (10%)	\$ 12,228	\$ 12,472	\$ 12,721	\$ 12,976	\$ 13,236	\$ 13,500	\$ 13,770	\$ 14,046	\$ 14,326	\$ 14,613	\$ 14,905	\$ 269,966
Local TIR Available for Reimbursement	\$ 110,047	\$ 112,247	\$ 114,493	\$ 116,782	\$ 119,119	\$ 121,502	\$ 123,931	\$ 126,410	\$ 128,938	\$ 131,516	\$ 134,146	\$ 2,429,685
<b>Total State &amp; Local TIR Available</b>	<b>\$ 211,918</b>	<b>\$ 216,156</b>	<b>\$ 220,480</b>	<b>\$ 224,889</b>	<b>\$ 229,388</b>	<b>\$ 233,977</b>	<b>\$ 255,044</b>	<b>\$ 260,145</b>	<b>\$ 265,347</b>	<b>\$ 270,655</b>	<b>\$ 276,067</b>	<b>\$ 4,764,162</b>
Total TIR Available to Developers	\$ 148,343	\$ 151,310	\$ 154,336	\$ 157,422	\$ 160,571	\$ 233,977	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	\$ 374,643	\$ 3,901,862
Total TIR Available to MITC Infrastructure	\$ 63,575	\$ 64,846	\$ 66,144	\$ 67,467	\$ 68,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960,878
<b>REIMBURSEMENT BALANCES</b>												
<b>PARCEL 9 (NL, LLC) Reimbursement Balance</b>	<b>\$ 2,283,452</b>	<b>\$ 2,132,142</b>	<b>\$ 1,977,806</b>	<b>\$ 1,820,384</b>	<b>\$ 1,659,813</b>	<b>\$ 1,425,836</b>	<b>\$ 1,170,792</b>	<b>\$ 910,646</b>	<b>\$ 645,299</b>	<b>\$ 374,643</b>	<b>\$ -</b>	
<b>Parcel 9 Northville Lumber</b>												
MSF Non-Environmental Costs*	\$ 141,333	\$ 144,159	\$ 147,042	\$ 149,983	\$ 152,983	\$ 222,920	\$ 242,991	\$ 247,852	\$ 252,807	\$ 257,865	\$ 327,507	\$ 3,688,036
State Tax Reimbursement	\$ 67,940	\$ 69,299	\$ 70,685	\$ 72,099	\$ 73,540	\$ 107,160	\$ 124,917	\$ 127,415	\$ 129,963	\$ 132,564	\$ 135,214	\$ 1,784,075
Local Tax Reimbursement	\$ 73,393	\$ 74,860	\$ 76,357	\$ 77,884	\$ 79,443	\$ 115,760	\$ 118,074	\$ 120,437	\$ 122,844	\$ 125,301	\$ 192,293	\$ 1,903,959
<b>Total MSF Reimbursement Balance</b>	<b>\$ 2,146,109</b>	<b>\$ 2,001,950</b>	<b>\$ 1,854,908</b>	<b>\$ 1,704,925</b>	<b>\$ 1,551,942</b>	<b>\$ 1,329,022</b>	<b>\$ 1,086,031</b>	<b>\$ 838,179</b>	<b>\$ 585,372</b>	<b>\$ 327,507</b>		
EGLE Environmental Costs**	\$ 7,010	\$ 7,151	\$ 7,294	\$ 7,439	\$ 7,588	\$ 11,057	\$ 12,053	\$ 12,294	\$ 12,540	\$ 12,791	\$ 47,136	\$ 213,826
State Tax Reimbursement	\$ 3,370	\$ 3,437	\$ 3,506	\$ 3,576	\$ 3,648	\$ 5,315	\$ 6,196	\$ 6,320	\$ 6,446	\$ 6,575	\$ 6,707	\$ 88,494
Local Tax Reimbursement	\$ 3,640	\$ 3,713	\$ 3,787	\$ 3,863	\$ 3,941	\$ 5,742	\$ 5,857	\$ 5,974	\$ 6,093	\$ 6,215	\$ 40,429	\$ 125,331
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 137,343</b>	<b>\$ 130,192</b>	<b>\$ 122,898</b>	<b>\$ 115,459</b>	<b>\$ 107,871</b>	<b>\$ 96,814</b>	<b>\$ 84,761</b>	<b>\$ 72,467</b>	<b>\$ 59,927</b>	<b>\$ 47,136</b>		
<b>Total Annual Parcel 9 Reimbursement</b>	<b>\$ 148,343</b>	<b>\$ 151,310</b>	<b>\$ 154,336</b>	<b>\$ 157,422</b>	<b>\$ 160,571</b>	<b>\$ 233,977</b>	<b>\$ 255,044</b>	<b>\$ 260,146</b>	<b>\$ 265,347</b>	<b>\$ 270,656</b>	<b>\$ 374,643</b>	

\* Includes \$40,000 in eligible activities that do not require reimbursement

\*\* Includes \$149,365 in eligible activities that do not require reimbursement

**PARCEL 7 – COLDWATER RIDGE**



**TABLE 3-4  
ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
Coldwater Ridge (MITC Parcel 7)  
MITC Redevelopment Area  
Plymouth Township, Michigan  
6/3/2024**

Developer Maximum Reimbursement	PARCEL 7	
	Proportionality	Incremental Taxes
State	6.9%	\$ 101,909
Local	93.1%	\$ 4,646,367
<b>TOTAL</b>		<b>\$ 4,748,276</b>
EGLE	2.4%	\$ 118,000
MSF	97.6%	\$ 4,630,362

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 943,606
Estimated Years of Capture (Coldwater Ridge)	14	State Revolving Fund	\$ 1,123,080
		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													
<b>Total State &amp; Local TIR Available</b>	<b>\$ 5,138</b>	<b>\$ 48,162</b>	<b>\$ 145,443</b>	<b>\$ 244,671</b>	<b>\$ 323,411</b>	<b>\$ 659,759</b>	<b>\$ 672,953</b>	<b>\$ 686,411</b>	<b>\$ 700,139</b>	<b>\$ 714,142</b>	<b>\$ 728,425</b>	<b>\$ 742,995</b>	<b>\$ 757,855</b>													
Total TIR Available to Developer	\$ 3,596	\$ 33,713	\$ 101,811	\$ 171,270	\$ 226,387	\$ 444,442	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292													
Total TIR Available to MITC Infrastructure	\$ 1,542	\$ 14,449	\$ 43,632	\$ 73,401	\$ 97,024	\$ 215,317	\$ 266,891	\$ 272,228	\$ 277,673	\$ 283,227	\$ 288,891	\$ 294,669	\$ 300,563													
<b>REIMBURSEMENT BALANCES</b>	Beginning Balance																									
<b>PARCEL 7 Reimbursement Balance</b>	<b>\$ 4,738,362</b>	<b>\$ 4,704,649</b>	<b>\$ 4,602,838</b>	<b>\$ 4,431,568</b>	<b>\$ 4,205,181</b>	<b>\$ 3,760,739</b>	<b>\$ 3,354,677</b>	<b>\$ 2,940,494</b>	<b>\$ 2,518,028</b>	<b>\$ 2,087,113</b>	<b>\$ 1,647,579</b>	<b>\$ 1,199,253</b>	<b>\$ 741,961</b>													
<b>Parcel 7 Toll Bros.</b>																										
MSF Non-Environmental Costs	\$ 4,630,362	\$ 3,510	\$ 31,066	\$ 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	\$ 2,415	\$ 410	\$ 2,005																							
Local Tax Reimbursement	\$ 4,627,947	\$ 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												
<b>Total MSF Reimbursement Balance</b>	<b>\$ 4,626,852</b>	<b>\$ 4,595,786</b>	<b>\$ 4,508,025</b>	<b>\$ 4,360,390</b>	<b>\$ 4,165,243</b>	<b>\$ 3,767,143</b>	<b>\$ 3,361,081</b>	<b>\$ 2,946,898</b>	<b>\$ 2,524,432</b>	<b>\$ 2,093,517</b>	<b>\$ 1,653,983</b>	<b>\$ 1,205,657</b>	<b>\$ 748,365</b>													
EGLE Environmental Costs	\$ 118,000	\$ 86	\$ 2,647	\$ 14,050	\$ 23,635	\$ 31,240	\$ 46,342																			
State Tax Reimbursement	\$ 99,494	\$ 10	\$ 1,933	\$ 11,892	\$ 20,005	\$ 26,442	\$ 39,224																			
Local Tax Reimbursement	\$ 18,420	\$ 76	\$ 715	\$ 2,158	\$ 3,630	\$ 4,799	\$ 7,118																			
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 117,914</b>	<b>\$ 115,267</b>	<b>\$ 101,217</b>	<b>\$ 77,582</b>	<b>\$ 46,342</b>	<b>\$ -</b>																				
<b>Total Annual Parcel 9 Reimbursement</b>	<b>\$ 3,596</b>	<b>\$ 33,713</b>	<b>\$ 101,811</b>	<b>\$ 171,270</b>	<b>\$ 226,387</b>	<b>\$ 444,442</b>	<b>\$ 406,062</b>	<b>\$ 414,183</b>	<b>\$ 422,466</b>	<b>\$ 430,915</b>	<b>\$ 439,534</b>	<b>\$ 448,326</b>	<b>\$ 457,292</b>													

\* Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval  
 \*\* Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval



TABLE 3-4  
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
 Coldwater Ridge (MITC Parcel 7)  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

	21	22	23	24	25	26	27	28	29	30	TOTAL
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 180,573	\$ 184,184	\$ 187,868	\$ 191,625							\$ 2,246,159
State Brownfield Redevelopment Fund (50% of SET)	\$ 90,287	\$ 92,092	\$ 93,934	\$ 95,813							\$ 1,123,080
State TIR Available for Reimbursement	\$ 90,287	\$ 92,092	\$ 93,934	\$ 95,813							\$ 1,123,084
Total Local Incremental Revenue	\$ 758,582	\$ 773,755	\$ 789,227	\$ 805,013							\$ 9,436,071
BRA Administrative Fee (10%)	\$ 75,858	\$ 77,376	\$ 78,923	\$ 80,501							\$ 943,606
Local TIR Available for Reimbursement	\$ 682,724	\$ 696,379	\$ 710,304	\$ 724,512							\$ 8,492,465
<b>Total State &amp; Local TIR Available</b>	<b>\$ 773,011</b>	<b>\$ 788,471</b>	<b>\$ 804,238</b>	<b>\$ 820,325</b>							<b>\$ 9,615,549</b>
Total TIR Available to Developer	\$ 466,437	\$ 281,928	\$ -	\$ -							\$ 4,748,362
Total TIR Available to MITC Infrastructure	\$ 306,574	\$ 506,543	\$ 804,238	\$ 820,325							\$ 4,867,187
<b>REIMBURSEMENT BALANCES</b>											
<b>PARCEL 7 Reimbursement Balance</b>	<b>\$ 275,524</b>										
<b>Parcel 7 Toll Bros.</b>											
MSF Non-Environmental Costs	\$ 466,437	\$ 281,928									\$ 4,630,362
State Tax Reimbursement											\$ 2,415
Local Tax Reimbursement	\$ 466,437	\$ 281,928									\$ 4,627,947
<b>Total MSF Reimbursement Balance</b>	<b>\$ 281,928</b>	<b>\$ -</b>									
EGLE Environmental Costs											\$ 118,000
State Tax Reimbursement											\$ 99,494
Local Tax Reimbursement											\$ 18,420
<b>Total EGLE Reimbursement Balance</b>											
<b>Total Annual Parcel 9 Reimbursement</b>	<b>\$ 466,437</b>	<b>\$ 281,928</b>									

\* Includes \$80,000 in eligible activities that do not require

\*\* Includes \$80,000 in eligible activities that do not require

**PARCEL 15 (PORTION) – MEIJER INC.**



**TABLE 3-5  
ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
Meijer at Five Mile (MITC Parcel 15)  
MITC Redevelopment Area  
Plymouth Township, Michigan  
6/3/2024**

Developer Maximum Reimbursement	PARCEL 15 (Meijer Portion)	
	Proportionality	Incremental Taxes
State	51.9%	\$ 3,130,424
Local	48.1%	\$ 2,902,764
<b>TOTAL</b>		<b>\$ 6,033,188</b>
EGL	29.7%	\$ 1,764,484
MSF	70.3%	\$ 4,268,703

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 333,801
Estimated Years of Capture (Meijer Inc.)	22	State Revolving Fund	\$ 327,483
		LBRF	\$ -

Plan/Capture Year	Calendar 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	\$ 12,000	\$ 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)	\$ 1,500	\$ 12,450	\$ 11,716	\$ 10,985	\$ 10,256	\$ 20,837	\$ 20,819	\$ 20,807	\$ 20,801	\$ 20,802	\$ 20,810	\$ 21,154	\$ 21,505	
<b>State TIR Available for Reimbursement</b>	<b>\$ 10,500</b>	<b>\$ 87,150</b>	<b>\$ 82,011</b>	<b>\$ 76,891</b>	<b>\$ 71,792</b>	<b>\$ 145,859</b>	<b>\$ 145,732</b>	<b>\$ 145,646</b>	<b>\$ 145,607</b>	<b>\$ 145,613</b>	<b>\$ 145,665</b>	<b>\$ 148,074</b>	<b>\$ 150,532</b>	
Total Local Incremental Revenue	\$ 11,117	\$ 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%)	\$ 1,112	\$ 9,227	\$ 8,683	\$ 8,141	\$ 7,601	\$ 15,442	\$ 15,429	\$ 15,420	\$ 15,415	\$ 15,416	\$ 15,422	\$ 15,677	\$ 15,937	
<b>Local TIR Available for Reimbursement</b>	<b>\$ 10,005</b>	<b>\$ 83,041</b>	<b>\$ 78,143</b>	<b>\$ 73,265</b>	<b>\$ 68,407</b>	<b>\$ 138,980</b>	<b>\$ 138,857</b>	<b>\$ 138,779</b>	<b>\$ 138,739</b>	<b>\$ 138,746</b>	<b>\$ 138,797</b>	<b>\$ 141,091</b>	<b>\$ 143,433</b>	
<b>Total State &amp; Local TIR Available</b>	<b>\$ 20,505</b>	<b>\$ 170,191</b>	<b>\$ 160,154</b>	<b>\$ 150,156</b>	<b>\$ 140,199</b>	<b>\$ 284,839</b>	<b>\$ 284,589</b>	<b>\$ 284,425</b>	<b>\$ 284,346</b>	<b>\$ 284,359</b>	<b>\$ 284,462</b>	<b>\$ 289,165</b>	<b>\$ 293,965</b>	
Total TIR Available to Developers	\$ 19,480	\$ 161,682	\$ 152,146	\$ 142,648	\$ 133,189	\$ 270,597	\$ 270,359	\$ 270,204	\$ 270,129	\$ 270,141	\$ 270,239	\$ 274,706	\$ 279,266	
Total TIR Available to MITC Infrastructure	\$ 1,025	\$ 8,509	\$ 8,008	\$ 7,508	\$ 7,010	\$ 14,242	\$ 14,230	\$ 14,221	\$ 14,217	\$ 14,218	\$ 14,223	\$ 14,459	\$ 14,699	
<b>REIMBURSEMENT BALANCES</b>	Beginning Balance													
<b>PARCEL 15 (Meijer) Reimbursement Balance</b>	<b>\$ 12,829,342</b>	<b>\$ 12,809,862</b>	<b>\$ 12,648,180</b>	<b>\$ 12,496,034</b>	<b>\$ 12,353,386</b>	<b>\$ 12,220,197</b>	<b>\$ 11,949,600</b>	<b>\$ 11,679,241</b>	<b>\$ 11,409,037</b>	<b>\$ 11,138,908</b>	<b>\$ 10,868,767</b>	<b>\$ 10,598,528</b>	<b>\$ 10,323,822</b>	<b>\$ 10,044,556</b>
<b>Parcel 15 Meijer at Five Mile</b>														
MSF Non-Environmental Costs*	\$ 9,023,083	\$ 13,694	\$ 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	\$ 2,228,060	\$ 7,012	\$ 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	\$ 2,040,643	\$ 6,682	\$ 55,459	\$ 52,188	\$ 48,930	\$ 45,686	\$ 92,818	\$ 92,736	\$ 92,684	\$ 92,657	\$ 92,662	\$ 92,695	\$ 94,227	\$ 95,791
<b>Total MSF Reimbursement Balance</b>	<b>\$ 9,009,389</b>	<b>\$ 8,895,727</b>	<b>\$ 8,788,768</b>	<b>\$ 8,688,486</b>	<b>\$ 8,594,854</b>	<b>\$ 8,404,624</b>	<b>\$ 8,214,562</b>	<b>\$ 8,024,609</b>	<b>\$ 7,834,708</b>	<b>\$ 7,644,799</b>	<b>\$ 7,454,821</b>	<b>\$ 7,261,703</b>	<b>\$ 7,065,379</b>	
EGL Environmental Costs**	\$ 3,886,259	\$ 5,786	\$ 48,020	\$ 45,187	\$ 42,366	\$ 39,557	\$ 80,367	\$ 80,297	\$ 80,251	\$ 80,228	\$ 80,232	\$ 80,261	\$ 81,588	\$ 82,942
State Tax Reimbursement	\$ 902,364	\$ 2,963	\$ 24,590	\$ 23,139	\$ 21,695	\$ 20,256	\$ 41,154	\$ 41,118	\$ 41,094	\$ 41,083	\$ 41,085	\$ 41,099	\$ 41,779	\$ 42,472
Local Tax Reimbursement	\$ 862,121	\$ 2,823	\$ 23,430	\$ 22,048	\$ 20,672	\$ 19,301	\$ 39,213	\$ 39,178	\$ 39,156	\$ 39,145	\$ 39,147	\$ 39,162	\$ 39,809	\$ 40,470
<b>Total EGL Reimbursement Balance</b>	<b>\$ 3,880,473</b>	<b>\$ 3,832,453</b>	<b>\$ 3,787,266</b>	<b>\$ 3,744,900</b>	<b>\$ 3,705,343</b>	<b>\$ 3,624,976</b>	<b>\$ 3,544,679</b>	<b>\$ 3,464,428</b>	<b>\$ 3,384,200</b>	<b>\$ 3,303,968</b>	<b>\$ 3,223,707</b>	<b>\$ 3,142,119</b>	<b>\$ 3,059,177</b>	
<b>Total Annual MITC Infrastructure Reimbursement</b>	<b>\$ 19,480</b>	<b>\$ 161,682</b>	<b>\$ 152,146</b>	<b>\$ 142,648</b>	<b>\$ 133,189</b>	<b>\$ 270,597</b>	<b>\$ 270,359</b>	<b>\$ 270,204</b>	<b>\$ 270,129</b>	<b>\$ 270,141</b>	<b>\$ 270,239</b>	<b>\$ 274,706</b>	<b>\$ 279,266</b>	

\* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval

\*\* Includes \$136,000 in eligible activities that do not require Act 381 Work Plan approval



**TABLE 3-5**  
**ELIGIBLE COSTS REIMBURSEMENT SUMMARY**  
 Meijer at Five Mile (MITC Parcel 15)  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

	21	22	23	24	25	26	27	28	29	30	TOTAL
	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	\$ 3,603,283
State Brownfield Redevelopment Fund (50% of SET)	\$ 21,863	\$ 22,228	\$ 22,601	\$ 22,981	\$ 23,368						\$ 327,483
<b>State TIR Available for Reimbursement</b>	<b>\$ 153,038</b>	<b>\$ 155,596</b>	<b>\$ 158,203</b>	<b>\$ 160,863</b>	<b>\$ 163,577</b>	<b>\$ 190,108</b>	<b>\$ 193,333</b>	<b>\$ 196,624</b>	<b>\$ 199,981</b>	<b>\$ 203,405</b>	<b>\$ 3,275,800</b>
Total Local Incremental Revenue	\$ 162,026	\$ 164,730	\$ 167,491	\$ 170,308	\$ 173,180	\$ 176,111	\$ 179,098	\$ 182,148	\$ 185,259	\$ 188,428	\$ 3,337,984
BRA Administrative Fee (10%)	\$ 16,203	\$ 16,473	\$ 16,749	\$ 17,031	\$ 17,318	\$ 17,611	\$ 17,910	\$ 18,215	\$ 18,526	\$ 18,843	\$ 333,801
<b>Local TIR Available for Reimbursement</b>	<b>\$ 145,823</b>	<b>\$ 148,257</b>	<b>\$ 150,742</b>	<b>\$ 153,277</b>	<b>\$ 155,862</b>	<b>\$ 158,500</b>	<b>\$ 161,188</b>	<b>\$ 163,933</b>	<b>\$ 166,733</b>	<b>\$ 169,585</b>	<b>\$ 3,004,183</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 298,861</b>	<b>\$ 303,853</b>	<b>\$ 308,945</b>	<b>\$ 314,140</b>	<b>\$ 319,439</b>	<b>\$ 348,608</b>	<b>\$ 354,521</b>	<b>\$ 360,557</b>	<b>\$ 366,714</b>	<b>\$ 372,990</b>	<b>\$ 6,279,983</b>
Total TIR Available to Developers	\$ 283,918	\$ 288,660	\$ 293,498	\$ 298,433	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 6,072,124
Total TIR Available to MITC Infrastructure	\$ 14,943	\$ 15,193	\$ 15,447	\$ 15,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,859
<b>REIMBURSEMENT BALANCES</b>											
<b>PARCEL 15 (Meijer) Reimbursement Balance</b>	<b>\$ 9,760,638</b>	<b>\$ 9,471,978</b>	<b>\$ 9,178,480</b>	<b>\$ 8,880,047</b>	<b>\$ 8,560,608</b>	<b>\$ 8,212,000</b>	<b>\$ 7,857,479</b>	<b>\$ 7,496,922</b>	<b>\$ 7,130,208</b>	<b>\$ 6,757,218</b>	
<b>Parcel 15 Meijer at Five Mile</b>											
<b>MSF Non-Environmental Costs*</b>	<b>\$ 199,594</b>	<b>\$ 202,928</b>	<b>\$ 206,329</b>	<b>\$ 209,798</b>	<b>\$ 224,566</b>	<b>\$ 245,071</b>	<b>\$ 249,228</b>	<b>\$ 253,472</b>	<b>\$ 257,800</b>	<b>\$ 262,212</b>	<b>\$ 4,268,703</b>
State Tax Reimbursement	\$ 102,206	\$ 103,915	\$ 105,656	\$ 107,432	\$ 114,995	\$ 133,646	\$ 135,913	\$ 138,227	\$ 140,587	\$ 142,994	\$ 2,228,060
Local Tax Reimbursement	\$ 97,388	\$ 99,013	\$ 100,673	\$ 102,366	\$ 109,571	\$ 111,426	\$ 113,315	\$ 115,245	\$ 117,213	\$ 119,218	\$ 2,040,643
<b>Total MSF Reimbursement Balance</b>	<b>\$ 6,865,785</b>	<b>\$ 6,662,857</b>	<b>\$ 6,456,528</b>	<b>\$ 6,246,730</b>	<b>\$ 6,022,164</b>	<b>\$ 5,777,093</b>	<b>\$ 5,527,865</b>	<b>\$ 5,274,393</b>	<b>\$ 5,016,593</b>	<b>\$ 4,754,381</b>	
<b>EGLE Environmental Costs**</b>	<b>\$ 84,324</b>	<b>\$ 85,732</b>	<b>\$ 87,169</b>	<b>\$ 88,635</b>	<b>\$ 94,873</b>	<b>\$ 103,537</b>	<b>\$ 105,293</b>	<b>\$ 107,085</b>	<b>\$ 108,914</b>	<b>\$ 110,778</b>	<b>\$ 1,764,484</b>
State Tax Reimbursement	\$ 43,180	\$ 43,901	\$ 44,637	\$ 45,388	\$ 48,582	\$ 56,462	\$ 57,420	\$ 58,397	\$ 59,394	\$ 60,411	\$ 902,364
Local Tax Reimbursement	\$ 41,144	\$ 41,831	\$ 42,532	\$ 43,247	\$ 46,291	\$ 47,075	\$ 47,873	\$ 48,688	\$ 49,520	\$ 50,367	\$ 862,121
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 2,974,853</b>	<b>\$ 2,889,121</b>	<b>\$ 2,801,952</b>	<b>\$ 2,713,317</b>	<b>\$ 2,618,444</b>	<b>\$ 2,514,907</b>	<b>\$ 2,409,614</b>	<b>\$ 2,302,529</b>	<b>\$ 2,193,615</b>	<b>\$ 2,082,837</b>	
<b>Total Annual MITC Infrastructure Reimbursement</b>	<b>\$ 283,918</b>	<b>\$ 288,660</b>	<b>\$ 293,498</b>	<b>\$ 298,433</b>	<b>\$ 319,439</b>	<b>\$ 348,608</b>	<b>\$ 354,521</b>	<b>\$ 360,557</b>	<b>\$ 366,714</b>	<b>\$ 372,990</b>	<b>\$ 6,072,124</b>

\* Includes \$40,000 in eligible activities that do not require reimbursement

\*\* Includes \$136,000 in eligible activities that do not require reimbursement

**PARCEL 9 (PORTION) – TESORO PROPERTY GROUP LLC**



**TABLE 3-6  
ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
Verita Telecommunications Headquarters (MITC Parcel 9)  
MITC Redevelopment Area  
Plymouth Township, Michigan  
6/3/2024**

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.8%	\$ 959,836
Local	51.2%	\$ 1,006,735
<b>TOTAL</b>		<b>\$ 1,966,571</b>
EGLE	3.9%	\$ 77,500
MSF	96.1%	\$ 1,889,071

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 150,088
Estimated Years of Capture (Verita Telecommunic.)	21	State Revolving Fund	\$ 145,852
		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	\$	5,700	\$ 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)	\$	713	\$ 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	\$	4,987	\$ 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	\$	5,988	\$ 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%)	\$	599	\$ 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	\$	5,389	\$ 28,358	\$ 28,923	\$ 29,502	\$ 30,092	\$ 61,389	\$ 62,615	\$ 63,870	\$ 65,146	\$ 66,448	\$ 67,778	\$ 69,133	\$ 70,515												
<b>Total State &amp; Local TIR Available</b>	\$	<b>10,376</b>	\$ <b>54,608</b>	\$ <b>55,698</b>	\$ <b>56,812</b>	\$ <b>57,948</b>	\$ <b>118,216</b>	\$ <b>120,579</b>	\$ <b>122,993</b>	\$ <b>125,452</b>	\$ <b>127,960</b>	\$ <b>130,520</b>	\$ <b>133,130</b>	\$ <b>135,792</b>												
Total TIR Available to Developers	\$	7,264	\$ 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	\$	3,112	\$ 16,383	\$ 16,709	\$ 17,043	\$ 17,385	\$ 35,465	\$ 36,174	\$ 36,898	\$ 37,635	\$ 38,387	\$ 39,155	\$ 39,940	\$ 40,738												
<b>REIMBURSEMENT BALANCES</b>	Beginning Balances																									
<b>PARCEL 9 (Verita Portion) Reimbursement Balance</b>	\$	<b>1,966,571</b>	\$ <b>1,959,307</b>	\$ <b>1,921,082</b>	\$ <b>1,882,093</b>	\$ <b>1,842,324</b>	\$ <b>1,801,761</b>	\$ <b>1,719,010</b>	\$ <b>1,634,605</b>	\$ <b>1,548,510</b>	\$ <b>1,460,693</b>	\$ <b>1,371,120</b>	\$ <b>1,279,755</b>	\$ <b>1,186,565</b>	\$ <b>1,091,511</b>											
<b>PARCEL 9 (Verita Portion)</b>																										
MSF Non-Environmental Costs*	\$	<b>1,889,071</b>	\$ 6,977	\$ 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	\$	<b>922,011</b>	\$ 3,353	\$ 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	\$	<b>967,060</b>	\$ 3,624	\$ 19,068	\$ 19,448	\$ 19,838	\$ 20,234	\$ 41,279	\$ 42,103	\$ 42,947	\$ 43,805	\$ 44,681	\$ 45,575	\$ 46,486	\$ 47,415											
<b>Total MSF Reimbursement Balance</b>	\$	<b>1,882,094</b>	\$ <b>1,845,375</b>	\$ <b>1,807,923</b>	\$ <b>1,769,721</b>	\$ <b>1,730,756</b>	\$ <b>1,651,266</b>	\$ <b>1,570,187</b>	\$ <b>1,487,485</b>	\$ <b>1,403,129</b>	\$ <b>1,317,086</b>	\$ <b>1,229,322</b>	\$ <b>1,139,804</b>	\$ <b>1,048,496</b>												
EGLE Environmental Costs**	\$	<b>77,500</b>	\$ 287	\$ 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	\$	<b>180,651</b>	\$ 138	\$ 724	\$ 739	\$ 753	\$ 768	\$ 1,568	\$ 1,599	\$ 1,631	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,765	\$ 1,801											
Local Tax Reimbursement	\$	<b>173,410</b>	\$ 149	\$ 782	\$ 798	\$ 814	\$ 830	\$ 1,693	\$ 1,727	\$ 1,762	\$ 1,797	\$ 1,833	\$ 1,870	\$ 1,907	\$ 1,945											
<b>Total EGLE Reimbursement Balance</b>	\$	<b>77,213</b>	\$ <b>75,707</b>	\$ <b>74,170</b>	\$ <b>72,603</b>	\$ <b>71,005</b>	\$ <b>67,744</b>	\$ <b>64,418</b>	\$ <b>61,025</b>	\$ <b>57,564</b>	\$ <b>54,034</b>	\$ <b>50,433</b>	\$ <b>46,761</b>	\$ <b>43,015</b>												
<b>Total Annual Parcel 13 Reimbursement</b>	\$	<b>7,264</b>	\$ <b>38,225</b>	\$ <b>38,989</b>	\$ <b>39,769</b>	\$ <b>40,563</b>	\$ <b>82,751</b>	\$ <b>84,405</b>	\$ <b>86,095</b>	\$ <b>87,817</b>	\$ <b>89,573</b>	\$ <b>91,365</b>	\$ <b>93,190</b>	\$ <b>95,054</b>												

\*\* Costs of eligible activities do not require Act 381 Work Plan approval  
\* Includes \$40,00 in eligible activities that do not require Act 381 Work Plan approval



**TABLE 3-6**  
**ELIGIBLE COSTS REIMBURSEMENT SUMMARY**  
 Verita Telecommunications Headquarters (MITC Parcel 9)  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

	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			\$ 1,429,051
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,512	\$ 9,702	\$ 9,896	\$ 10,094	\$ 10,296	\$ 10,502						\$ 145,852
<b>State TIR Available for Reimbursement</b>	<b>\$ 66,583</b>	<b>\$ 67,914</b>	<b>\$ 69,273</b>	<b>\$ 70,658</b>	<b>\$ 72,071</b>	<b>\$ 73,513</b>	<b>\$ 85,695</b>	<b>\$ 87,409</b>	<b>\$ 89,157</b>			<b>\$ 1,283,199</b>
Total Local Incremental Revenue	\$ 79,917	\$ 81,515	\$ 83,146	\$ 84,811	\$ 86,506	\$ 88,238	\$ 89,999	\$ 91,799	\$ 93,636			\$ 1,500,854
BRA Administrative Fee (10%)	\$ 7,992	\$ 8,152	\$ 8,315	\$ 8,481	\$ 8,651	\$ 8,824	\$ 9,000	\$ 9,180	\$ 9,364			\$ 150,088
<b>Local TIR Available for Reimbursement</b>	<b>\$ 71,925</b>	<b>\$ 73,363</b>	<b>\$ 74,831</b>	<b>\$ 76,330</b>	<b>\$ 77,855</b>	<b>\$ 79,414</b>	<b>\$ 80,999</b>	<b>\$ 82,619</b>	<b>\$ 84,272</b>			<b>\$ 1,350,766</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 138,508</b>	<b>\$ 141,277</b>	<b>\$ 144,104</b>	<b>\$ 146,988</b>	<b>\$ 149,926</b>	<b>\$ 152,927</b>	<b>\$ 166,694</b>	<b>\$ 170,028</b>	<b>\$ 173,429</b>			<b>\$ 2,633,965</b>
Total TIR Available to Developers	\$ 96,954	\$ 98,893	\$ 100,872	\$ 102,891	\$ 104,949	\$ 152,927	\$ 166,694	\$ 170,028	\$ 97,303			\$ 1,966,571
Total TIR Available to MITC Infrastructure	\$ 41,554	\$ 42,384	\$ 43,232	\$ 44,097	\$ 44,977	\$ -	\$ -	\$ -				\$ 591,268
<b>REIMBURSEMENT BALANCES</b>												
<b>PARCEL 9 (Verita Portion) Reimbursement Balance</b>	<b>\$ 994,557</b>	<b>\$ 895,664</b>	<b>\$ 794,792</b>	<b>\$ 691,901</b>	<b>\$ 586,952</b>	<b>\$ 434,025</b>	<b>\$ 267,331</b>	<b>\$ 97,303</b>				
<b>PARCEL 9 (Verita Portion)</b>												
MSF Non-Environmental Costs*	\$ 93,134	\$ 94,996	\$ 96,897	\$ 98,836	\$ 100,813	\$ 146,900	\$ 160,125	\$ 163,327	\$ 93,468			\$ 1,889,071
State Tax Reimbursement	\$ 44,771	\$ 45,666	\$ 46,580	\$ 47,511	\$ 48,462	\$ 70,616	\$ 82,318	\$ 83,964	\$ 48,051			\$ 922,011
Local Tax Reimbursement	\$ 48,363	\$ 49,330	\$ 50,317	\$ 51,325	\$ 52,351	\$ 76,284	\$ 77,807	\$ 79,363	\$ 45,417			\$ 967,060
<b>Total MSF Reimbursement Balance</b>	<b>\$ 955,362</b>	<b>\$ 860,366</b>	<b>\$ 763,469</b>	<b>\$ 664,633</b>	<b>\$ 563,820</b>	<b>\$ 416,920</b>	<b>\$ 256,795</b>	<b>\$ 93,468</b>	<b>\$ -</b>			
EGLE Environmental Costs**	\$ 3,820	\$ 3,897	\$ 3,975	\$ 4,055	\$ 4,136	\$ 6,027	\$ 6,569	\$ 6,701	\$ 3,835			\$ 77,500
State Tax Reimbursement	\$ 1,837	\$ 1,873	\$ 1,911	\$ 1,949	\$ 1,988	\$ 2,897	\$ 3,377	\$ 3,445	\$ 1,972			\$ 37,826
Local Tax Reimbursement	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,106	\$ 2,148	\$ 3,130	\$ 3,192	\$ 3,256	\$ 1,863			\$ 39,674
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 39,195</b>	<b>\$ 35,298</b>	<b>\$ 31,323</b>	<b>\$ 27,268</b>	<b>\$ 23,132</b>	<b>\$ 17,105</b>	<b>\$ 10,536</b>	<b>\$ 3,835</b>	<b>\$ -</b>			
<b>Total Annual Parcel 13 Reimbursement</b>	<b>\$ 96,954</b>	<b>\$ 98,893</b>	<b>\$ 100,872</b>	<b>\$ 102,891</b>	<b>\$ 104,949</b>	<b>\$ 152,927</b>	<b>\$ 166,694</b>	<b>\$ 170,028</b>	<b>\$ 97,303</b>			<b>\$ 1,966,571</b>

\*\* Costs of eligible activities do not require Act 381 Work

\* Includes \$40,00 in eligible activities that do not require

**MITC PUBLIC INFRASTRUCTURE IMPROVEMENTS**



TABLE 3-7  
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
 MITC Public Infrastructure Improvements  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

Developer Maximum Reimbursement	MITC INFRASTRUCTURE	
	Proportionality	Incremental Taxes
State	65.5%	\$ 19,557,361
Local	34.5%	\$ 10,288,173
<b>TOTAL</b>		<b>\$ 29,845,534</b>
EGLE	3.5%	\$ 1,000,000
MSF	96.5%	\$ 28,845,534

Estimated Total Years of Plan	30
Estimated Years of Capture (MITC Public Infrastructure)	21

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	\$ 25,930	\$ 58,278	\$ 94,077	\$ 151,939	\$ 403,293	\$ 645,838	\$ 919,993	\$ 979,486	\$ 1,135,400	\$ 1,240,961	\$ 1,262,150	\$ 1,283,819	\$ 1,305,974	
State Brownfield Redevelopment Fund (50% of SET)																
State TIR Available for Reimbursement of MITC	\$ 24,838	\$ 24,838	\$ 25,930	\$ 58,278	\$ 94,077	\$ 151,939	\$ 403,293	\$ 645,838	\$ 919,993	\$ 979,486	\$ 1,135,400	\$ 1,240,961	\$ 1,262,150	\$ 1,283,819	\$ 1,305,974	
Total Local Incremental Revenue	\$ 7,151	\$ 7,151	\$ 8,199	\$ 15,441	\$ 31,452	\$ 49,710	\$ 95,851	\$ 214,082	\$ 315,932	\$ 440,524	\$ 563,855	\$ 698,027	\$ 710,974	\$ 724,195	\$ 737,694	
BRA Administrative Fee (10%)																
Local TIR Available for Reimbursement of MITC	\$ 7,150	\$ 7,150	\$ 10,644	\$ 15,441	\$ 31,452	\$ 49,710	\$ 95,851	\$ 214,082	\$ 315,932	\$ 440,524	\$ 563,855	\$ 698,027	\$ 710,974	\$ 724,195	\$ 737,694	
<b>Total State &amp; Local TIR Available to MITC</b>	<b>\$ 31,988</b>	<b>\$ 31,988</b>	<b>\$ 36,574</b>	<b>\$ 73,719</b>	<b>\$ 125,529</b>	<b>\$ 201,649</b>	<b>\$ 499,144</b>	<b>\$ 859,920</b>	<b>\$ 1,235,925</b>	<b>\$ 1,420,010</b>	<b>\$ 1,699,255</b>	<b>\$ 1,938,988</b>	<b>\$ 1,973,124</b>	<b>\$ 2,008,014</b>	<b>\$ 2,043,668</b>	
<b>REIMBURSEMENT BALANCES</b>		Beginning Balances														
MITC INFRASTRUCTURE Reimbursement Balance	\$ 29,845,534	\$ 29,813,546	\$ 29,781,558	\$ 29,744,984	\$ 29,671,265	\$ 29,545,736	\$ 29,344,087	\$ 28,844,943	\$ 27,985,023	\$ 26,749,098	\$ 25,329,088	\$ 23,629,833	\$ 21,690,845	\$ 19,717,721	\$ 17,709,707	\$ 15,666,039
<b>MITC INFRASTRUCTURE</b>																
MSF Non-Environmental Costs*	\$ 28,845,534	\$ 30,868	\$ 30,868	\$ 35,294	\$ 71,139	\$ 121,135	\$ 194,591	\$ 481,674	\$ 829,823	\$ 1,192,668	\$ 1,370,310	\$ 1,639,781	\$ 1,871,123	\$ 1,904,065	\$ 1,937,734	\$ 1,972,140
State Tax Reimbursement	\$ 18,901,314	\$ 23,969	\$ 23,969	\$ 25,022	\$ 56,238	\$ 90,784	\$ 146,621	\$ 389,178	\$ 623,234	\$ 887,793	\$ 945,204	\$ 1,095,661	\$ 1,197,527	\$ 1,217,975	\$ 1,238,885	\$ 1,260,265
Local Tax Reimbursement	\$ 9,944,220	\$ 6,900	\$ 6,900	\$ 10,271	\$ 14,901	\$ 30,351	\$ 47,970	\$ 92,496	\$ 206,589	\$ 304,874	\$ 425,106	\$ 544,120	\$ 673,596	\$ 686,090	\$ 698,848	\$ 711,875
<b>Total MSF Reimbursement Balance</b>	<b>\$ 28,814,666</b>	<b>\$ 28,783,798</b>	<b>\$ 28,748,504</b>	<b>\$ 28,677,365</b>	<b>\$ 28,556,230</b>	<b>\$ 28,361,639</b>	<b>\$ 27,879,965</b>	<b>\$ 27,050,142</b>	<b>\$ 25,857,474</b>	<b>\$ 24,487,164</b>	<b>\$ 22,847,383</b>	<b>\$ 20,976,260</b>	<b>\$ 19,072,195</b>	<b>\$ 17,134,461</b>	<b>\$ 15,162,321</b>	
EGLE Environmental Costs**	\$ 1,000,000	\$ 1,120	\$ 1,120	\$ 1,280	\$ 2,580	\$ 4,394	\$ 7,058	\$ 17,470	\$ 30,097	\$ 43,257	\$ 49,700	\$ 59,474	\$ 67,865	\$ 69,059	\$ 70,280	\$ 71,528
State Tax Reimbursement	\$ 656,047	\$ 869	\$ 869	\$ 908	\$ 2,040	\$ 3,293	\$ 5,318	\$ 14,115	\$ 22,604	\$ 32,200	\$ 34,282	\$ 39,739	\$ 43,434	\$ 44,175	\$ 44,934	\$ 45,709
Local Tax Reimbursement	\$ 343,953	\$ 250	\$ 250	\$ 373	\$ 540	\$ 1,101	\$ 1,740	\$ 3,355	\$ 7,493	\$ 11,058	\$ 15,418	\$ 19,735	\$ 24,431	\$ 24,884	\$ 25,347	\$ 25,819
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 998,880</b>	<b>\$ 997,760</b>	<b>\$ 996,480</b>	<b>\$ 993,900</b>	<b>\$ 989,506</b>	<b>\$ 982,448</b>	<b>\$ 964,978</b>	<b>\$ 934,881</b>	<b>\$ 891,624</b>	<b>\$ 841,924</b>	<b>\$ 782,450</b>	<b>\$ 714,585</b>	<b>\$ 645,526</b>	<b>\$ 575,246</b>	<b>\$ 503,718</b>	
<b>Total Annual MITC Infrastructure Reimbursement</b>	<b>\$ 29,845,534</b>	<b>\$ 31,988</b>	<b>\$ 31,988</b>	<b>\$ 36,574</b>	<b>\$ 73,719</b>	<b>\$ 125,529</b>	<b>\$ 201,649</b>	<b>\$ 499,144</b>	<b>\$ 859,920</b>	<b>\$ 1,235,925</b>	<b>\$ 1,420,010</b>	<b>\$ 1,699,255</b>	<b>\$ 1,938,988</b>	<b>\$ 1,973,124</b>	<b>\$ 2,008,014</b>	<b>\$ 2,043,668</b>

\* Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval  
 \*\* Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval



TABLE 3-7  
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY  
 MITC Public Infrastructure Improvements  
 MITC Redevelopment Area  
 Plymouth Township, Michigan  
 6/3/2024

	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	\$ 1,328,631	\$ 1,351,908	\$ 1,378,345	\$ 1,405,312	\$ 1,432,817	\$ 1,460,871	\$ 1,489,486							\$ 19,404,184
State Brownfield Redevelopment Fund (50% of SET)														\$ -
State TIR Available for Reimbursement of MITC	\$ 1,328,631	\$ 1,351,908	\$ 1,378,345	\$ 1,405,312	\$ 1,432,817	\$ 1,460,871	\$ 1,489,486							\$ 19,404,184
Total Local Incremental Revenue	\$ 751,483	\$ 765,671	\$ 780,817	\$ 796,263	\$ 812,022	\$ 828,094	\$ 844,488							\$ 10,199,076
BRA Administrative Fee (10%)														\$ -
Local TIR Available for Reimbursement of MITC	\$ 751,483	\$ 765,671	\$ 780,817	\$ 796,263	\$ 812,022	\$ 828,094	\$ 844,488							\$ 10,201,519
<b>Total State &amp; Local TIR Available to MITC</b>	<b>\$ 2,080,114</b>	<b>\$ 2,117,579</b>	<b>\$ 2,159,162</b>	<b>\$ 2,201,575</b>	<b>\$ 2,244,839</b>	<b>\$ 2,288,965</b>	<b>\$ 2,333,974</b>							<b>\$ 29,605,703</b>
<b>REIMBURSEMENT BALANCES</b>														
MITC INFRASTRUCTURE Reimbursement Balance	\$ 13,585,925	\$ 11,468,346	\$ 9,309,184	\$ 7,107,609	\$ 4,862,770	\$ 2,573,805								
<b>MITC INFRASTRUCTURE</b>														
MSF Non-Environmental Costs*	\$ 2,007,310	\$ 2,043,464	\$ 2,083,591	\$ 2,124,520	\$ 2,166,270	\$ 2,208,851	\$ 2,528,315							\$ 28,845,534
State Tax Reimbursement	\$ 1,282,129	\$ 1,304,591	\$ 1,330,103	\$ 1,356,126	\$ 1,382,668	\$ 1,409,741	\$ 1,613,630							\$ 18,901,314
Local Tax Reimbursement	\$ 725,181	\$ 738,873	\$ 753,488	\$ 768,394	\$ 783,601	\$ 799,111	\$ 914,685							\$ 9,944,220
<b>Total MSF Reimbursement Balance</b>	<b>\$ 13,155,011</b>	<b>\$ 11,111,547</b>	<b>\$ 9,027,956</b>	<b>\$ 6,903,436</b>	<b>\$ 4,737,166</b>	<b>\$ 2,528,315</b>	<b>\$ -</b>							
EGLE Environmental Costs**	\$ 72,804	\$ 74,115	\$ 75,571	\$ 77,055	\$ 78,569	\$ 80,114	\$ 45,490							\$ 1,000,000
State Tax Reimbursement	\$ 46,502	\$ 47,317	\$ 48,242	\$ 49,186	\$ 50,149	\$ 51,130	\$ 29,033							\$ 656,047
Local Tax Reimbursement	\$ 26,302	\$ 26,798	\$ 27,329	\$ 27,869	\$ 28,421	\$ 28,983	\$ 16,457							\$ 343,953
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 430,914</b>	<b>\$ 356,799</b>	<b>\$ 281,228</b>	<b>\$ 204,173</b>	<b>\$ 125,604</b>	<b>\$ 45,490</b>	<b>\$ -</b>							
<b>Total Annual MITC Infrastructure Reimbursement</b>	<b>\$ 2,080,114</b>	<b>\$ 2,117,579</b>	<b>\$ 2,159,162</b>	<b>\$ 2,201,575</b>	<b>\$ 2,244,839</b>	<b>\$ 2,288,965</b>	<b>\$ 2,573,805</b>							<b>\$ 29,845,534</b>

\* Includes \$80,000 in eligible activities that do not requ

\*\* Includes \$80,000 in eligible activities that do not req

## **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**

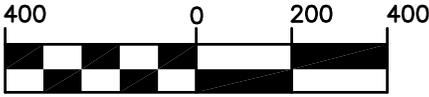


SCALE: 1" = 400'

**LEGEND**

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

**GRAPHIC SCALE**



( IN FEET )

1 inch = 400 ft.

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'

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

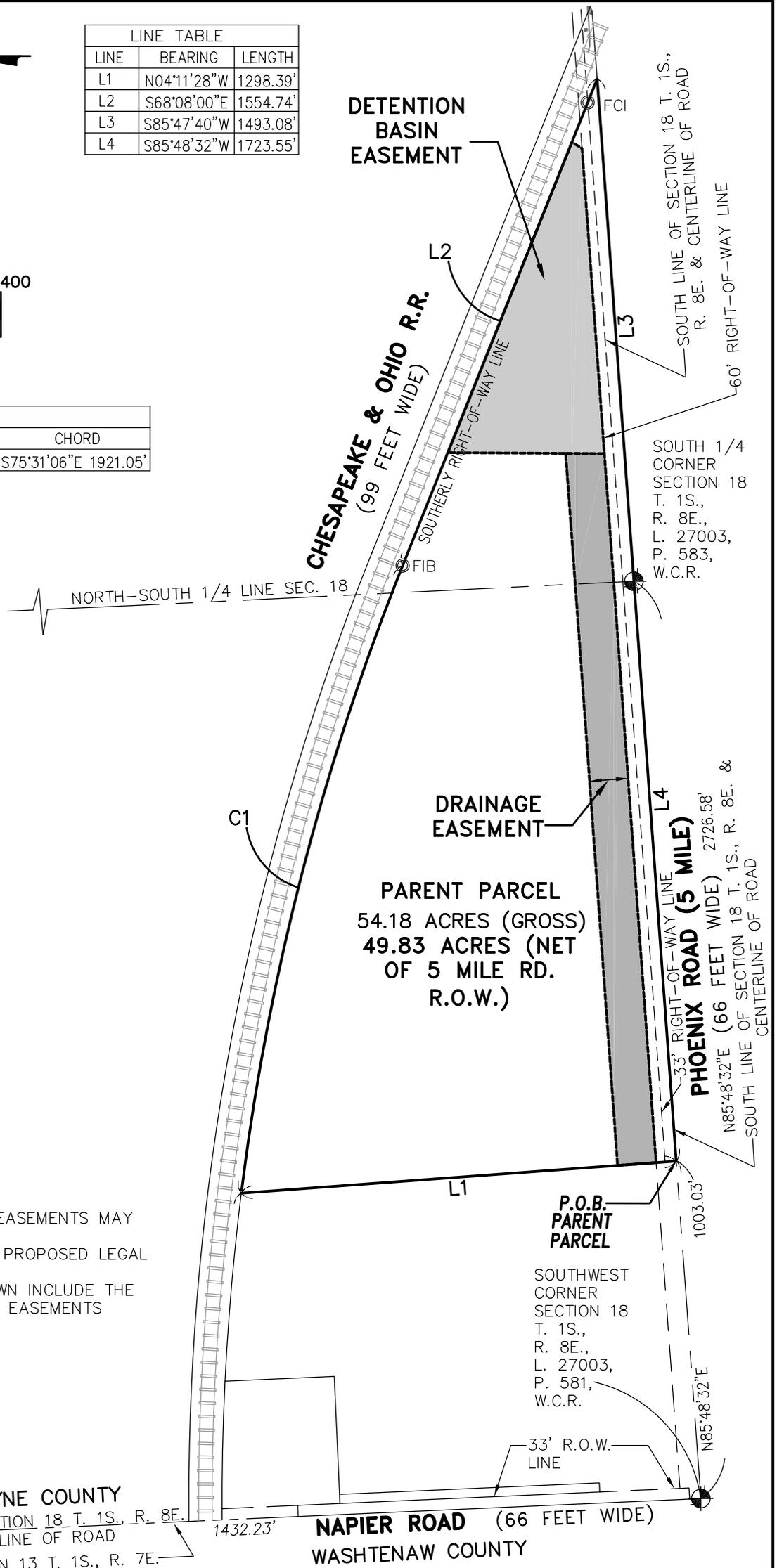
WEST LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD  
 N02°31'45"W & CENTERLINE OF ROAD  
 EAST LINE OF SECTION 13 T. 1S., R. 7E.  
 SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	NORTHVILLE TOWNSHIP		DATE: 10-16-2023
	<b>PARCEL SPLIT</b>		DRAWN BY: PWK
	PARENT PARCEL SPLIT		CHECKED BY: DJL
	SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.		0 200 400
	NORTHVILLE TOWNSHIP		FBK: --
	WAYNE COUNTY		CHF: MM
	MICHIGAN		1/3
			SCALE HOR 1" = 400 FT. VER 1" = -- FT.



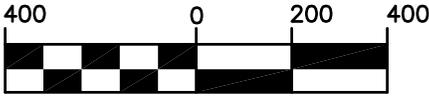


SCALE: 1" = 400'

**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	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'

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).

**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

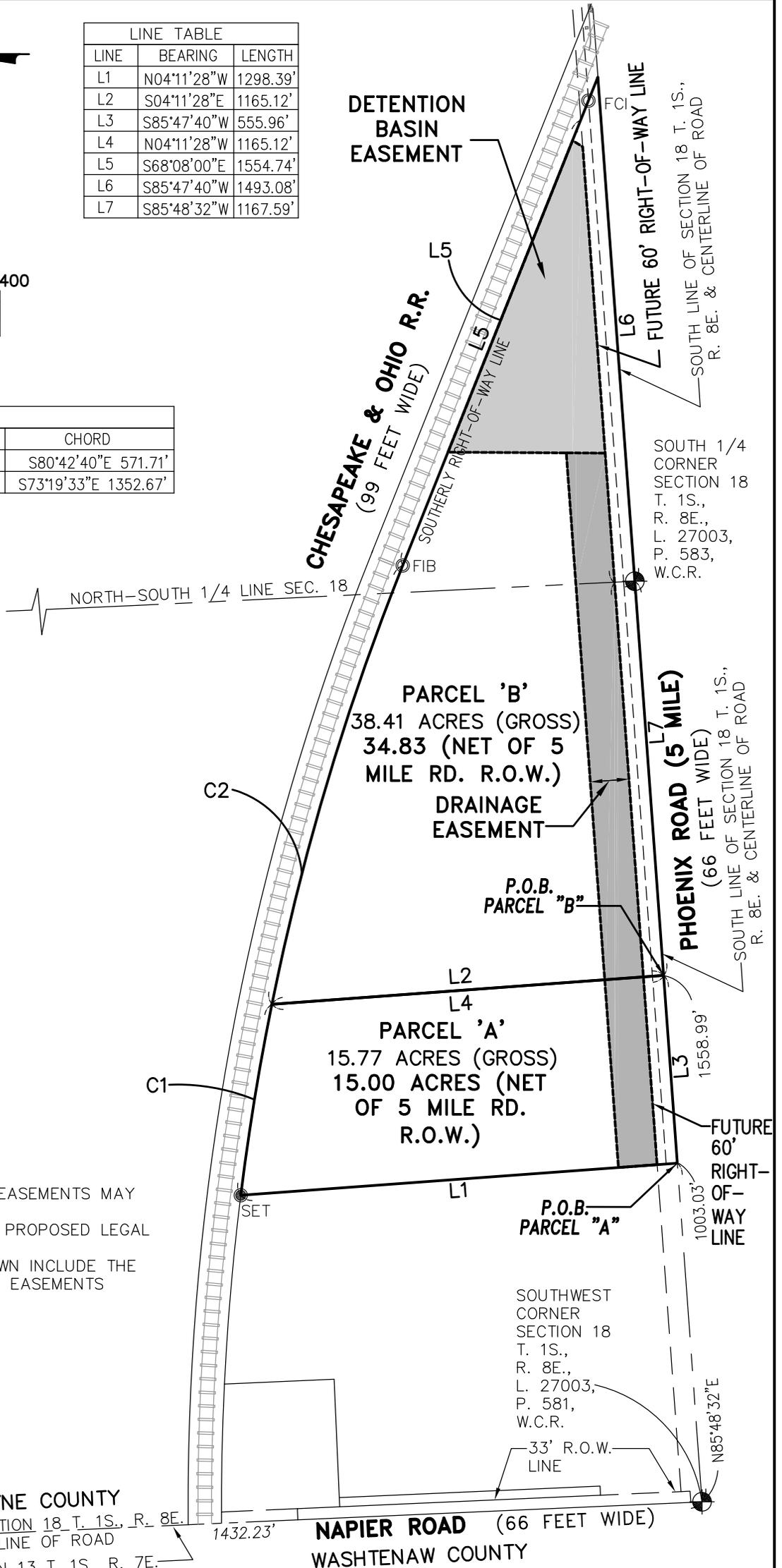
WEST LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD  
 N02°31'45"W 1432.23'  
 EAST LINE OF SECTION 13 T. 1S., R. 7E.  
 SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	NORTHVILLE TOWNSHIP		DATE: 10-16-2023
	<b>PARCEL SPLIT</b>		DRAWN BY: PWK
	PARENT PARCEL SPLIT		CHECKED BY: DJL
SECTION: 18	TOWNSHIP: 01S.	RANGE: 08E.	0 200 400
NORTHVILLE TOWNSHIP	WAYNE COUNTY		FBK: --
MICHIGAN			CHF: MM
			2/3
			20-372
			SCALE HOR 1" = 400 FT. VER 1" = -- FT.



**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

DATE: 10-16-2023

DRAWN BY: PWK

CHECKED BY: DJL



FBK: --  
CHF: MM

3 / 3

20-372

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

CLIENT:

NORTHVILLE TOWNSHIP

**PARCEL SPLIT**

PARENT PARCEL SPLIT

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



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail  
Wixom, MI 48393

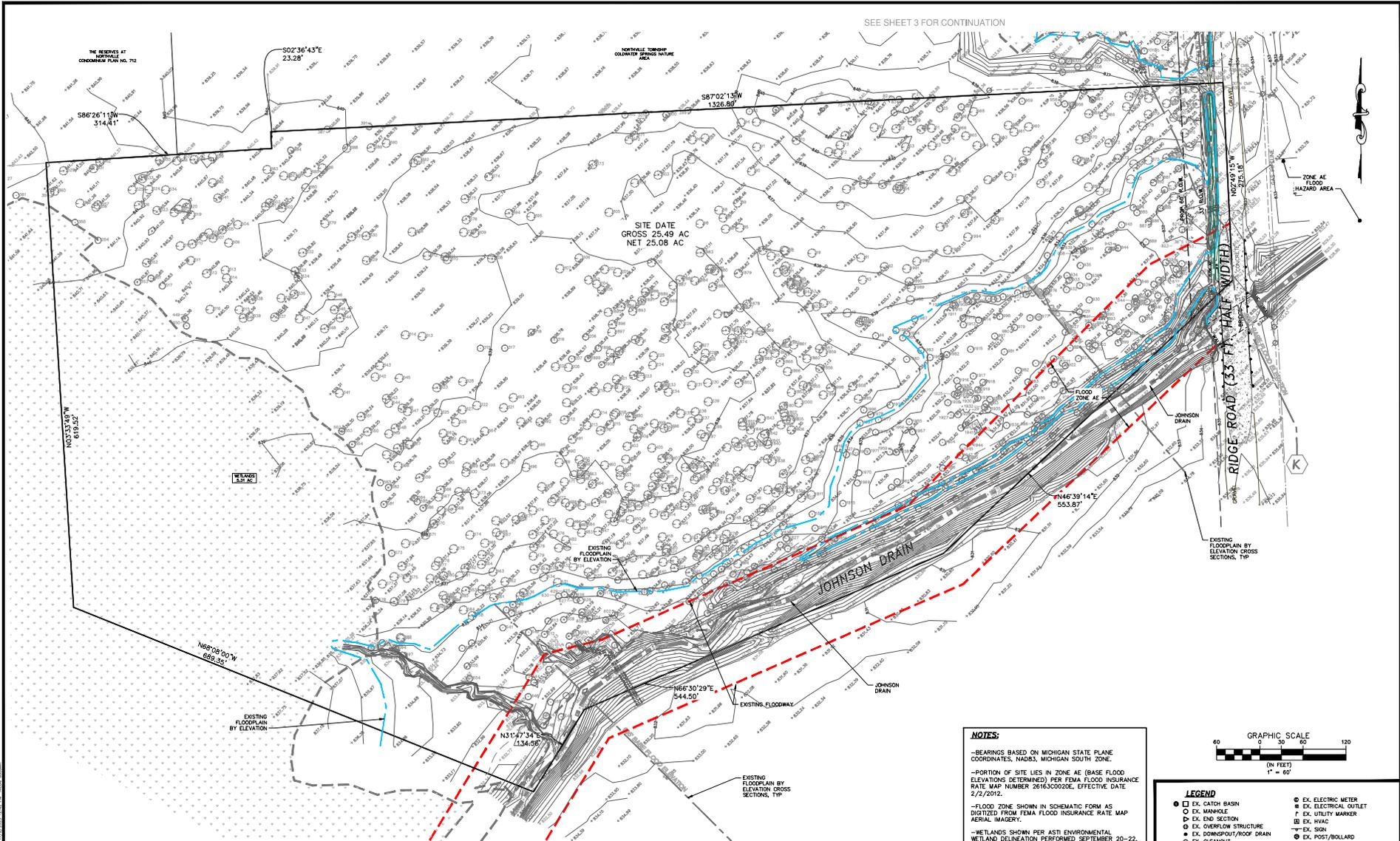
Phone: (248) 668-0700

Fax: (248) 668-0701

**MITC PARCEL 15 - MEIJER AT FIVE MILE**



**MITC PARCEL 7**



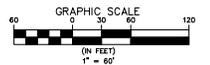
SEE SHEET 3 FOR CONTINUATION

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 ELEVATION DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C002D, EFFECTIVE DATE 2/27/2012.  
 -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 AGREE 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.

**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 49 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF RIDGE ROAD 66 FEET WIDE, A DISTANCE OF 989.84 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 276.18 FEET, THENCE SOUTH 67 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 1326.80 FEET, THENCE SOUTH 86 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 276.41 FEET, THENCE SOUTH 03 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 619.32 FEET, THENCE SOUTH 08 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 686.95 FEET, THENCE NORTH 31 DEGREES 47 MINUT 54 SECONDS EAST, A DISTANCE OF 1842.86 FEET, THENCE NORTH 86 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 544.50 FEET, THENCE NORTH 46 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 553.87 FEET, THENCE NORTH 46 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. 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. HANDBOLE
  - EX. PEDESTAL
  - EX. TRANSFORMER
  - EX. GENERATOR
  - EX. GAS METER
  - EX. ELECTRIC OUTLET
  - EX. UTILITY MARKER
  - EX. HVAC
  - EX. POST/ROLLARD
  - EX. FLAGPOLE
  - EX. MAILBOX
  - EX. MONITOR WELL
  - FOUND IRON
  - SET 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 W. HAWTHORNE BLVD. SUITE 100  
 FARMINGTON HILLS, MI 48334  
 TEL: 248-482-7171 FAX: 248-482-7172  
 WWW.SKLENER.COM

REV.	DESCRIPTION	DATE
1	REV. PER TWP	10/02/23
2	REV. PER TWP	10/27/23
3	REV. PER TWP	11/09/23

3 WORKING DAYS BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 MISS DIG IS A SERVICE PROVIDED BY MICHIGAN FACILITY

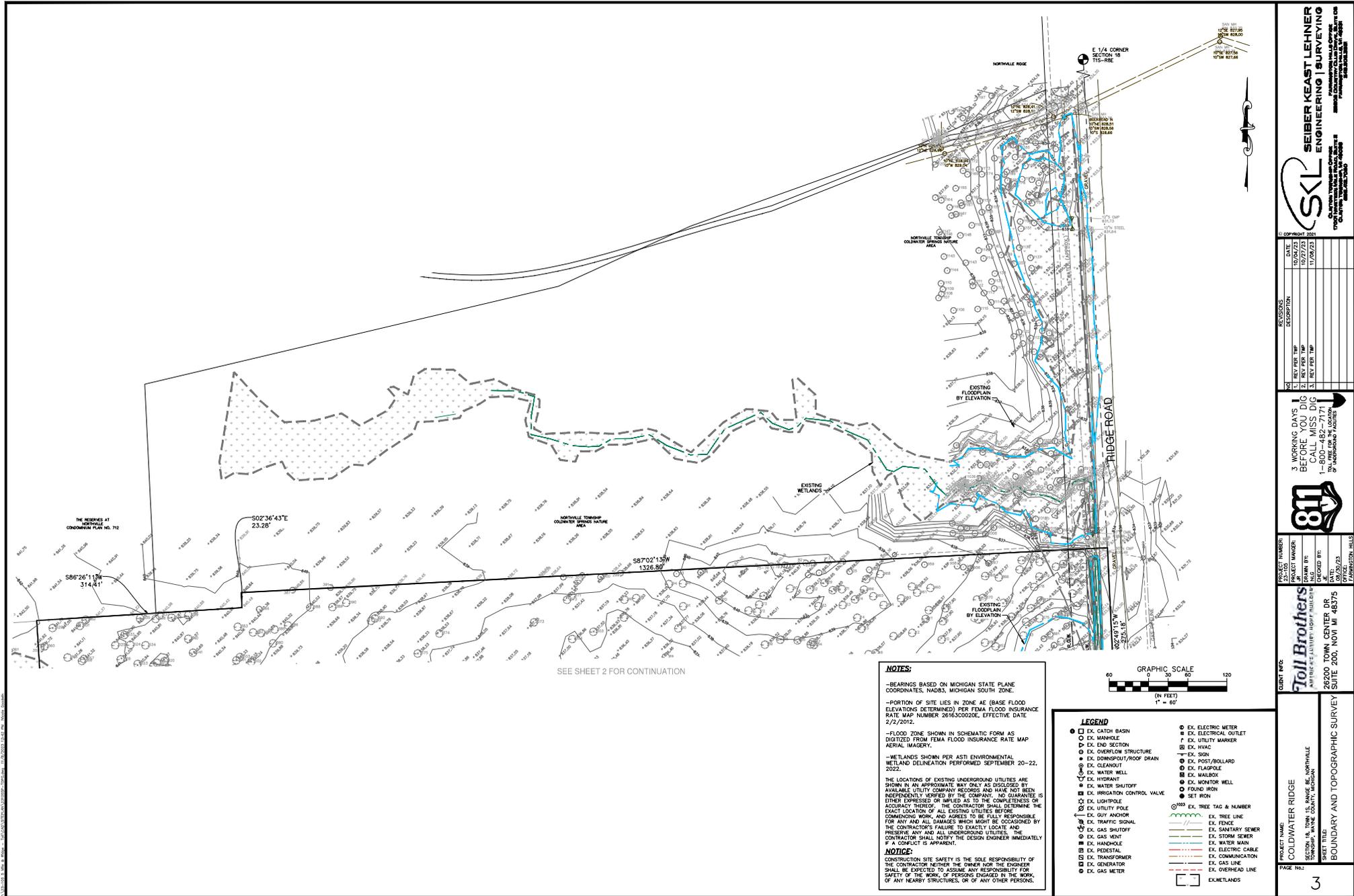
**811**

PROJECT NUMBER: 26200 TOWN CENTER DR SUITE 200, NOVI MI 48375  
 PROJECT MGR: J. B. BROWN  
 PROJECT BY: J. B. BROWN  
 DRAWN BY: J. B. BROWN  
 DATE: 10/02/23  
 SCALE: AS SHOWN  
 OFFICE: FARMINGTON HILLS

**Toll Brothers**  
 AMERICA'S LUXURY HOME BUILDERS  
 26200 TOWN CENTER DR SUITE 200, NOVI MI 48375

CLIENT NAME: COLDWATER RIDGE  
 PROJECT: SECTION 18, TOWNSHIP 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN  
 SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

PAGE NO.: 2



SEE SHEET 2 FOR CONTINUATION

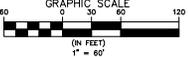
**NOTES:**

- BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.
- PORTION OF SITE LIES IN ZONE AE (BASE FLOOD ELEVATION DETERMINED PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C0020E, 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.

- LEGEND**
- EX. CATCH BASIN
  - EX. MANHOLE
  - EX. END SECTION
  - EX. OVERFLOW STRUCTURE
  - EX. DOWNSPOUT/ROOF DRAIN
  - 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. POST/BOLLARD
  - EX. FLAGPOLE
  - EX. MAILBOX
  - EX. MONITOR WELL
  - FOUND IRON
  - SET 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



10/02/23  
11/02/23

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
BY AUTHORIZED PERSONNEL

PROJECT NUMBER: [blank]  
PROJECT NAME: [blank]  
DRAWN BY: [blank]  
DATE: [blank]  
DATE PLOTTED: 11/02/23  
OFFICE: [blank]  
TRANSMITTER FILES: [blank]

**Toll Brothers**  
APRIL'S LUXURY HOUSING BUILDERS

26500 TOWN CENTER DR  
SUITE 200, NOVI MI 48275

BOUNDARY AND TOPOGRAPHIC SURVEY

PAGE NO.: 3

**MITC PARCEL 9 – NORTHVILLE LUMBER CO. PORTION**

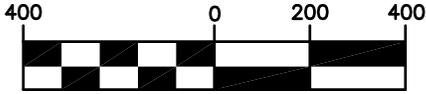


SCALE: 1" = 400'

**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'

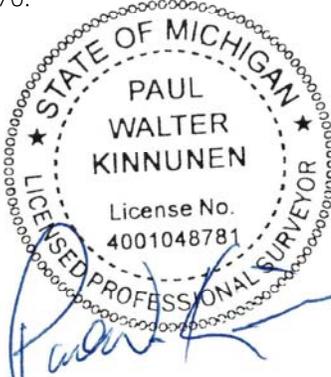
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(R)	2008.25'	7472.79'		N75°49'57"W 2002.32'
C1(M)	2008.36'	7472.79'	15°23'54"	N75°49'57"W 2002.32'
C2	477.87'	7472.79'	3°39'50"	N85°21'50"W 477.79'

**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:**

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



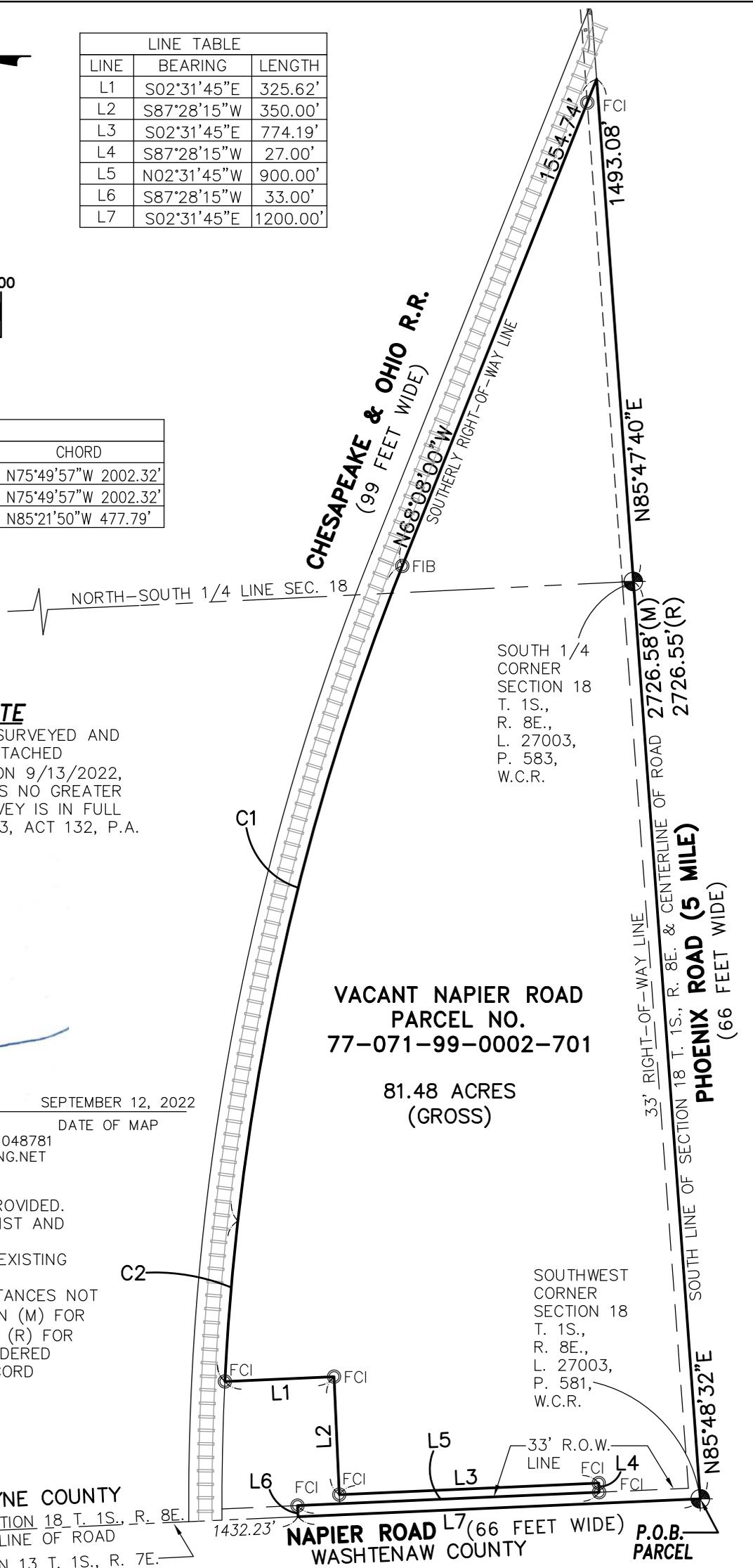
FBK: --

CHF: MM

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

1 / 3

20-372



VACANT NAPIER ROAD  
PARCEL NO.  
77-071-99-0002-701

81.48 ACRES  
(GROSS)

NAPIER ROAD (66 FEET WIDE)  
WASHTENAW COUNTY

P.O.B.  
PARCEL

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

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

1493.08'  
N85°47'40"E

33' RIGHT-OF-WAY LINE  
SOUTH LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD  
PHOENIX ROAD (5 MILE)  
(66 FEET WIDE)

N85°48'32"E

33' R.O.W. LINE

1432.23'

FCI

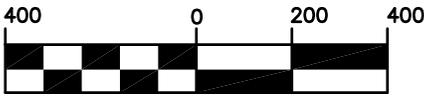


SCALE: 1" = 400'

**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"W	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'

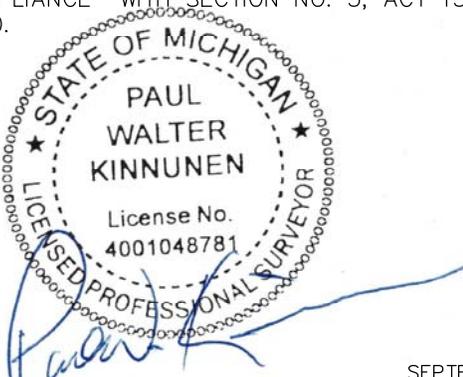
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

**BEARING BASIS:**

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

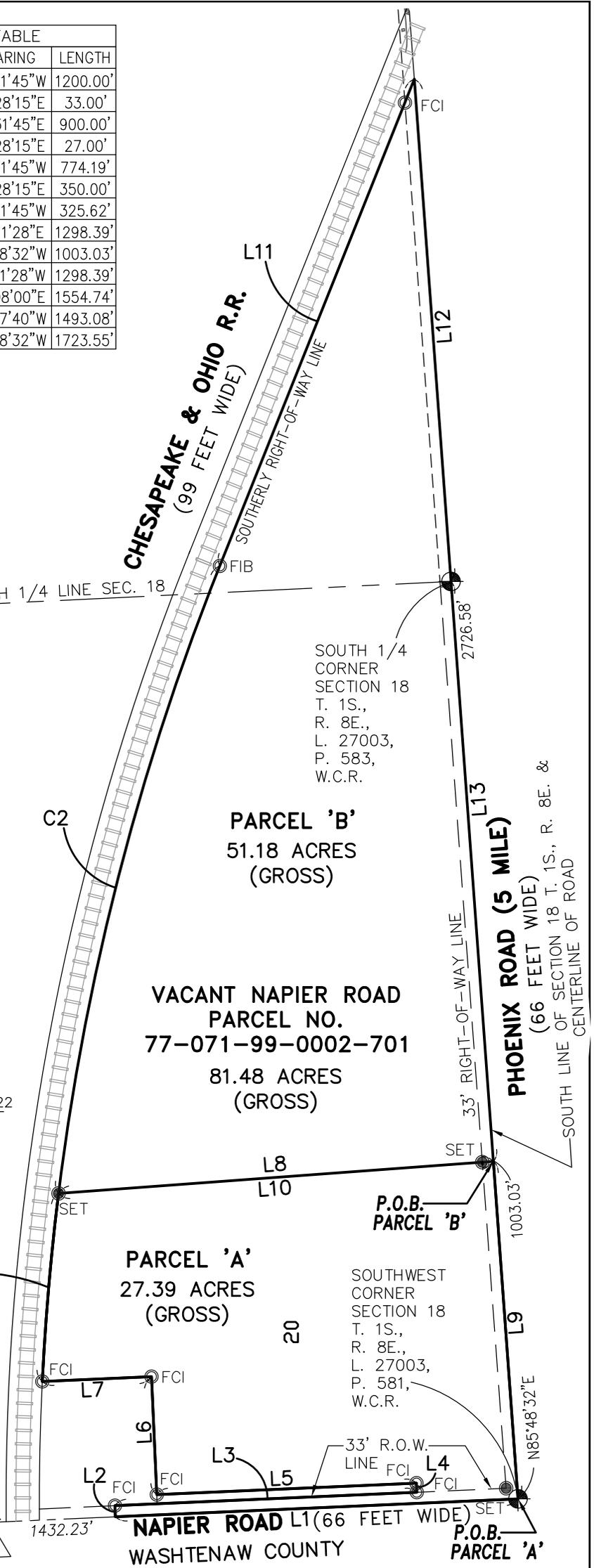
WEST LINE OF SECTION 18 T. 1S., R. 8E. N02°31'45"W & CENTERLINE OF ROAD  
EAST LINE OF SECTION 13 T. 1S., R. 7E. SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	NORTHVILLE LUMBER		DATE: 9-12-2022
	<b>PARCEL SPLIT</b>		DRAWN BY: PWK
	PARCEL NO. 77-071-99-0002-701		CHECKED BY: DJL
	SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.		0 200 400
	NORTHVILLE TOWNSHIP		FBK: --
	WAYNE COUNTY		2/3
	MICHIGAN		20-372
			SCALE HOR 1" = 400 FT. VER 1" = -- FT.



**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.

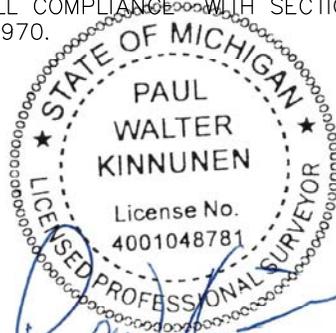
**LEGAL DESCRIPTION PARCEL 'B'):**

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.

**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

DATE OF MAP

**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.



CIVIL ENGINEERS & LAND SURVEYORS

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

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

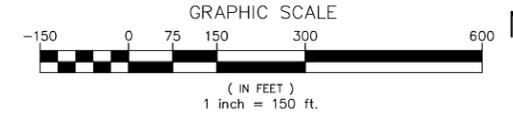
20-372

**MITC PARCEL 11/12**

**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #301  
NORTH RIM OF SANITARY MANHOLE, EAST 30.55 FEET FROM THE CENTERLINE OF RIDGE ROAD AND SOUTH 38.00 FEET FROM THE CENTERLINE OF 5 MILE ROAD.  
ELEV. - 841.48

BM #302  
NORTH RIM OF SANITARY MANHOLE, EAST 33.00 FEET FROM THE CENTERLINE OF RIDGE ROAD AND NORTH 364.00 FEET FROM THE EAST 1/4 POST.  
ELEV. - 844.05



NO.	DATE	BY	DESCRIPTION
1	05/20/18	JL	FINAL SITE PLAN
2	05/22/18	JL	W.C.D.P.D.S. COMMENTS
3	05/23/18	JL	W.C.D.P.D.S. COMMENTS
4	05/23/18	JL	W.C.D.P.D.S. COMMENTS
5	05/23/18	JL	W.C.D.P.D.S. COMMENTS
6	05/23/18	JL	W.C.D.P.D.S. COMMENTS
7	05/23/18	JL	W.C.D.P.D.S. COMMENTS
8	05/23/18	JL	W.C.D.P.D.S. COMMENTS
9	05/23/18	JL	W.C.D.P.D.S. COMMENTS
10	05/23/18	JL	W.C.D.P.D.S. COMMENTS



**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 SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ASBESTOS CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE EMPLOYER AND ALL PERSONS EMPLOYED BY THE EMPLOYER SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO ASBESTOS AND OTHER HAZARDOUS MATERIALS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGN PROFESSIONAL FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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f: 248.689.1044  
www.peainc.com

**HILLSIDE REALTY INVESTMENTS, LLC**  
39475 W. 13 MILE RD., SUITE 203  
NOVI, MICHIGAN 48377

**OVERALL EXISTING CONDITIONS PLAN**  
**RIDGE ROAD INDUSTRIAL PARK**  
PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

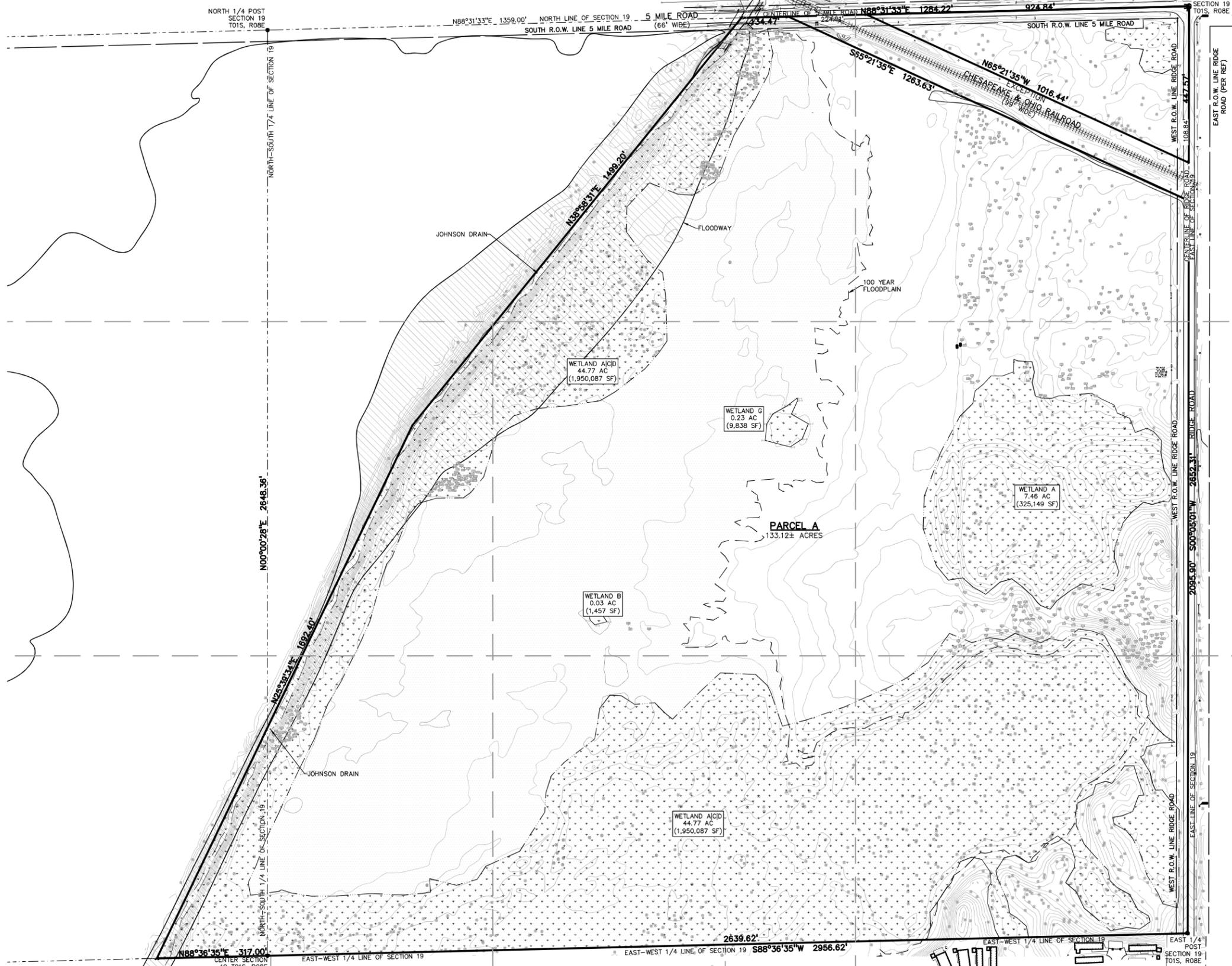
DES. JEC DN JEC SUR TS P.M. BK  
JEC DN JEC SUR TS P.M. BK

ORIGINAL ISSUE DATE:  
FEBRUARY 26, 2019

PEA JOB NO. 2018-234

SCALE: 1" = 150'

DRAWING NUMBER:  
**C-1.0**



**LEGAL DESCRIPTION**  
(PER SURVEY PROVIDED BY STANTEC CONSULTING, PROJECT NO. 2075105700, DATED JUNE 25, 2007)

**PARCEL A**  
A PARCEL OF LAND LYING EASTERLY OF JOHNSON CREEK IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 05'01" WEST 2652.31 FEET ALONG THE EAST LINE OF SAID SECTION 19 AND THE CENTERLINE OF RIDGE ROAD TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 36'35" WEST, 2956.62 FEET ALONG THE EAST AND WEST 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE CENTERLINE OF JOHNSON CREEK; THENCE NORTH 25 DEGREES 39'34" EAST, 1692.40 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK; THENCE NORTH 38 DEGREES 58'31" EAST, 1499.20 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE NORTH 88 DEGREES 31'33" EAST, 1284.22 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO THE EAST LINE OF SAID SECTION 19 AND THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND OWNED BY THE CHESAPEAKE AND OHIO RAILROAD, LYING IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 05'01" WEST, 447.57 FEET ALONG THE EAST LINE OF SAID SECTION 19 AND THE CENTERLINE OF RIDGE ROAD FOR THE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 05'01" WEST, 108.84 FEET ALONG THE EAST LINE OF SAID SECTION 19 AND THE CENTERLINE OF RIDGE ROAD; THENCE NORTH 65 DEGREES 21'35" WEST, 1263.63 FEET TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE NORTH 88 DEGREES 31'33" EAST, 224.91 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE SOUTH 65 DEGREES 21'35" EAST, 1016.44 FEET TO THE EAST LINE OF SAID SECTION 19 AND THE POINT OF BEGINNING.

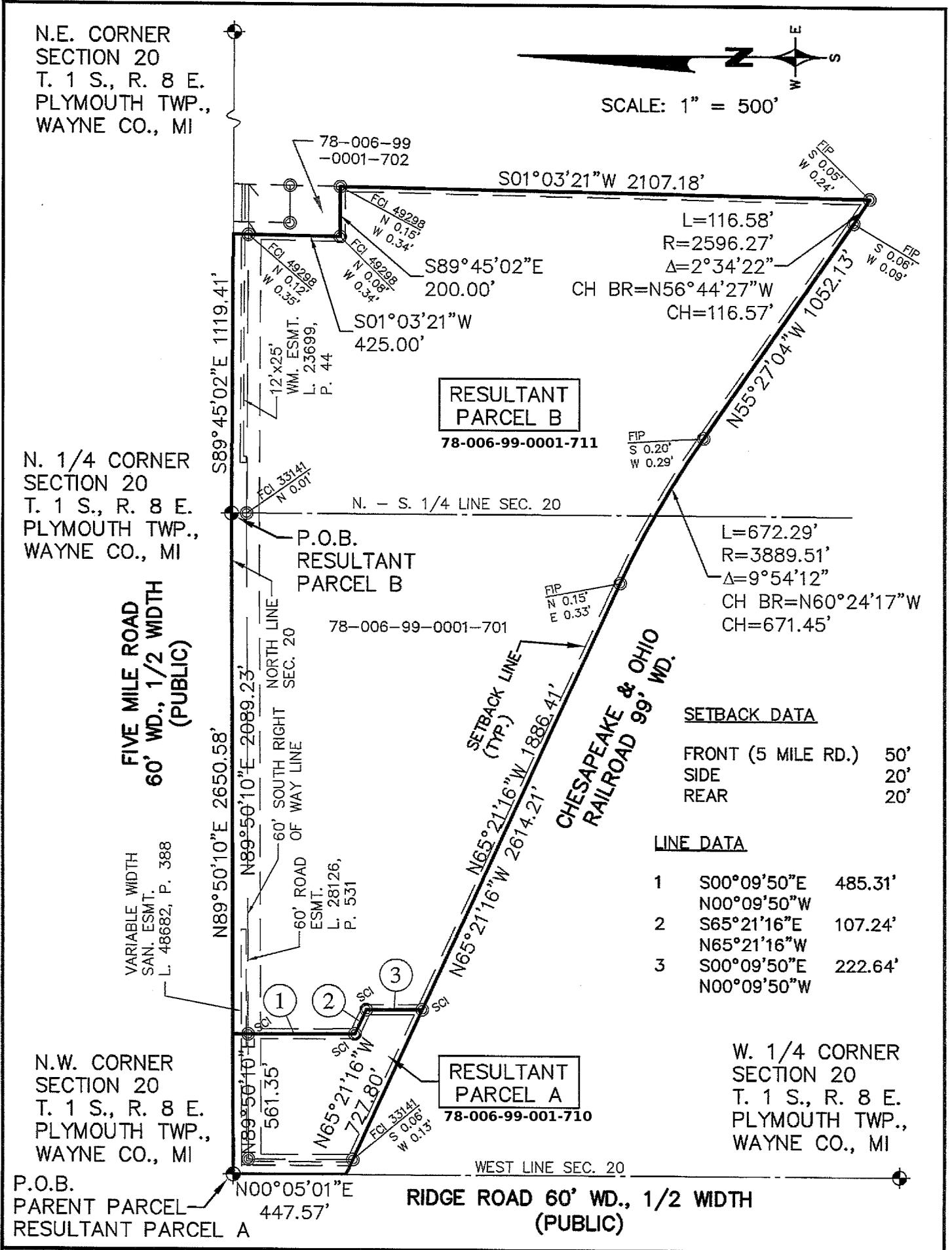
CONTAINING 133.12 ACRES OF LAND, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER PERTINENT INSTRUMENTS.

**REMAINDER**  
A PARCEL OF LAND LYING WESTERLY OF JOHNSON CREEK IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 31'33" WEST, 1284.22 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO AN INTERMEDIATE TRAVERSE LINE OF THE CENTERLINE OF JOHNSON CREEK FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38 DEGREES 58'31" WEST, 1499.20 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK; THENCE SOUTH 25 DEGREES 39'34" WEST, 1692.40 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 36'35" WEST, 2409.40 FEET ALONG THE EAST AND WEST 1/4 LINE TO THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00 DEGREES 00'22" EAST, 2645.36 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE NORTH 88 DEGREES 32'48" EAST, 2726.55 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 19; THENCE NORTH 88 DEGREES 31'33" EAST, 1359.00 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO THE POINT OF BEGINNING.

CONTAINING 190.57 ACRES OF LAND, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER PERTINENT INSTRUMENTS.

**W.C.D.P.D.S. # R19-146**  
**NOT FOR CONSTRUCTION**

## MITC PARCELS 13 AND 15



REVISIONS		
ITEM	DATE	BY
ADD SETBACKS	3-27-18	PTG

**Z EIMET W OZNIAK**  
& ASSOCIATES

**PARCEL SPLIT**

PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

DATE	3-20-18	SCALE	HOR: 1" = 500'
DESIGNED BY	RH	FIELD BOOK NO.	
DRAWN BY	PTG	JOB NO.	17157
		SHEET NO.	1/3

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**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.

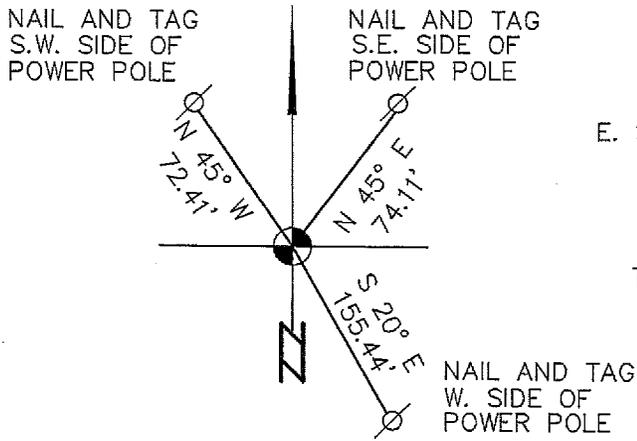
**CERTIFICATION:**

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.

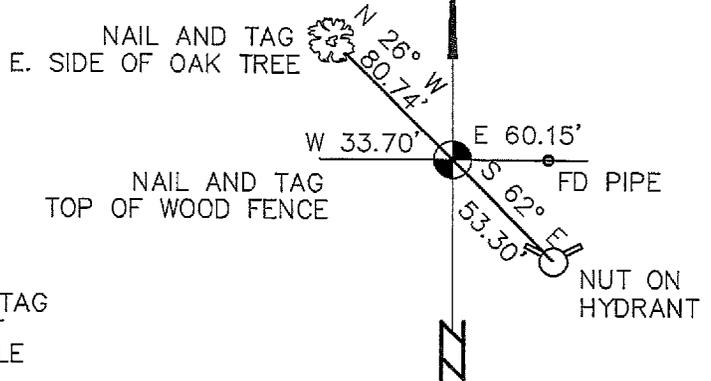


3-27-18 Richard Hofsess  
 DATE RICHARD A. HOFSESS  
 PROFESSIONAL SURVEYOR  
 No. 47955

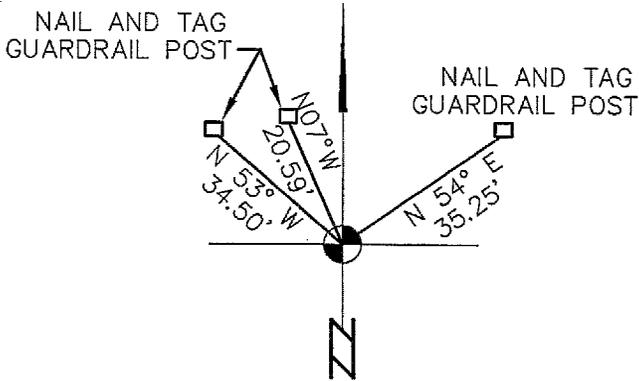
<b>REVISIONS</b>			<b>PARCEL SPLIT</b>		<b>DATE</b>	<b>SCALE</b>	
ITEM	DATE	BY			3-20-18	HOR: 1" =	
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		FIELD BOOK NO.		© COPYRIGHT 2018
			<b>Z EIMET W OZNIAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE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



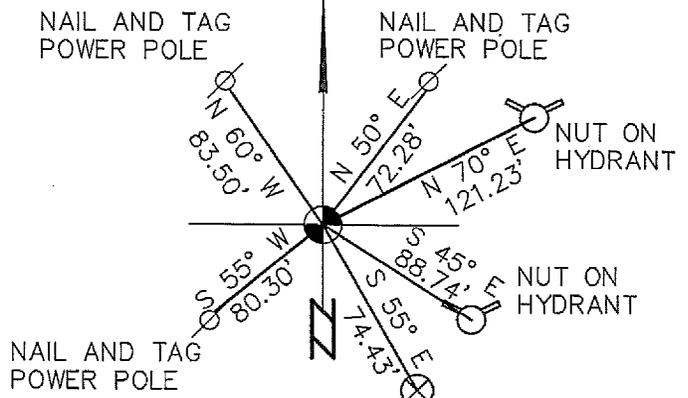
N.W. COR. SECTION 20  
T. 1 S., R. 8 E.  
PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MI.  
(MON IN MON BOX)  
L.C.R.C. L. 27003, P. 586



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	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		3-20-18	HOR: 1" =
ADD SETBACKS	3-27-18	PTG	<p>Civil Engineers &amp; Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com</p>			FIELD BOOK NO.
					DESIGNED BY	JOB NO.
					RH	17157
					DRAWN BY	SHEET NO.
					PTG	2/3

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## MITC PARCELS 6 -9

**-LAND TITLE SURVEY LEGEND-**

---	GAS MAIN
---	WATER MAIN
---	SANITARY SEWER
---	STORM SEWER
---	UG TELEPHONE COMPANY LINE
---	UG ELECTRIC COMPANY LINE
---	OVERHEAD UTILITY LINE
---	MANHOLE
---	CATCH BASIN
---	YARD SIGN
---	UTILITY POLE
---	WATER GATE
---	UNDERGROUND GAS VALVE
---	WATER VALVE
---	FIRE HYDRANT
---	M.S. & MEAS.
---	MEASURED
---	DESCRIBED
---	CHORD
---	C.I.D.
---	INDICATES ROAD SURFACE

**-LAND TITLE SURVEY NOTES-**

THE LOCATION OF ALL UTILITY MANHOLES SHOWN HEREON ARE FROM FIELD MEASUREMENTS, THE PIPE DIAMETERS, AND IN SOME CASES THE DIRECTION OF LINES RUNNING FROM MANHOLES, HAVE BEEN TAKEN FROM MUNICIPAL AND PUBLIC UTILITY COMPANY RECORDS, WHEN NO SURFACE CHECK WAS POSSIBLE, WE HAVE SHOWN UNDERGROUND UTILITY LINES RUNNING DIRECTLY FROM SURFACE MANHOLE TO SURFACE MANHOLE, IN MOST CASES, THIS MAY NOT BE THE ACTUAL ROUTE OF THESE LINES, WE ASSUME NO RESPONSIBILITY AS TO THE SIZE OR LOCATION OF UNDERGROUND UTILITIES.

THIS SURVEY HAS BEEN BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 793802, DATED SEPTEMBER 8, 2017.

THE BEARINGS SHOWN HEREON ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

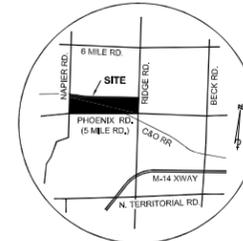
PORTIONS OF THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 26163C0202E, DATED FEBRUARY 2, 2012.

THERE ARE NO VISIBLE ON SITE PARKING SPACES ON THE SUBJECT PARCEL.

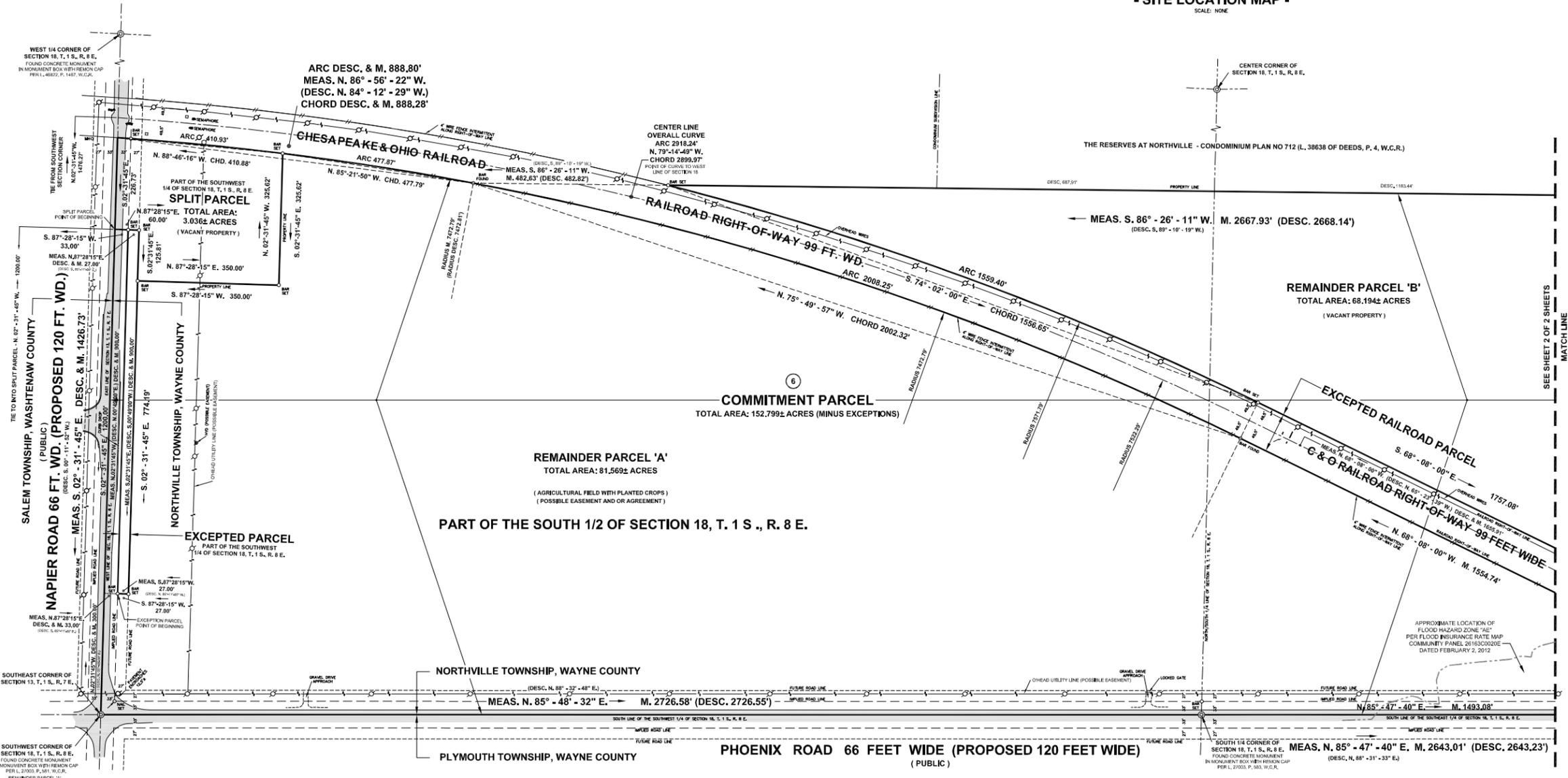
THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PARCELS.

**EXCEPTIONS FROM SCHEDULE 'B' OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 793802, DATED SEPTEMBER 8, 2017:**

TERMS AND CONDITIONS CONTAINED IN AFFIDAVIT TO PERMIT RECORDING OF AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40936, PAGE 541, (AFFECTS THE ENTIRE SURVEYED PROPERTY) (NOT PLOTTED ON SURVEY).



**- SITE LOCATION MAP -**  
SCALE: NONE



**-LAND TITLE SURVEY CERTIFICATION -**

TO THE DTE ELECTRIC COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MICHIGAN STANDARD DEFINITIVE REQUIREMENTS OF ALL PROPERTY LAND SURVEYS, WHICH HAVE BEEN ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11, 12, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2017.

DATED OF PLAN OR MAP: NOVEMBER 16, 2017



**DAVID C. ADAMS & SON**  
PROFESSIONAL LAND SURVEYORS, INC.  
2807 E. MICHIGAN ROAD  
TOLSON, MICHIGAN 48293  
TEL: 248-464-2222 FAX: 248-464-2222  
WWW.DCASURVEY.COM

**DCA SURVEY NO. 20199**  
SHEET 1 OF 2 SHEETS

**David C. Adams & Son**  
Professional Land Surveyors, Inc.  
2807 E. Michigan Road  
Tolson, Michigan 48293  
Tel: 248-464-2222 Fax: 248-464-2222  
www.dcasurvey.com

PROJ. DTE	PROJ. DR.	PROJ. ENL.	PROJ. DR.	PROJ. ENL.	PROJ. DR.	OTHER APPROVALS	DATE	DIVISION	SUPERVISOR	DATE	APPROVED BY	DATE
									DC ADAMS & SON	11/16/17		
									CHECKED BY	DATE		
									SURVEY ENGINEER	DATE		
									SUPERVISING ENGINEER	DATE		
									M. FAIRLESS	DATE		
									DIVISION DIRECTOR	DATE		

**SHEET 1 OF 2 SHEETS**

**DTE Energy - DTE Electric Company** Central Design

**ALTA/NSPS LAND TITLE SURVEY**  
OF PROPERTY BEING PART OF THE  
SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E.,  
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN.

LOCATION NAME: NAPIER ROAD SUBSTATION

SCALE: 1" = 100'

USE PREVIOUS EDITIONS

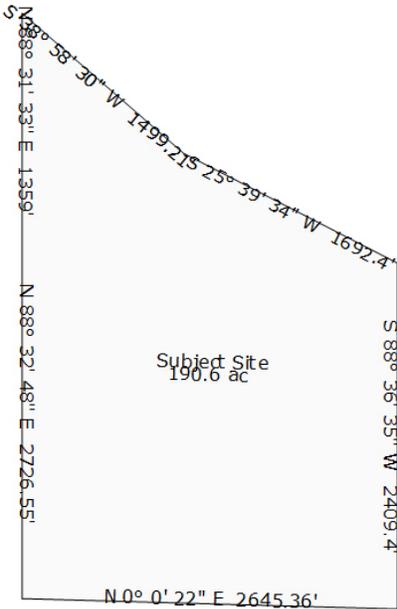
DRAWING NUMBER: 6SE-NVL-004

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**

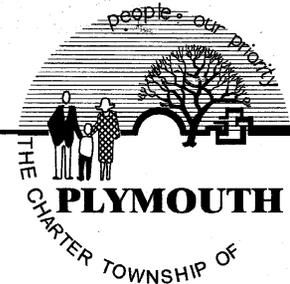
**MITC PARCEL 14**  
**LEGAL DESCRIPTION**

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**

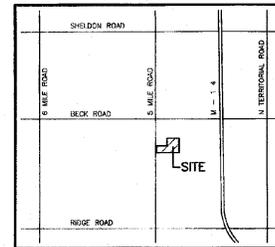
# SITE IMPROVEMENTS FOR ELEVATED WATER STORAGE TANK

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 "NORTHWEST 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" OF THIS DESCRIPTION; CONTINUING THENCE S89°45'02"E, 50.00 FEET; THENCE S01°03'21"W, 223.00 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: 734-455-3114  
 Fax: 734-455-3177  
 dba@dbaop.com  
 DBA FILE #455164.03

Civil Engineering  
 Landscape Architecture  
 Municipal Engineering  
 Land Planning  
 DATE: 02-08-06



## **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**

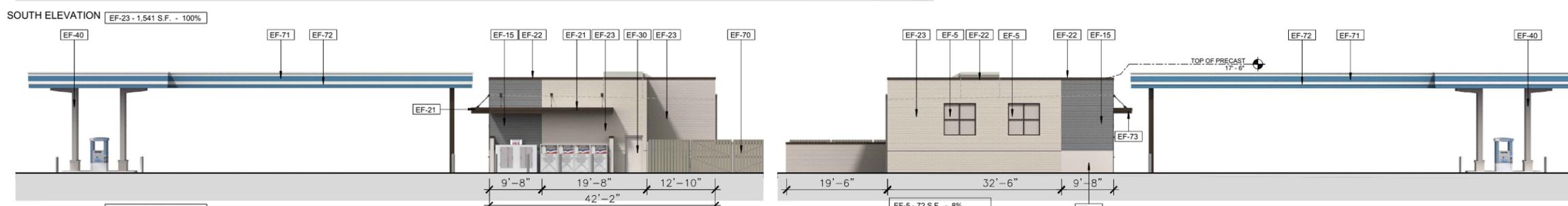
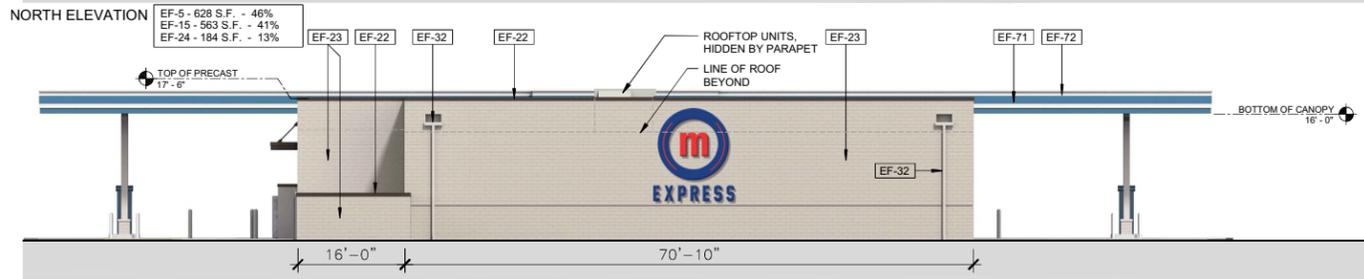






**PARCEL 15 – MEIJER AT FIVE MILE**





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%

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

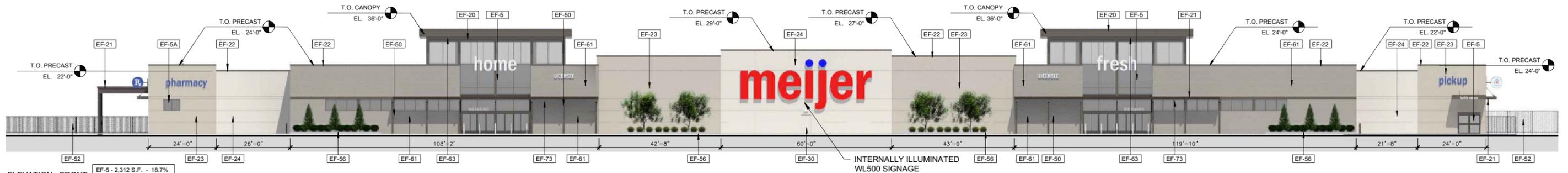


## PLYMOUTH TWP., MICHIGAN

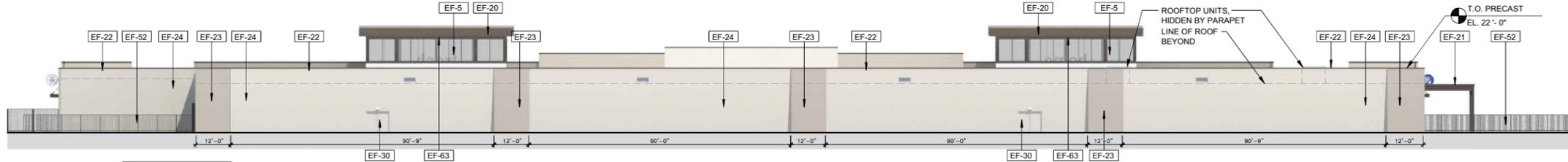
FIVE MILE & JOHNSON CREEK DRIVE  
 PLYMOUTH TWP., MI 48168

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.

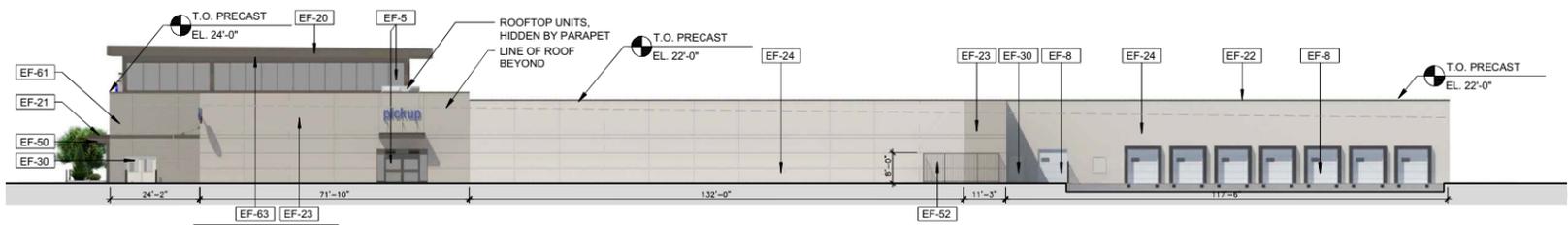




ELEVATION - FRONT  
 EF-5 - 2,312 S.F. - 18.7%  
 EF-23 - 3,446 S.F. - 27.9%  
 EF-24 - 2,764 S.F. - 22.4%  
 EF-61 - 3,892 S.F. - 32%



ELEVATION - BACK  
 EF-23 - 1,321 S.F. - 12.9%  
 EF-24 - 8,895 S.F. - 87.1%



ELEVATION - RECEIVING  
 EF-23 - 1,947 S.F. - 24.5%  
 EF-24 - 5,431 S.F. - 68.3%  
 EF-61 - 575 S.F. - 7.2%



ELEVATION - GARDEN CENTER  
 EF-23 - 1,256 S.F. - 15.9%  
 EF-24 - 6,077 S.F. - 76.8%  
 EF-61 - 575 S.F. - 7.3%

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 NAPIER ROAD  
 ELEVATION: 876.69 N.A.V.D.88 DATUM  
**SITE BM #2**  
 GEAR PIN IN SOUTHWEST SIDE OF POWER POLE, NORTHEAST CORNER OF NAPIER 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' NORTH OF CENTERLINE 5 MILE ROAD WEST SIDE OF NAPIER 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 BARS
  - EX. SET IRON BAR
  - EX. SIGN
  - EX. UNKNOWN WETTER
  - EX. DECIDUOUS TREE

- HATCH LEGEND**
- ASPHALT
  - CONCRETE
  - PROPOSED BUILDING
  - EXISTING BUILDING
- ALL PROPOSED PAVEMENT CROSS-SECTIONS ARE PER NORTHVILLE TOWNSHIP SPECIFICATIONS, TYP

**DETENTION BASIN SIZING CALCULATIONS:**

BASIN	ELEVATION	AREA	AVG AREA	HEIGHT	VOLUME	CUMULATIVE VOLUME
831	73,358		77,200	1.0	77,200	77,200
832	81,041	84,996	84,996	1.0	84,996	162,196
833	88,951	88,019	88,019	1.0	88,019	250,214
834	87,000	95,267	95,267	1.0	95,267	345,481
835	105,448	106,742	106,742	1.0	106,742	452,223
836	114,026	118,443	118,443	1.0	118,443	574,666
837	122,850	127,371	127,371	1.0	127,371	702,037
838	131,861					
839						

	Req Vol	Elev
Permanent Water Elevation	410,305	826.00
CFRDC	697,823	831.97
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  
 $V = 4.83 \sqrt{S}$   
 $V =$  velocity  
 $S =$  slope of sheet flow  
 $V = 0.48$  ft/s  
 $A =$  area (acres)

Flow time = 3.5 min  
 $L = 100$  ft  
 $L =$  flow length

Shallow Flow  
 $V = 4.83 \sqrt{S}$   
 $K = 1.2$   
 $S = 1.00$  %  
 $V = 1.30$  ft/s  
 $S =$  slope (%)

Flow time = 0.5 min  
 $L = 60$  ft  
 $L =$  flow length

Sewer Flow  
 $V = 3.0$  ft/s (average velocity from sewer flow)  
 $V = 3.0$  ft/s  
 $L = 320$  ft  
 $L =$  flow length

Flow time = 3.5 min  
 $L =$  flow length

Time of Concentration = Sheet Flow + Shallow Flow + Sewer Flow  
 $T = 31.3$  min

**100-Year Detention Volume**

$Q_{100} = 1.1055 \cdot (0.2071)^{0.1667} A$   
 $Q_{100} =$  100-yr allowable release rate (cf/acre)  
 $A =$  area (acres)

$Q_{100} = 0.21$  cfs/acre  
 $Q_{100} = 15.86$  cfs

$Q_{100} = C \cdot A$   
 $Q_{100} =$  100-yr peak allowable discharge (cfs)  
 $A =$  area (acres)

$Q_{100} = 15.86$  cfs  
 $A = 74.83$  acres

$Q_{100} = C \cdot A$   
 $Q_{100} =$  100-yr peak pond inflow (cfs)  
 $C =$  runoff coefficient  
 $I_{100} =$  100-yr peak rainfall intensity (in/hr)  
 $A =$  area (acres)

$I_{100} = 4.2$  in/hr  
 $Q_{100} = 251.86$  cfs

$Q_{100} = 1.1055 \cdot C \cdot A$   
 $Q_{100} =$  100-yr runoff volume (cf)  
 $C =$  runoff coefficient  
 $A =$  area (acres)

$Q_{100} = 15.86$  cfs  
 $C = 0.80$   
 $V_{100} = 1,124,531$  cf

$V_{100} / V_p = 0.206 - 0.15 \ln (Q_{100} / Q_p)$   
 $V_{100} / V_p =$  storage ratio  
 $Q_{100} =$  100-yr peak allowable discharge (cfs)  
 $Q_p =$  peak runoff volume (cf)

$Q_{100} = 15.86$  cfs  
 $V_{100} / V_p = 0.62$

**100-yr Required Storage Volume**

$V_{100} = V_p \cdot \text{storage ratio}$   
 $V_{100} =$  100-yr required storage volume (cf)  
 $V_{100} =$  100-yr runoff volume (cf)  
 $V_{100} / V_p =$  storage ratio

$V_{100} = 697,823$  cf

**Flood Control Volume**

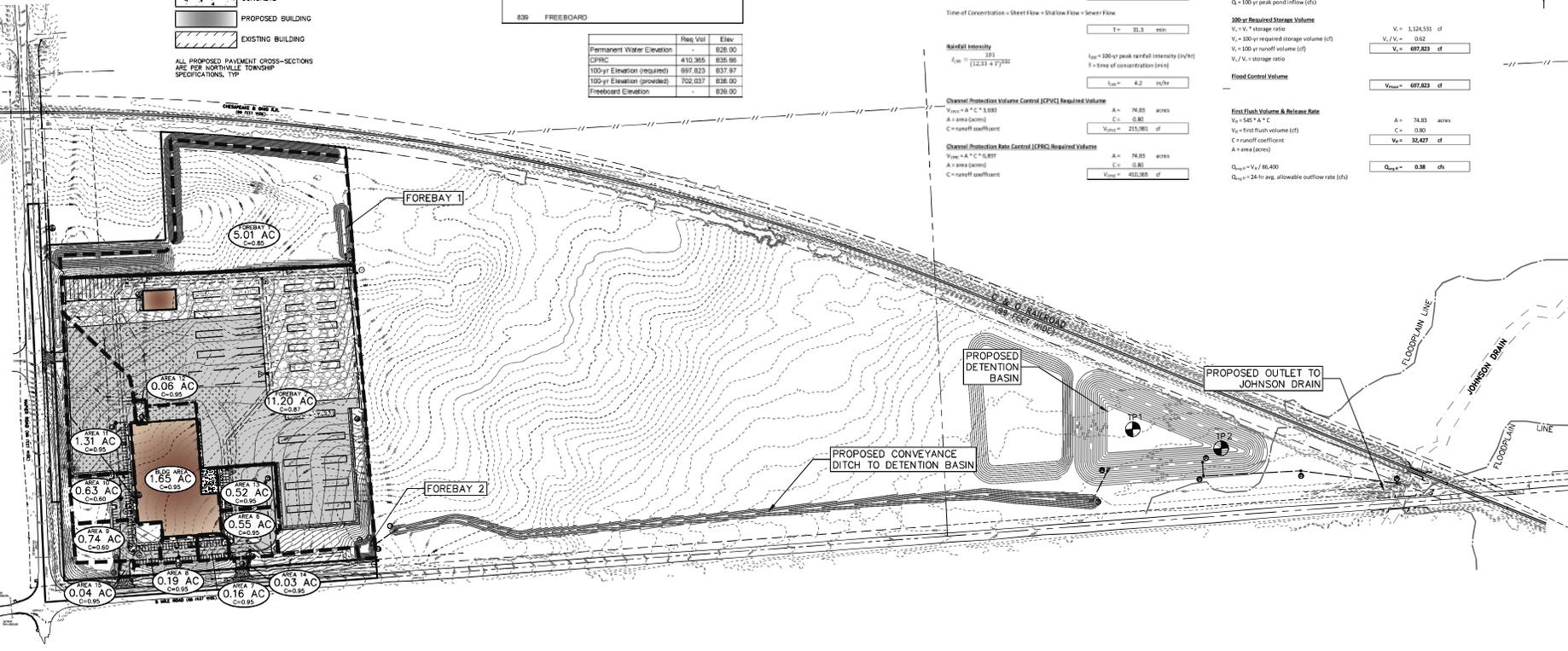
$V_{flood} = 697,823$  cf

**First Flush Volume & Release Rate**

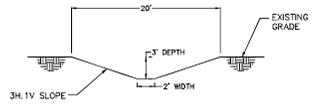
$V_{ff} = 545 \cdot A \cdot C$   
 $V_{ff} =$  first flush volume (cf)  
 $C =$  runoff coefficient  
 $A =$  area (acres)

$Q_{100} = V_{ff} / 16,400$   
 $Q_{100} =$  24-hr avg. allowable outflow rate (cf)

$Q_{100} = 33.24$  cf  
 $Q_{100} = 0.38$  cfs



Sub-Tributary	Tributary Area (Acres)	Impervious (C=0.95)	Permeous (C=0.25)	Perm Water (C=1)	Composites 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
BLDG	1.56	1.56	0.00	0.00	0.95



**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

**GREENTECH ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 51147 M. Pontiac Trail, Wixom, MI 48393  
 Phone: (248) 868-0700 Fax: (248) 668-0701

**811**  
 Know what's below  
 Call before you dig.

**STORMWATER MANAGEMENT PLAN**  
 NORTHVILLE LUMBER - PARCEL 77-071-99-0002-701  
 SECTION 18  
 NORTHVILLE TOWNSHIP  
 MICHIGAN

CLIENT: NORTHVILLE LUMBER  
 REVISIONS:

DATE: 3-15-2023  
 DRAWN BY: RMS  
 CHECKED BY: LW

SCALE: HORIZ: 1"=50 FT  
 VERT: 1"=5 FT



Proposed Exterior Rendering for:

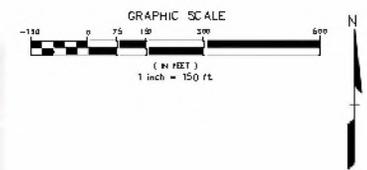




Proposed Exterior Rendering for:



**PARCEL 11/12**



# Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018



**PARCEL 13**



