

BROWNFIELD PLAN FOR:

MITC Redevelopment Area, Northville Township, Michigan

Michigan International Technology Center Redevelopment Authority

c/o Robert Nix, Chair
Michigan International Technology Center Redevelopment Authority
044405 Six Mile Road
Northville, MI 48168

Prepared with the assistance of:
SME

November 7, 2019



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PROJECT SUMMARY

Project Name:	Michigan International Technology Center (MITC) Redevelopment Area
Estimated Investment:	\$536,800,000
Project Location:	The project area is approximately 800 acres in size along the north and south sides of Five Mile Road between Napier Road and Beck Road in Northville and Plymouth Townships, Wayne County, Michigan. The eligible property is comprised of 12 complete or partial tax parcels of land plus adjoining road rights-of-way.
Property Eligibility:	All of the parcels are eligible by meeting one or more of the following criteria: 1) a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended), 2) owned or previously owned by a land bank, or adjacent or contiguous to one or more parcels meeting the previous criteria.
Eligible Activities and Costs:	Tax increment revenues will be captured under this plan for deposit in the State Revolving Fund, reimbursement of administrative expenses of the Michigan International Technology Center Redevelopment Authority (MITC), and reimbursement of eligible brownfield redevelopment activities and costs described in this plan.
Capture Period:	Total capture period – repayment of all eligible costs or 30 years, whichever is shorter.
Project Summary:	The MITC is a cooperative initiative by the Michigan Land Bank Authority, Charter Township of Northville (Northville Township) Brownfield Redevelopment Authority (BRA), and Plymouth Township BRA to support redevelopment of approximately 800 acres of land along Five Mile Road. The redevelopment projects supported by this Brownfield Plan have two components: 1) installation in road rights-of-way of public infrastructure (water sanitary and storm sewers, roadway improvements, etc.) needed to support redevelopment of property in the MITC brownfield redevelopment area and 2) redevelopment of the property into commercial and light industrial uses. Tax increment revenues will be captured to reimburse the costs of infrastructure improvements and the eligible brownfield activities costs incurred by developers of land within the MITC Redevelopment Area.

I. INTRODUCTION

A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by interlocal agreement between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA) and 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, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the MITC Redevelopment Area. The purpose of this Brownfield Plan (the Plan), to be implemented by MITC, is to satisfy the requirements of Act 381 for including the eligible property described below, designated as the MITC Redevelopment Area (the Redevelopment Area) in a Brownfield Plan.

The MITC proposes to implement this Plan to promote economic development and brownfield redevelopment within the Redevelopment Area. This plan allows MITC to capture tax increment revenues (TIR) generated by redevelopment of property within the Redevelopment Area for reimbursement of the costs of infrastructure improvements; reimbursement of costs of eligible activities required to prepare the properties within the Development Area for safe redevelopment and reuse; payments to the State Revolving Fund (SRF); and payment of some or all of MITC's annual administrative operating expenses. If MITC decides in the future to establish a Local Brownfield Revolving Fund (LBRF), capture of TIR under this Plan may be used to fund the LBRF. The capture and use of TIR generated by redevelopment of property within the Redevelopment area are necessary to support needed environmental response actions, construct critical infrastructure, and ensure the economic viability of the redevelopment projects undertaken in the Redevelopment Area.

This Brownfield Plan encompasses all property within the MITC Redevelopment Area with the intent to capture available TIR to reimburse the costs of area-wide, redevelopment-supporting, infrastructure upgrades and the project-specific eligible activities required by private developers to prepare the brownfield parcels within the area for redevelopment. Three projects are included in this initial Plan, and future Redevelopment Area projects are anticipated to be added through amendments to the Plan. This Plan is designed for amendment to add those future redevelopment projects.

B. PROPERTY DESCRIPTION

The Redevelopment Area consists of all or portions of 12 tax parcels occupying approximately 800 acres of land and associated roadway rights-of-way (ROWs) along Five Mile Road, between Beck and Ridge Roads in Plymouth and Northville Townships (Figure 1; Appendix A). The Redevelopment Area was generally undeveloped at the time of this Plan preparation. The tax identification numbers of the parcels in the Redevelopment area are as follows:

TAX PARCEL ID NO.	MITC PARCEL NO.*	OWNERSHIP	TAX PARCEL ID NO.	MITC PARCEL NO.*	OWNERSHIP
77-066-99-0001-716	3 & 5	NTBRA	78-001-99-0001-703	10	City of Detroit
77-066-99-0001-719	3 & 5	NTBRA	78-001-99-0001-704 (130-acre portion)	11	Hillside Realty Investments, LLC
77-066-99-0001-722	2	Zhongding Sealing Parts USA	78-001-99-0001-704 (3-acre portion)	12	Hillside Realty Investments, LLC
77-066-99-0002-700	9	DTE Electric Company	78-006-99-0001-701	13	Hillside Realty Investments, LLC
77-066-99-0002-701	9	Northville Township	78-006-99-0001-002	14	Adient plc
77-066-99-0002-702	6, 7 & 8	Northville Township	78-006-99-0001-711	15	Michigan Land Bank
77-066-99-0001-723 (6.08-acre portion)	4	NTBRA	Adjoining road rights-of-way	All	Wayne County

*See Figure 1

Additional property information is provided in Section III (G).

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(p) because all of the parcels of land that comprise the Property either: 1) individually meet, or are contiguous to parcels that meet, 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” or 2) are owned by the Land Bank. A summary of the basis for eligibility of each parcel is provided in the following table:

TAX PARCEL ID NO.	MITC PARCEL NO.*	BASIS FOR ELIGIBILITY	TAX PARCEL ID NO.	MITC PARCEL NO.*	BASIS FOR ELIGIBILITY
77-066-99-0001-716	3 & 5	Part 201 Facility	78-001-99-0001-703	10	Owned by the Land Bank
77-066-99-0001-719	3 & 5	Part 201 Facility	78-001-99-0001-704 (130-acre portion)	11	Part 201 Facility
77-066-99-0001-722	2	Contiguous to Part 201 Facility	78-001-99-0001-704 (3-acre portion)	12	Part 201 Facility
77-066-99-0002-700	9	Contiguous to Part 201 Facility	78-006-99-0001-701	13	Part 201 Facility
77-066-99-0002-701	9	Part 201 Facility	78-006-99-0001-002	14	Adjacent to Part 201 Facility
77-066-99-0002-702	6, 7 & 8	Part 201 Facility	78-006-99-0001-711	15	Owned by the Land Bank
77-066-99-0001-723 (6.08-acre portion)	4	Contiguous to Part 201 Facility	Adjoining road rights-of-way	All	Adjacent or Contiguous to Eligible Property

*See Figure 1

D. PROJECT DESCRIPTION

THE PROPERTY

The Property consists of 12 parcels of land (Figure 1), totaling approximately 800 acres, in the MITC Redevelopment Area along Five Mile Road, between Beck Road and Napier Road in Northville and Plymouth Townships. The Property is a large portion of the land previously owned by the Detroit House of Corrections and State of Michigan Department of Corrections. It was historically occupied by a prison and agricultural operations that supported the prison. The prison has been demolished to grade, and the land has been made available for light industrial and commercial redevelopment.

The Property generally is undeveloped and vacant, except for the Zhongding Sealing Parts USA parcel and some areas that have been farmed. The Property is generally composed of vegetated fields and woods, interspersed with wetlands areas, drains, and streams. The C&O railroad traverses the Property diagonally from the northwestern corner to the southeastern corner. Freeway access (M-14) is available approximately two miles southeast of the Property via Five Mile Road and Beck Road.

Portions of the former prison property are now owned by private developers, industrial firms, the NTBRA, and the City of Detroit. The remaining property formerly owned by the Michigan Department of Corrections was transferred to the Michigan Land Bank by an act of the Michigan Legislature. To date, one Redevelopment Area parcel (MITC Parcel 2) has been redeveloped, two parcels (MITC Parcels 13 and 14) have been sold for redevelopment, and at least three other parcels (MITC Parcels 11, 12, and 15) are being evaluated for redevelopment by private developers. Adjoining roadway ROWs along Five Mile Road, Ridge Road, and Napier Road will be the sites of infrastructure improvements critical to the successful redevelopment of the Property.

THE REDEVELOPMENT

MITC is a real estate development initiative strategically located in an area populated by many of the world's leading automotive research and development firms. Among Michigan's most desirable communities, Northville and Plymouth Townships in western Wayne County, Michigan, have proven track records as the region's leaders in attracting high-profile companies and prestigious high tech developments to their communities. MITC extends that opportunity into new land areas that are owned and/or supported by state agencies and local units of government and are ready for development. Development of the approximately 800-acre Redevelopment Area will have two components: 1) extensive upgrading of the infrastructure in the Five Mile Road corridor to support the amount of planned redevelopment and 2) construction of new, light industrial and commercial facilities and supporting amenities.

Critical upgrades of the storm and sanitary sewer, potable water, electrical, information technology, and roadway infrastructure in the Redevelopment Area are needed. MITC estimates that \$30 million in improvements to this infrastructure will be required to successfully execute the redevelopment plans. MITC will have to upgrade much of this infrastructure early in the redevelopment program to make the Property redevelopment-ready and marketable. 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.

The Property is ideally located in an area already home to the research, development, and light manufacturing facilities of leading automotive companies. Redevelopment is supported by easy access to major local, regional, and interstate highway systems; two, large commercial airports providing international passenger and freight services; and numerous, large intermodal freight handling facilities. Several of the Redevelopment Area parcels also can have direct access to rail services. The recently completed Zhongding USA technology Center on MITC Parcel 2 is an example of the type of anticipated redevelopment. Zhongding supplies rubber components to the automotive industry. The \$6.6 million, 30,000 square-foot facility will provide 125 new jobs supporting laboratory, testing, sales, marketing, and

engineering operations. MITC anticipates that similar projects will ultimately result in over \$150 million in new development in the Redevelopment Area.

BROWNFIELD CONDITIONS

Redevelopment in the MITC Redevelopment Area is hindered by the presence or suspected presence of environmental contamination, unregulated waste disposal areas, and residual structures from prior uses. Environmental contamination and other brownfield conditions (e.g., residual structures, foundations, and utilities) from prison and agricultural operations and disposal of wastes have been confirmed on multiple Redevelopment Area parcels. Environmental impacts are suspected on other parcels that have not yet been assessed.

Contamination at levels above residential use cleanup criteria has been confirmed on MITC parcels 3, 5, 11, 12, 13, and 15. Unregulated waste disposal activities have been confirmed on MITC Parcels 5 and 15. The following is a summary of known environmental conditions on those parcels:

- Parcels 3 and 5 - Waste materials were encountered in an unregulated disposal area present on both parcels. The wastes included, but were not limited to, large and small pieces of concrete, building debris, scrap metal, coal, slag, glass, brick, clay piping, ash, various textile materials, and other general refuse. The wastes appeared to be distributed throughout the flat ground just west of the shooting range and encompassed a large portion of the sloped areas directly west. The buried fill material and debris were encountered up to depths of approximately seven feet below the ground surface. Residual structures from previous site use activities also remain on the parcel.

Soil in the disposal area is contaminated with tetrachloroethylene, acenaphthene, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, dibenzo(a)anthracene, fluoranthene, fluorine, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, pyrene, aluminum, antimony, arsenic, barium, cadmium, cobalt, copper, cyanide, lead, magnesium, manganese, nickel, selenium, silver, vanadium, and zinc at levels above residential cleanup criteria for protection of human health and groundwater. Lead and multiple polycyclic aromatic hydrocarbons (PAHs) are present in soil at levels above non-residential human direct contact cleanup criteria. Chlordane, tetrachloroethene and naphthalene are present at concentrations that may pose a risk to occupants of future buildings via vapor intrusion (VI).

Groundwater is contaminated with trichloroethene, aluminum, arsenic, copper, iron, lead, manganese, zinc, and chloride at levels above drinking water and/or surface water protection criteria. Trichloroethylene and *cis*-1,2-dichloroethene are present at levels that may pose a risk to occupants of future buildings via the VI pathway.

- Parcels 11/12 – Soil is contaminated with arsenic, cadmium, copper, mercury, selenium, and zinc at levels above residential cleanup criteria. Groundwater is contaminated with cadmium at concentrations greater than residential use criteria. Residual structures from previous site use activities remain on the parcel.
- Parcel 13 – Soil is contaminated with arsenic at levels above the residential direct contact cleanup criterion. Groundwater is contaminated with tetrachloroethene at levels that may pose a risk to occupants of future buildings via the VI pathway. Waste materials from an unregulated disposal area on Parcel 15 are suspected to be present on the southeastern portion of Parcel 13. Residual structures from previous agricultural activities remain on the parcel.
- Parcel 15 – Soil is contaminated with the following constituents at levels above groundwater protection criteria: benzene, n-propylbenzene, toluene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, phenanthrene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Soil is contaminated with the following compounds at concentrations greater than residential and non-residential human direct contact cleanup criteria: PCBs, arsenic, and lead. Soil is contaminated with the following compounds at concentrations at levels that may pose a risk to occupants of future buildings via

the VI pathway: benzene, ethylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, *cis*-dichloroethene, 1,4-dichlorobenzene, methane, and mercury.

Groundwater is contaminated with arsenic and barium at levels above drinking water and surface water protection criteria.

Levels of benzene and vinyl chloride are above vapor intrusion screening levels in soil gas. Multiple, unregulated, waste disposal areas are also present on this parcel.

Brownfield conditions on other parcels of property in the Redevelopment Area will be documented in amendments to this Plan when the parcels are approved for inclusion in the MITC Act 381 brownfield tax increment financing program.

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 will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property after redevelopment and captured by MITC, subject to any limitations and conditions described in this Plan, approvals of the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of Reimbursement Agreements between MITC and parties eligible to receive tax increment reimbursement (the "Reimbursement Agreements"). If available, this Plan will capture all new personal property taxes generated by redevelopment of land in the Redevelopment Area.

The estimated total cost of eligible Department Specific, Non-Environmental, and Brownfield Plan Preparation Activities eligible for reimbursement from tax increment revenues under this initial Plan are \$1,470,000, \$28,415,534, and \$15,000, respectively. The eligible activities for each MITC redevelopment project included in this Plan are summarized in a project-specific Table of Eligible Activities (Table 1-1 and Table 1-2) attached to this Plan. Eligible Activities Tables for the two projects included in the current Plan are attached in Appendix C. Similar tables for future projects will be included in amendments to this Plan when associated eligible activities are approved for tax increment financing by MITC. The costs of individual Department Specific and Non-Environmental activities eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during redevelopment.

No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement for each project and Section 2 of Act 381 (MCL 125.2652). The Reimbursement Agreements and this Plan will dictate the total cost of eligible activities for each redevelopment project subject to reimbursement. As long as the total cost limits described in this Plan and for each redevelopment project are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific Activities and Non-environmental Activities categories may be adjusted without Plan amendment after the date of this Plan, to the extent the adjustments do not violate the terms of Act 381. For each project included in this Plan, eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and provided in the approved Brownfield Plan or Amendment and the respective Reimbursement Agreement. Thirty percent (30%) of the available incremental state education tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

MITC will capture incremental local taxes to fund its administrative operations as defined in Act 381 and may contribute captured tax increment revenues to its Local Brownfield Revolving Fund (LBRF). As part of this Plan, the MITC will capture annual tax increment revenues up to the maximum allowed by Act 381 to fund its administrative costs of operations. MITC may also capture, during and after the developer reimbursement period, tax increment revenues in excess of the amount needed to reimburse developers for the costs of eligible activities and deposit those tax increment revenues in the MITC LBRF. The amount of tax increment revenues captured for administrative costs and LBRF funding from each project included in this Plan will be defined in the project-specific and cumulative tax increment capture tables attached to this Plan and in the Reimbursement Agreement for each project.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The 2019 cumulative taxable value of the MITC Redevelopment Area parcels that constitute the Property is \$1,691,240, which is the initial taxable value for this Plan. The initial taxable value for each redevelopment project will be determined at the time the project is included in this Plan, through initial approval or future amendment. The initial taxable values for each redevelopment project in the Plan are determined from the official tax rolls for the appropriate tax year. The anticipated taxable value at project completion and the year in which it is expected to be attained, and the estimated taxable values for each capture year, will be specified for each project included in this Plan; however, the actual taxable value at project completion and in each year of this Plan will be determined by the appropriate tax assessor.

Projected investments and taxable values for the redeveloped individual Parcels comprising the Property are presented in Table 2 (Appendix D). Property, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows for each redevelopment project are presented in Tax Increment Capture Estimate Tables (Table 3A) and Tax Increment Revenue Reimbursement Allocation Tables (Table 3B) attached in Appendices E and F of this plan. These tables will be prepared/updated as each project is approved for inclusion in this Plan. The estimated annual increase in taxable value of the property in each redevelopment will be determined based on real estate market conditions at the time the Plan or Plan Amendment is approved. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse the costs of eligible activities under this Plan in accordance with the Reimbursement Agreements. Additionally, tax revenue associated with all new personal property will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is limited to those eligible activities and costs approved by the MDEQ and/or MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursement and LBRF funding described in this Plan and Plan Amendments are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, unless otherwise approved in a Plan Amendment, if the MDEQ or MSF elects not to participate in this Project or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of tax increment capture (the local taxes) and reimbursement that would be contributed if the MDEQ or MSF had approved capture of state school taxes, as determined by the local/state proportionality stated in this Plan and Plan Amendments at time of adoption.

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

The private developers of each parcel/project in the Redevelopment Area will be responsible, directly or indirectly, for financing the costs of eligible activities included in this Plan for their respective projects.

Neither the MITC nor the local governing bodies will advance any funds to finance the eligible activities. All Plan financing commitments and the cost reimbursements authorized under this Plan for the private developments shall be governed by the respective Reimbursement Agreements.

Public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program will be funded by third parties. Tax increment revenues are anticipated to be the source of 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 WTUA to fund the sewer improvements. Tax increment revenues shall 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 Townships may also act as pass-through entities for any grants-in-aid provided to fund project activities.

The inclusion of eligible activities and estimates of costs to be reimbursed pursuant to this Plan is intended to authorize the MITC to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, 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 or 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 shall not exceed the shorter of the following time periods without amendment of this Plan: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursements plus any funding of the LBRF, 2) 30 years after first capture of tax increment revenues, or 3) 35 years after approval of this Plan. The proposed date for beginning tax capture is tax year 2020, unless said date is amended by action of the MITC.

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

MITC will capture available incremental local and school operating tax revenues generated by the projects on property in the Redevelopment Area until all incurred eligible brownfield redevelopment costs and MITC administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan and subsequent Plan Amendments. The tax revenues available for capture by MITC will be split proportionally between local and state sources based on the approved millage rates for each tax year in which tax increment revenues are captured; 100% of available local and state TIR will be captured. The impact of the MITC incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Tables attached in Appendices E and F.

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

The Property consists of approximately 800 acres of land in Plymouth and Northville Townships. The Property boundaries are depicted in Figure 1; these boundaries include all property from which tax increment revenue will be captured to reimburse eligible Redevelopment Area infrastructure costs. Property surveys and legal descriptions for the individual parcels/properties included as eligible projects in this Plan are attached in Appendix B.

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.

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.

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.

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.

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

At the time of this Plan, MITC has not established an LBRF and does not currently plan to establish and fund an LBRF or use LBRF funds to support redevelopment activities described in this Plan. However, MITC reserves the right to establish and fund an LBRF with tax increment revenues generated from projects included in this Plan in accordance with Act.381 in the future and use LBRF funds to support future redevelopment of brownfield sites within the Redevelopment Area.

M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT

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

APPENDIX A

MITC REDEVELOPMENT AREA AND PARCEL MAP (FIGURE 1)



Michigan International Technology Center



Wayne County, Michigan

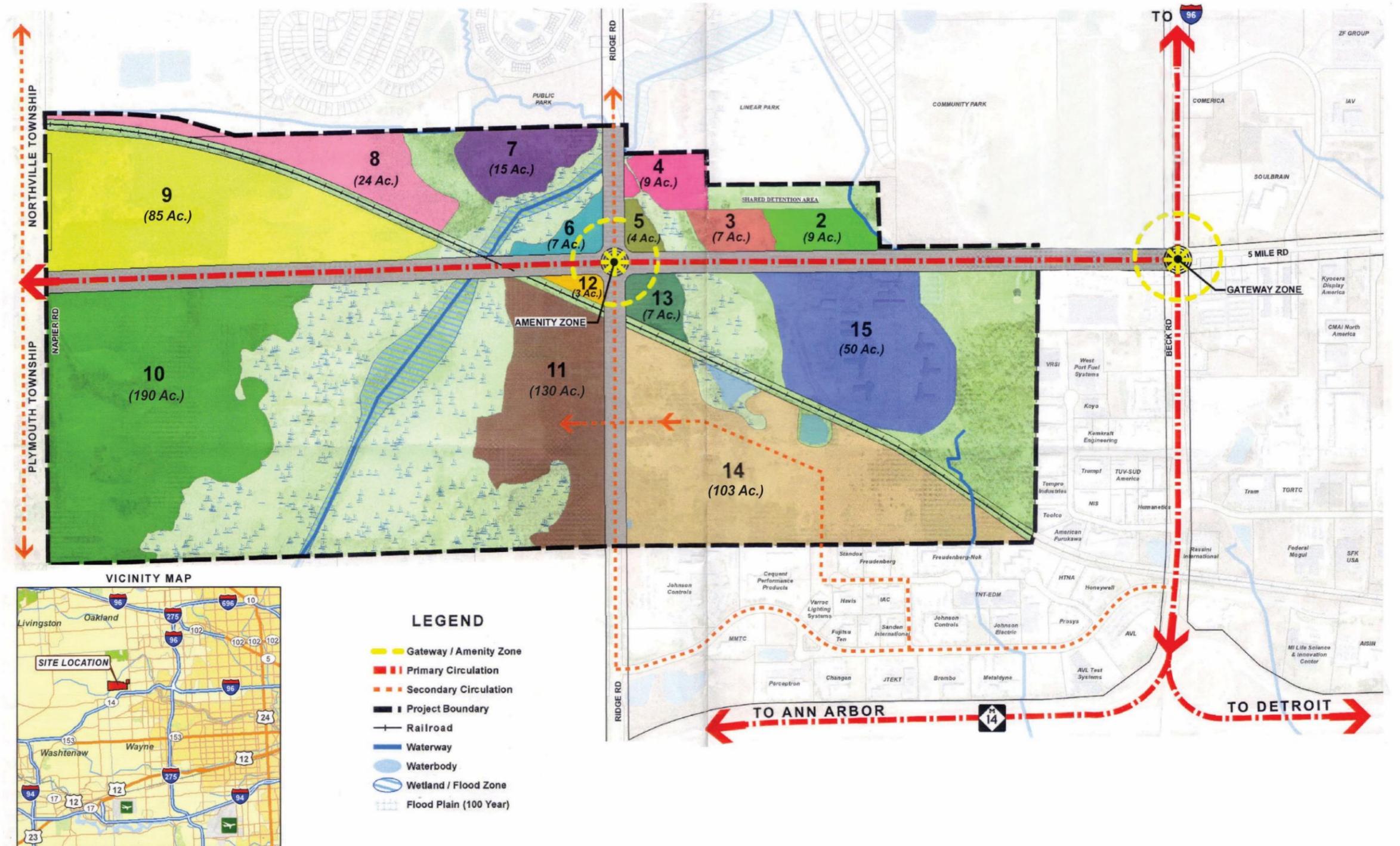
PURE MICHIGAN

FIGURE 1

MITC REDEVELOPMENT AREA AND PARCELS MAP

Michigan International Technology Center

44405 Six Mile Road, Northville, MI 48168
9955 N. Haggerty, Plymouth MI, 48170



APPENDIX B
LEGAL DESCRIPTION AND SURVEY – GUN RANGE PARCELS

CERTIFICATE OF SURVEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



MAY 23, 2018

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

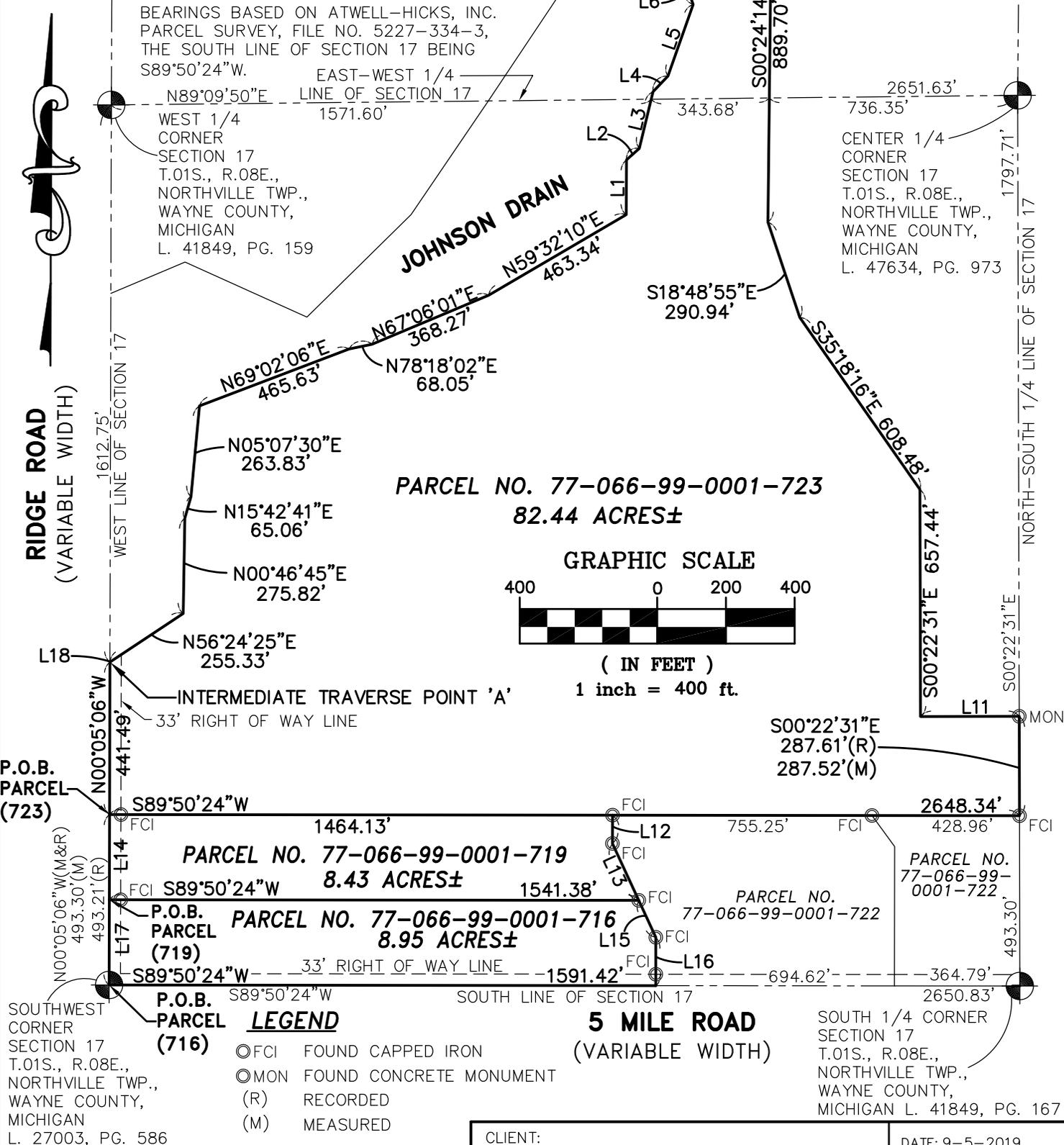
BEARING BASIS:

BEARINGS BASED ON ATWELL-HICKS, INC. PARCEL SURVEY, FILE NO. 5227-334-3, THE SOUTH LINE OF SECTION 17 BEING S89°50'24"W.

N89°09'50"E EAST-WEST 1/4 LINE OF SECTION 17
WEST 1/4 CORNER SECTION 17 T.01S., R.08E., NORTHVILLE TWP., WAYNE COUNTY, MICHIGAN L. 41849, PG. 159

NOTES:

- SEE SHEET 4 FOR LEGAL DESCRIPTIONS & LINE TABLE.
- INTERMEDIATE TRAVERSE POINTS 'A' & 'B' FROM ATWELL HICKS SURVEY, FILE NO. 5227-334-3.
- ZONING INFORMATION ON SHEETS 2 & 4.
- TITLE WORK WAS NOT PROVIDED. EASEMENTS MAY EXIST AND HAVE NOT BEEN SHOWN.



GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT: NORTHVILLE TOWNSHIP	DATE: 9-5-2019
PARCEL SPLIT/COMBINATION	DRAWN BY: PWK
PARCEL NOS. 77-066-99-0001-723/716/719	CHECKED BY: DJL
SECTION: 17 TOWNSHIP: 01S. RANGE: 08E.	0 200 400
NORTHVILLE TOWNSHIP OAKLAND COUNTY MICHIGAN	FBK: -- 1/4
	CHF: MM 18-101
	SCALE HOR 1" = 400 FT. VER 1" = -- FT.

CERTIFICATE OF SURVEY

ORIGINAL PARCEL LEGAL DESCRIPTIONS

PARCEL NO. 77-066-99-0001-723:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWN 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN; THENCE NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 493.21 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF RIDGE ROAD (VARIABLE WIDTH) FOR A **PLACE OF BEGINNING**; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 441.49 FEET TO INTERMEDIATE TRAVERSE POINT "A"; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 7.3 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID RIDGE ROAD TO THE CENTERLINE OF JOHNSON DRAIN; THENCE NORTHEASTERLY 3419 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID JOHNSON DRAIN; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 5.3 FEET MORE OR LESS, TO INTERMEDIATE TRAVERSE POINT "B", SAID INTERMEDIATE TRAVERSE POINT "B" BEING THE FOLLOWING 17 COURSES FROM SAID INTERMEDIATE TRAVERSE POINT "A": (1) NORTH 56 DEGREES 24 MINUTES 25 SECONDS EAST 255.33 FEET, (2) NORTH 00 DEGREE 46 MINUTES 45 SECONDS EAST 275.82 FEET, (3) NORTH 15 DEGREES 42 MINUTES 41 SECONDS EAST 65.06 FEET, (4) NORTH 05 DEGREES 07 MINUTES 30 SECONDS EAST 263.83 FEET, (5) NORTH 69 DEGREES 02 MINUTES 06 SECONDS EAST 465.63 FEET, (6) NORTH 78 DEGREES 18 MINUTES 02 SECONDS EAST 68.05 FEET, (7) NORTH 67 DEGREES 06 MINUTES 01 SECONDS EAST 368.27 FEET, (8) NORTH 59 DEGREES 32 MINUTES 10 SECONDS EAST 463.34 FEET, (9) NORTH 00 DEGREE 02 MINUTES 03 SECONDS EAST 158.72 FEET, (10) NORTH 48 DEGREES 11 MINUTES 07 SECONDS EAST 49.90 FEET, (11) NORTH 13 DEGREES 25 SECONDS 43 EAST 169.17 FEET, (12) NORTH 43 DEGREES 43 MINUTES 57 SECONDS EAST 62.30 FEET, (13) NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST 220.00 FEET, (14) NORTH 19 DEGREES 51 MINUTES 31 SECONDS WEST 74.91 FEET, (15) NORTH 07 DEGREES 24 MINUTES 06 SECONDS EAST 106.80 FEET, (16) NORTH 17 DEGREES 47 MINUTES 14 SECONDS EAST 108.94 FEET, AND (17) NORTH 01 DEGREE 58 MINUTES 36 SECONDS WEST 246.98 FEET; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 341.54 FEET; THENCE SOUTH 00 DEGREE 24 MINUTES 14 SECONDS WEST 889.70 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 55 SECONDS EAST 290.94 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES 16 SECONDS EAST 608.48 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 657.44 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 287.13 FEET; THENCE SOUTH 00 DEGREE 22 MINUTES 31 SECONDS EAST 287.61 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST 2648.34 FEET TO THE **PLACE OF BEGINNING**, BEING A PART OF THE WEST 1/2 OF SAID SECTION 17.

PARCEL NO. 77-066-99-0001-719:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, 33 FEET 1/2 WIDTH, BEING DISTANT N00°05'06"W 246.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE CONTINUING N00°05'06"W 246.65 FEET; THENCE N89°50'24"E 1464.13 FEET; THENCE S00°09'39"E 81.72 FEET; THENCE S25°09'52"E 181.98 FEET; THENCE S89°50'24"W 1541.38 FEET TO A POINT ON SAID WEST LINE OF SAID SECTION 17 AND TO THE **POINT OF BEGINNING**. SUBJECT TO ANY RIGHTS OF WAY FOR RIDGE ROAD, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 8.43 ACRES (GROSS), MORE OR LESS.

PARCEL NO. 77-066-99-0001-716:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00°05'06"W 246.65 FEET ALONG THE WEST LINE OF SAID SECTION, SAID WEST LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, 33 FEET 1/2 WIDTH; THENCE N89°50'24"E 1541.38 FEET; THENCE S25°09'52"E 117.66 FEET; THENCE S00°09'39"E 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION AND ALSO THE CENTERLINE OF 5 MILE ROAD, 33 FEET 1/2 WIDTH; THENCE ALONG SAID SOUTH LINE S89°50'24"W 1591.42 FEET TO THE SAID SOUTHWEST CORNER AND TO THE **POINT OF BEGINNING**. SUBJECT TO ANY RIGHTS OF WAY FOR RIDGE AND 5 MILE ROADS, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 8.95 ACRES (GROSS), MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'03"E	158.72'
L2	N48°11'07"E	49.90'
L3	N13°25'43"E	169.17'
L4	N43°43'57"E	62.30'
L5	N19°15'00"E	220.00'
L6	N19°51'31"W	74.91'
L7	N07°24'06"E	106.80'
L8	N17°47'14"E	108.94'
L9	N01°58'36"W	246.98'
L10	S38°41'44"E	341.54'
L11	N89°37'29"E	287.13'
L12	N00°09'39"W	81.72'
L13	N25°09'52"W	181.98'
L14	N00°05'06"W	246.65'
L15	N25°09'52"W	117.66'
L16	S00°09'39"E	140.02'
L17	N00°05'06"W	246.65'
L18	N00°05'06"W	7.3'
L19	S38°41'44"E	5.3'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 5, 2019

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

ZONING:

ZONING: ORT (OFFICE, RESEARCH & TECHNOLOGY)

SETBACKS (PER ZONING ORDINANCE)

FRONT: 50' (MAY BE REDUCED TO 25' IF PARKING/LOADING NOT LOCATED IN FRONT YARD)

REAR: 50'

SIDES: 20'

MAX. BUILDING

HEIGHT: 48'



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	NORTHVILLE TOWNSHIP		DATE: 9-5-2019
	PARCEL SPLIT/COMBINATION		DRAWN BY: PWK
	PARCEL NOS. 77-066-99-0001-723/716/719		CHECKED BY: DJL
	SECTION: 17 TOWNSHIP: 01S. RANGE: 08E.		0
	NORTHVILLE TOWNSHIP		FBK: 2/4
	OAKLAND COUNTY		CHF: MM
	MICHIGAN		SCALE HOR 1"= FT. VER 1"= FT.

18-101

CERTIFICATE OF SURVEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



MAY 23, 2018

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

NOTES:

1. SEE SHEET 4 FOR LEGAL DESCRIPTIONS & LINE TABLE.
2. INTERMEDIATE TRAVERSE POINTS 'A' & 'B' FROM ATWELL HICKS SURVEY, FILE NO. 5227-334-3.
3. ZONING INFORMATION ON SHEETS 2 & 4.
4. TITLE WORK WAS NOT PROVIDED. EASEMENTS MAY EXIST AND HAVE NOT BEEN SHOWN.

BEARING BASIS:

BEARINGS BASED ON ATWELL-HICKS, INC. PARCEL SURVEY, FILE NO. 5227-334-3, THE SOUTH LINE OF SECTION 17 BEING S89°50'24"W.

N89°09'50"E EAST-WEST 1/4 LINE OF SECTION 17
1571.60'

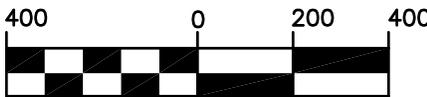
WEST 1/4 CORNER SECTION 17 T.01S., R.08E., NORTHVILLE TWP., WAYNE COUNTY, MICHIGAN L. 41849, PG. 159

CENTER 1/4 CORNER SECTION 17 T.01S., R.08E., NORTHVILLE TWP., WAYNE COUNTY, MICHIGAN L. 47634, PG. 973

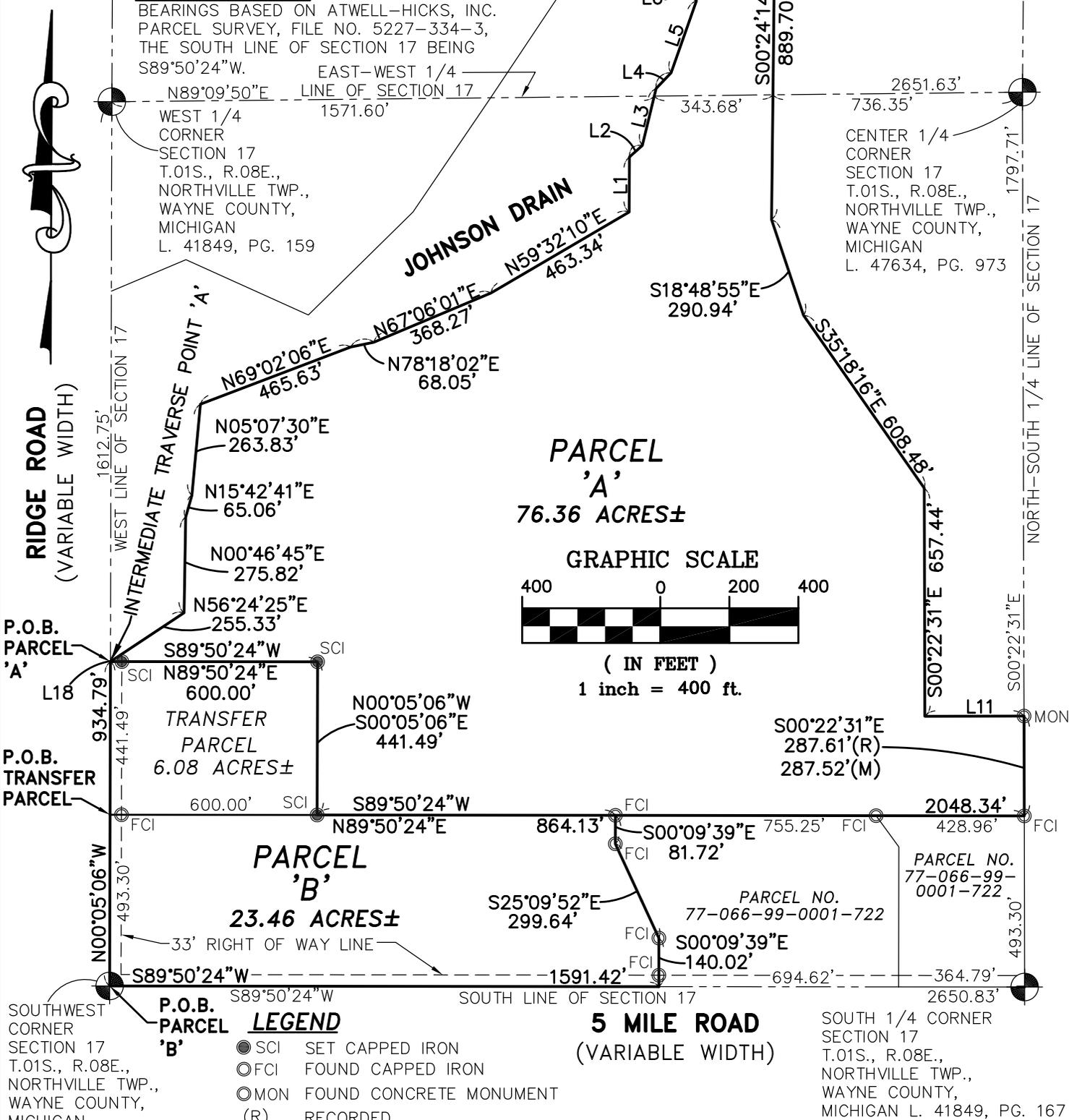
JOHNSON DRAIN

PARCEL 'A'
76.36 ACRES±

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



SOUTHWEST CORNER SECTION 17 T.01S., R.08E., NORTHVILLE TWP., WAYNE COUNTY, MICHIGAN L. 27003, PG. 586

SOUTH 1/4 CORNER SECTION 17 T.01S., R.08E., NORTHVILLE TWP., WAYNE COUNTY, MICHIGAN L. 41849, PG. 167



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CLIENT:

NORTHVILLE TOWNSHIP

PARCEL SPLIT/COMBINATION

PARCEL NOS.
77-066-99-0001-723/716/719
SECTION: 17 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
OAKLAND COUNTY
MICHIGAN

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL

0 200 400

FBK: --

CHF: MM

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

3/4

18-101

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS

TRANSFER PARCEL:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH, BEING DISTANT NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 493.30 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 441.49 FEET; THENCE N89°50'24"E 600.00 FEET; THENCE S00°05'06"E 441.49 FEET; THENCE S89°50'24"W 600.00 FEET TO THE SAID WEST LINE OF SAID SECTION 17, AND TO THE **POINT OF BEGINNING**. CONTAINING 6.08 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR RIDGE ROAD, AND SUBJECT TO ANY OTHER RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

PARCEL 'A':

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING **INTERMEDIATE TRAVERSE POINT 'A'**, BEING DISTANT NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 934.79 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 7.3 FEET, MORE OR LESS, ALONG THE SAID WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID RIDGE ROAD TO THE CENTERLINE OF JOHNSON DRAIN; THENCE NORTHEASTERLY 3419 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID JOHNSON DRAIN; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 5.3 FEET MORE OR LESS, TO **INTERMEDIATE TRAVERSE POINT "B"**, SAID **INTERMEDIATE TRAVERSE POINT "B"** BEING THE FOLLOWING 17 COURSES FROM SAID **INTERMEDIATE TRAVERSE POINT "A"**: (1) NORTH 56 DEGREES 24 MINUTES 25 SECONDS EAST 255.33 FEET, (2) NORTH 00 DEGREE 46 MINUTES 45 SECONDS EAST 275.82 FEET, (3) NORTH 15 DEGREES 42 MINUTES 41 SECONDS EAST 65.06 FEET, (4) NORTH 05 DEGREES 07 MINUTES 30 SECONDS EAST 263.83 FEET, (5) NORTH 69 DEGREES 02 MINUTES 06 SECONDS EAST 465.63 FEET, (6) NORTH 78 DEGREES 18 MINUTES 02 SECONDS EAST 68.05 FEET, (7) NORTH 67 DEGREES 06 MINUTES 01 SECONDS EAST 368.27 FEET, (8) NORTH 59 DEGREES 32 MINUTES 10 SECONDS EAST 463.34 FEET, (9) NORTH 00 DEGREE 02 MINUTES 03 SECONDS EAST 158.72 FEET, (10) NORTH 48 DEGREES 11 MINUTES 07 SECONDS EAST 49.90 FEET, (11) NORTH 13 DEGREES 25 SECONDS EAST 169.17 FEET, (12) NORTH 43 DEGREES 43 MINUTES 57 SECONDS EAST 62.30 FEET, (13) NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST 220.00 FEET, (14) NORTH 19 DEGREES 51 MINUTES 31 SECONDS WEST 74.91 FEET, (15) NORTH 07 DEGREES 24 MINUTES 06 SECONDS EAST 106.80 FEET, (16) NORTH 17 DEGREES 47 MINUTES 14 SECONDS EAST 108.94 FEET, AND (17) NORTH 01 DEGREE 58 MINUTES 36 SECONDS WEST 246.98 FEET; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 341.54 FEET; THENCE SOUTH 00 DEGREE 24 MINUTES 14 SECONDS WEST 889.70 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 55 SECONDS EAST 290.94 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES 16 SECONDS EAST 608.48 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 657.44 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 287.13 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE, SOUTH 00 DEGREE 22 MINUTES 31 SECONDS EAST 287.61 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST 2048.34 FEET; THENCE N00°05'06"W 441.49 FEET; THENCE S89°50'24"W 600.00 FEET TO THE SAID WEST LINE OF SAID SECTION 17, AND TO THE **POINT OF BEGINNING**. CONTAINING 76.36 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR RIDGE ROAD, AND SUBJECT TO ANY OTHER RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

PARCEL 'B':

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00°05'06"W 934.79 FEET ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH; THENCE N89°50'24"E 600.00 FEET; THENCE S00°05'06"E 441.49 FEET; THENCE N89°50'24"E 864.13 FEET; THENCE S00°09'39"E 81.72 FEET; THENCE S25°09'52"E 299.64 FEET; THENCE S00°09'39"E 140.02 FEET TO THE SOUTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 5 MILE ROAD, VARIABLE WIDTH; THENCE ALONG SAID SOUTH LINE S89°50'24"W 1591.42 FEET TO THE SAID SOUTHWEST CORNER OF SAID SECTION 17 AND TO THE **POINT OF BEGINNING**. SUBJECT TO RIGHTS OF WAY FOR RIDGE AND 5 MILE ROADS, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 23.46 ACRES (GROSS), MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 5, 2019

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

ZONING:

ZONING: ORT (OFFICE, RESEARCH & TECHNOLOGY)

SETBACKS (PER ZONING ORDINANCE)

FRONT: 50' (MAY BE REDUCED TO 25' IF PARKING/LOADING NOT LOCATED IN FRONT YARD)

REAR: 50'

SIDES: 20'

MAX. BUILDING

HEIGHT: 48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'03"E	158.72'
L2	N48°11'07"E	49.90'
L3	N13°25'43"E	169.17'
L4	N43°43'57"E	62.30'
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L6	N19°51'31"W	74.91'
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L8	N17°47'14"E	108.94'
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L10	S38°41'44"E	341.54'
L11	N89°37'29"E	287.13'
L18	N00°05'06"W	7.3'
L19	S38°41'44"E	5.3'



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PARCEL SPLIT/COMBINATION

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OAKLAND COUNTY
MICHIGAN

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL



FBK:

CHF: MM

4 / 4

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

18-101

APPENDIX C

SUMMARIES OF ELIGIBLE ACTIVITIES AND COSTS – MITC REDEVELOPMENT AREA INFRASTRUCTURE (TABLE 1-1) AND GUN RANGE PARCELS (TABLE 1-2)

TABLE 1-1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
 MITC Infrastructure

11/4/2019

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation	
Management and Disposal of Contaminated Soil	
Management and Disposal of Contaminated Dewatering Effluent	\$800,000
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	
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$890,000
Contingency (10%)	\$120,000
Total Department Specific Activities	\$1,010,000
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities	
Pavement and drainage structure removal	\$1,260,000
Public Infrastructure Improvements - Roadway Improvements	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	\$15,282,225
Public Infrastructure Improvements - Sanitary Sewer	
Excavation and Earthwork	
Dewatering	
Install Upgraded Sewer	
Construct Pump Station	
Install Back-up Generator	
Site Restoration	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	\$3,178,350
Public Infrastructure Improvements - Water Main	
Excavation and Earthwork	
Dewatering	
Install Upgraded Water Main	
Construct Water Storage Tank	
Roadway and Site Resporation	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	\$6,029,910
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$25,840,485
Contingency (10%)	\$2,575,049
Total Non-Environmental Activities	\$28,415,534
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$29,425,534

Notes:

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

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

TABLE 1-2
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
 Gun Range Parcels

11/4/2019

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities Phase I ESA BEA Report	\$10,000
Due Care Activities Due Care Planning and Coordination Remediation of Lead-Impacted Soil Remediation of Waste Disposal Area Dewatering for Remediation and Management/Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Due Care Design, Engineering, Management and Coordination	\$435,000
Act 381 Work Plan⁽²⁾	\$15,000
Total Department Specific Activities	\$460,000
BROWNFIELD PLAN	
Brownfield Plan	\$15,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$475,000

Notes:

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

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

APPENDIX D

ESTIMATED ANNUAL INVESTMENTS AND TAXABLE VALUES (TABLE 2)

TABLE 2
Estimated Investments and Taxable Values
 MITC Redevelopment Area
 10/29/2019

PARCEL	2109 TAXABLE VALUE (Base)	Northville Township															
		TOTAL	2019 (Base)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Northville Township																	
Zhongding (Parcel 2)	\$570,200	\$6,600,000	\$6,600,000														
Parcel 3	\$0	\$9,000,000				\$4,000,000	\$5,000,000										
Parcel 4	\$0	\$11,700,000						\$5,000,000	\$6,700,000								
Parcel 5	\$0	\$6,500,000						\$6,500,000									
Parcel 6	\$0	\$9,000,000									\$3,000,000	\$6,000,000					
Parcel 7	\$0	\$19,500,000												\$3,000,000	\$5,000,000	\$11,500,000	
Parcel 8	\$0	\$31,000,000															
Parcel 9	\$0	\$100,000,000															\$7,000,000
DTE (3-acre portion Parcel 9)	\$63,000	\$3,000,000					\$3,000,000										
SUBTOTAL	\$633,200	\$196,300,000	\$6,600,000	\$0	\$0	\$4,000,000	\$8,000,000	\$11,500,000	\$6,700,000	\$0	\$3,000,000	\$6,000,000	\$0	\$3,000,000	\$5,000,000	\$11,500,000	\$7,000,000
SUBTOTAL CUMULATIVE INVESTMENT			\$6,600,000	\$6,600,000	\$6,600,000	\$10,600,000	\$18,600,000	\$30,100,000	\$36,800,000	\$36,800,000	\$39,800,000	\$45,800,000	\$45,800,000	\$48,800,000	\$53,800,000	\$65,300,000	\$72,300,000
SUBTOTAL TAXABLE VALUE			\$633,200	\$1,650,000	\$1,683,000	\$1,716,660	\$2,750,993	\$4,806,013	\$7,777,133	\$9,607,676	\$9,799,830	\$10,745,826	\$12,460,743	\$12,709,957	\$13,714,157	\$15,238,440	\$18,418,209
Plymouth Township																	
Parcel 10	\$0	\$100,000,000															
Hillside (Parcel 11+12)	\$0	\$66,000,000		\$20,000,000	\$46,000,000												
Hillside (Parcel 13)	\$0	\$9,000,000				\$9,000,000											
Adient (Parcel 14)	\$1,058,040	\$70,000,000										\$30,000,000	\$20,000,000	\$20,000,000			
Parcel 15 (Redico)	\$0	\$95,500,000		\$9,400,000	\$20,000,000	\$12,700,000	\$11,000,000		\$9,400,000	\$15,000,000	\$6,000,000		\$12,000,000				
SUBTOTAL	\$1,058,040	\$340,500,000	\$0	\$29,400,000	\$66,000,000	\$21,700,000	\$11,000,000	\$0	\$9,400,000	\$15,000,000	\$6,000,000	\$0	\$42,000,000	\$20,000,000	\$20,000,000	\$0	\$0
SUBTOTAL CUMULATIVE INVESTMENT			\$0	\$29,400,000	\$95,400,000	\$117,100,000	\$128,100,000	\$128,100,000	\$137,500,000	\$152,500,000	\$158,500,000	\$158,500,000	\$200,500,000	\$220,500,000	\$240,500,000	\$240,500,000	\$240,500,000
SUBTOTAL TAXABLE VALUE			\$1,058,040	\$1,079,201	\$8,450,785	\$25,119,801	\$31,047,197	\$34,418,140	\$35,106,503	\$38,158,633	\$42,671,806	\$45,025,242	\$45,925,747	\$57,344,262	\$63,491,147	\$69,760,970	\$71,156,189
TOTAL	\$1,691,240	\$536,800,000	\$6,600,000	\$29,400,000	\$66,000,000	\$25,700,000	\$19,000,000	\$11,500,000	\$16,100,000	\$15,000,000	\$9,000,000	\$6,000,000	\$42,000,000	\$23,000,000	\$25,000,000	\$11,500,000	\$7,000,000
TOTAL CUMULATIVE INVESTMENT			\$6,600,000	\$36,000,000	\$102,000,000	\$127,700,000	\$146,700,000	\$158,200,000	\$174,300,000	\$189,300,000	\$198,300,000	\$204,300,000	\$246,300,000	\$269,300,000	\$294,300,000	\$305,800,000	\$312,800,000
TOTAL TAXABLE VALUE			\$1,691,240	\$ 2,729,201	\$ 10,133,785	\$ 26,836,461	\$ 33,798,190	\$ 39,224,154	\$ 42,883,637	\$ 47,766,309	\$ 52,471,636	\$ 55,771,068	\$ 58,386,490	\$ 70,054,219	\$ 77,205,304	\$ 84,999,410	\$ 89,574,398

Taxable value (2019) = Actual; Taxable value (≥ 2020) = 0.25 x annual investment + (prev. year x 1.02)

Investment = parcel sq. ft. x 0.3 x \$100

APPENDIX E
SUMMARIES OF TIR CAPTURE (TABLE 3A-1) AND TIR REIMBURSEMENT
ALLOCATION (TABLE 3B-1) FOR MITC REDEVELOPMENT AREA



TABLE 3A-1.
Tax Increment Revenue Capture Estimates - MITC Redevelopment Area Wide
 MITC Redevelopment Area
 Northville Township and Plymouth Township, Michigan
 11/7/2019

		Estimated Taxable Value (TV) Increase Rate: 2% per year																		
Northville Township Parcels ¹	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Base Taxable Value	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200	\$ 633,200
	Estimated New TV ²	\$ 633,200	\$ 1,650,000	\$ 1,683,000	\$ 1,716,660	\$ 2,750,993	\$ 4,806,013	\$ 7,777,133	\$ 9,607,676	\$ 9,799,830	\$ 10,745,826	\$ 12,460,743	\$ 12,709,957	\$ 13,714,157	\$ 15,238,440	\$ 18,418,209	\$ 20,536,573	\$ 24,697,304	\$ 30,191,250	\$ 37,295,075
	Incremental Difference (New TV - Base TV)	\$ -	\$ 1,016,800	\$ 1,049,800	\$ 1,083,460	\$ 2,117,793	\$ 4,172,813	\$ 7,143,933	\$ 8,974,476	\$ 9,166,630	\$ 10,112,626	\$ 11,827,543	\$ 12,076,757	\$ 13,080,957	\$ 14,605,240	\$ 17,785,009	\$ 19,903,373	\$ 24,064,104	\$ 29,558,050	\$ 36,661,875

Plymouth Township Parcels ¹	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Base Taxable Value	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040	\$ 1,058,040
	Estimated New TV ²	\$ 1,058,040	\$ 1,079,201	\$ 8,450,785	\$ 25,119,801	\$ 31,047,197	\$ 34,418,140	\$ 35,106,503	\$ 38,158,633	\$ 42,671,806	\$ 45,025,242	\$ 45,925,747	\$ 57,344,262	\$ 63,491,147	\$ 69,760,970	\$ 71,156,189	\$ 72,579,313	\$ 74,030,900	\$ 75,511,518	\$ 79,521,748
	Incremental Difference (New TV - Base TV)	\$ -	\$ 21,161	\$ 7,392,745	\$ 24,061,761	\$ 29,989,157	\$ 33,360,100	\$ 34,048,463	\$ 37,100,593	\$ 41,613,766	\$ 43,967,202	\$ 44,867,707	\$ 56,286,222	\$ 62,433,107	\$ 68,702,930	\$ 70,098,149	\$ 71,521,273	\$ 72,972,860	\$ 74,453,478	\$ 78,463,708

State Capture ^{3,4}	Northville Township Millage Rate	Plymouth Township Millage Rate																			
	State Education Tax (SET)	6.0000	6.0000	\$ -	\$ 6,228	\$ 50,655	\$ 150,872	\$ 192,642	\$ 225,198	\$ 247,155	\$ 276,451	\$ 304,683	\$ 324,479	\$ 340,171	\$ 410,178	\$ 453,085	\$ 499,849	\$ 527,299	\$ 548,548	\$ 582,222	\$ 624,069
School Operating Tax	18.0000	18.0000	\$ -	\$ 18,683	\$ 151,965	\$ 452,614	\$ 577,925	\$ 675,593	\$ 741,463	\$ 829,352	\$ 914,047	\$ 973,437	\$ 1,020,515	\$ 1,230,534	\$ 1,359,253	\$ 1,499,547	\$ 1,581,897	\$ 1,645,644	\$ 1,746,665	\$ 1,872,208	\$ 2,072,261
State Total	24.0000	24.0000	\$ -	\$ 24,911	\$ 202,620	\$ 603,486	\$ 770,567	\$ 900,791	\$ 988,618	\$ 1,105,803	\$ 1,218,730	\$ 1,297,916	\$ 1,360,686	\$ 1,640,712	\$ 1,812,338	\$ 1,999,396	\$ 2,109,196	\$ 2,194,192	\$ 2,328,887	\$ 2,496,277	\$ 2,763,014

Local Capture ^{3,4}	Northville Township Millage Rate	Plymouth Township Millage Rate																			
	School Sinking Fund	0.9519	0.0000	\$ -	\$ 968	\$ 999	\$ 1,031	\$ 2,016	\$ 3,972	\$ 6,800	\$ 8,543	\$ 8,726	\$ 9,626	\$ 11,259	\$ 11,496	\$ 12,452	\$ 13,903	\$ 16,930	\$ 18,946	\$ 22,907	\$ 28,136
Community College	2.2516	2.2516	\$ -	\$ 2,337	\$ 19,010	\$ 56,617	\$ 72,292	\$ 84,510	\$ 92,749	\$ 103,743	\$ 114,338	\$ 121,767	\$ 127,655	\$ 153,926	\$ 170,027	\$ 187,577	\$ 197,878	\$ 205,851	\$ 218,489	\$ 234,192	\$ 259,217
RESA Operating	0.0965	0.0965	\$ -	\$ 100	\$ 814	\$ 2,427	\$ 3,098	\$ 3,622	\$ 3,975	\$ 4,446	\$ 4,901	\$ 5,219	\$ 5,471	\$ 6,597	\$ 7,287	\$ 8,039	\$ 8,480	\$ 8,823	\$ 9,364	\$ 10,037	\$ 11,110
RESA Special Education	3.3678	3.3678	\$ -	\$ 3,495	\$ 28,433	\$ 84,684	\$ 108,129	\$ 126,403	\$ 138,727	\$ 155,171	\$ 171,018	\$ 182,130	\$ 190,938	\$ 230,233	\$ 254,316	\$ 280,566	\$ 295,973	\$ 307,900	\$ 326,801	\$ 350,290	\$ 387,720
RESA Enhancement	2.0000	2.0000	\$ -	\$ 2,076	\$ 16,885	\$ 50,291	\$ 64,214	\$ 75,066	\$ 82,385	\$ 92,150	\$ 101,561	\$ 108,159	\$ 113,390	\$ 136,726	\$ 151,028	\$ 166,616	\$ 175,766	\$ 182,850	\$ 194,074	\$ 208,023	\$ 230,251
County Operating	6.6380	6.6380	\$ -	\$ 6,890	\$ 56,042	\$ 166,914	\$ 213,126	\$ 249,143	\$ 273,435	\$ 305,847	\$ 337,080	\$ 358,982	\$ 376,343	\$ 453,794	\$ 501,262	\$ 553,000	\$ 583,369	\$ 606,877	\$ 644,132	\$ 690,428	\$ 764,204
HCMA	0.2117	0.2117	\$ -	\$ 219	\$ 1,787	\$ 5,323	\$ 6,797	\$ 7,945	\$ 8,720	\$ 9,754	\$ 10,751	\$ 11,449	\$ 12,002	\$ 14,473	\$ 15,986	\$ 17,636	\$ 18,605	\$ 19,355	\$ 20,542	\$ 22,019	\$ 24,372
County Jail	0.9381	0.9381	\$ -	\$ 974	\$ 7,920	\$ 23,588	\$ 30,120	\$ 35,210	\$ 38,643	\$ 43,223	\$ 47,637	\$ 50,733	\$ 53,185	\$ 64,131	\$ 70,839	\$ 78,151	\$ 82,443	\$ 85,765	\$ 91,031	\$ 97,573	\$ 108,000
County Parks	0.2459	0.2459	\$ -	\$ 255	\$ 2,076	\$ 6,183	\$ 7,895	\$ 9,229	\$ 10,130	\$ 11,330	\$ 12,487	\$ 13,299	\$ 13,941	\$ 16,811	\$ 18,569	\$ 20,485	\$ 21,610	\$ 22,481	\$ 23,861	\$ 25,576	\$ 28,309
Library Operating	1.1077	1.4535	\$ -	\$ 1,157	\$ 11,908	\$ 36,174	\$ 45,935	\$ 53,111	\$ 57,402	\$ 63,867	\$ 70,640	\$ 75,108	\$ 78,316	\$ 95,189	\$ 105,237	\$ 116,038	\$ 121,588	\$ 126,003	\$ 132,722	\$ 140,959	\$ 154,657
Township Operating	0.7682	0.8134	\$ -	\$ 798	\$ 6,819	\$ 20,404	\$ 26,020	\$ 30,341	\$ 33,183	\$ 37,072	\$ 40,891	\$ 43,532	\$ 45,581	\$ 55,060	\$ 60,832	\$ 67,103	\$ 70,680	\$ 73,465	\$ 77,842	\$ 83,266	\$ 91,986
Public Safety	6.0112	4.3750	\$ -	\$ 6,205	\$ 38,654	\$ 111,783	\$ 143,933	\$ 171,034	\$ 191,906	\$ 216,262	\$ 237,162	\$ 253,146	\$ 267,394	\$ 318,848	\$ 351,777	\$ 388,370	\$ 413,588	\$ 432,549	\$ 463,910	\$ 503,413	\$ 563,661
Shared Services	0.7283	0.0000	\$ -	\$ 741	\$ 765	\$ 789	\$ 1,542	\$ 3,039	\$ 5,203	\$ 6,536	\$ 6,676	\$ 7,365	\$ 8,614	\$ 8,796	\$ 9,527	\$ 10,637	\$ 12,953	\$ 14,496	\$ 17,526	\$ 21,527	\$ 26,701
Local Total	25.3169	22.3915	\$ -	\$ 26,215	\$ 192,112	\$ 566,208	\$ 725,117	\$ 852,625	\$ 943,258	\$ 1,057,944	\$ 1,163,868	\$ 1,240,515	\$ 1,304,089	\$ 1,566,080	\$ 1,729,139	\$ 1,908,121	\$ 2,019,863	\$ 2,105,361	\$ 2,243,201	\$ 2,415,439	\$ 2,685,086

Non-Capturable Millages ³	Northville Township Millage Rate	Plymouth Township Millage Rate																			
	School Debt	3.6400	4.0200	\$ -	\$ 3,786	\$ 33,540	\$ 100,672	\$ 128,265	\$ 149,297	\$ 162,879	\$ 181,811	\$ 200,654	\$ 213,558	\$ 223,420	\$ 270,230	\$ 298,596	\$ 329,349	\$ 346,532	\$ 359,964	\$ 380,944	\$ 406,894
Property Bond	1.0480	0.0000	\$ -	\$ 1,066	\$ 1,100	\$ 1,135	\$ 2,219	\$ 4,373	\$ 7,487	\$ 9,405	\$ 9,607	\$ 10,598	\$ 12,395	\$ 12,656	\$ 13,709	\$ 15,306	\$ 18,639	\$ 20,859	\$ 25,219	\$ 30,977	\$ 38,422
WC Zoo	0.1000	0.1000	\$ -	\$ 104	\$ 844	\$ 2,514	\$ 3,211	\$ 3,753	\$ 4,119	\$ 4,607	\$ 5,078	\$ 5,408	\$ 5,670	\$ 6,837	\$ 7,551	\$ 8,331	\$ 8,789	\$ 9,142	\$ 9,703	\$ 10,401	\$ 11,512
WC DIA	0.2000	0.2000	\$ -	\$ 207	\$ 1,689	\$ 5,029	\$ 6,422	\$ 7,507	\$ 8,239	\$ 9,215	\$ 10,156	\$ 10,816	\$ 11,340	\$ 13,672	\$ 15,103	\$ 16,662	\$ 17,577	\$ 18,285	\$ 19,408	\$ 20,803	\$ 23,025
Total Non-Capturable Taxes	4.9880	4.3200	\$ -	\$ 5,163	\$ 37,173	\$ 109,350	\$ 140,117	\$ 164,930	\$ 182,724	\$ 205,038	\$ 225,495	\$ 240,380	\$ 252,825	\$ 303,395	\$ 334,959	\$ 369,648	\$ 391,537	\$ 408,250	\$ 435,274	\$ 469,075	\$ 521,832
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ 51,126	\$ 394,732	\$ 1,169,694	\$ 1,495,684	\$ 1,753,416	\$ 1,931,876	\$ 2,163,747	\$ 2,382,598	\$ 2,538,431	\$ 2,664,775	\$ 3,206,792	\$ 3,541,477	\$ 3,907,517	\$ 4,129,059	\$ 4,299,553	\$ 4,572,088	\$ 4,911,716	\$ 5,448,100

Footnotes:
 1. This table reflects the cumulative TIR generated from parcels 2 through 15 in the MITC Redevelopment Area.
 2. The estimated taxable value is equivalent to the investment amount per year multiplied by 25% plus the taxable value of the year prior with a 2% inflation rate.
 3. An industrial facilities tax (IFT) abatement are active within the MITC Redevelopment Area. A 25% conversion factor was used to calculate the estimated new taxable values from investment amounts on a per parcel basis to account for the IFT.
 4. Northville Township millages reflective of Winter 2018 and Summer 2019. Winter 2019 millages for Northville Township were not available. Plymouth Township millages reflective of Summer and Winter 2019.



TABLE 3A-1.
Tax Increment Revenue Capture Estimates - MITC Redevelopment Area Wide
 MITC Redevelopment Area
 Northville Township and Plymouth Township, Michigan
 11/7/2019

Estimated Taxable Value (TV) Increase Rate:															
Northville Township Parcels ¹	Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
	Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
	Base Taxable Value \$	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200	633,200
	Estimated New TV ² \$	40,540,977	46,351,796	55,528,832	56,639,409	57,772,197	58,927,641	60,106,194	61,308,318	62,534,484	63,785,174	65,060,877	66,362,095	67,689,337	
	Incremental Difference (New TV - Base TV) \$	39,907,777	45,718,596	54,895,632	56,006,209	57,138,997	58,294,441	59,472,994	60,675,118	61,901,284	63,151,974	64,427,677	65,728,895	67,056,137	

Plymouth Township Parcels ¹	Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
	Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
	Base Taxable Value \$	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	1,058,040	
	Estimated New TV ² \$	86,112,183	94,084,426	100,966,115	109,235,437	111,420,146	113,648,549	115,921,520	118,239,950	120,604,749	123,016,844	125,477,181	127,986,725	130,546,459	
	Incremental Difference (New TV - Base TV) \$	85,054,143	93,026,386	99,908,075	108,177,397	110,362,106	112,590,509	114,863,480	117,181,910	119,546,709	121,958,804	124,419,141	126,928,685	129,488,419	

State Capture ^{3,4}	Northville Township		Plymouth Township														
	Millage Rate	Millage Rate															
State Education Tax (SET)	6.0000	6.0000	\$ 749,772	\$ 832,470	\$ 928,822	\$ 985,101	\$ 1,005,007	\$ 1,025,310	\$ 1,046,019	\$ 1,067,142	\$ 1,088,688	\$ 1,110,665	\$ 1,133,081	\$ 1,155,945	\$ 1,179,268	\$ 19,761,827	
School Operating Tax	18.0000	18.0000	\$ 2,249,315	\$ 2,497,410	\$ 2,786,466	\$ 2,955,305	\$ 3,015,020	\$ 3,075,929	\$ 3,138,057	\$ 3,201,426	\$ 3,266,064	\$ 3,331,994	\$ 3,399,243	\$ 3,467,836	\$ 3,537,802	\$ 59,285,470	
State Total	24.0000	24.0000	\$ 2,999,087	\$ 3,329,880	\$ 3,715,288	\$ 3,940,406	\$ 4,020,027	\$ 4,101,239	\$ 4,184,076	\$ 4,268,568	\$ 4,354,752	\$ 4,442,659	\$ 4,532,324	\$ 4,623,781	\$ 4,717,070	\$ 79,047,297	

Local Capture ^{3,4}	Northville Township		Plymouth Township														
	Millage Rate	Millage Rate															
School Sinking Fund	0.9519	0.0000	\$ 37,988	\$ 43,520	\$ 52,255	\$ 53,312	\$ 54,391	\$ 55,490	\$ 56,612	\$ 57,757	\$ 58,924	\$ 60,114	\$ 61,329	\$ 62,567	\$ 63,831	\$ 931,698	
Community College	2.2516	2.2516	\$ 281,364	\$ 312,398	\$ 348,556	\$ 369,676	\$ 377,145	\$ 384,765	\$ 392,536	\$ 400,463	\$ 408,548	\$ 416,795	\$ 425,207	\$ 433,788	\$ 442,540	\$ 7,415,956	
RESA Operating	0.0965	0.0965	\$ 12,059	\$ 13,389	\$ 14,938	\$ 15,844	\$ 16,164	\$ 16,490	\$ 16,823	\$ 17,163	\$ 17,509	\$ 17,863	\$ 18,223	\$ 18,592	\$ 18,967	\$ 317,834	
RESA Special Education	3.3678	3.3678	\$ 420,846	\$ 467,265	\$ 521,348	\$ 552,938	\$ 564,111	\$ 575,506	\$ 587,130	\$ 598,987	\$ 611,080	\$ 623,416	\$ 635,999	\$ 648,832	\$ 661,923	\$ 11,092,308	
RESA Enhancement	2.0000	2.0000	\$ 249,924	\$ 277,490	\$ 309,607	\$ 328,367	\$ 335,002	\$ 341,770	\$ 348,673	\$ 355,714	\$ 362,896	\$ 370,222	\$ 377,693	\$ 385,315	\$ 393,089	\$ 6,587,273	
County Operating	6.6380	6.6380	\$ 829,497	\$ 920,989	\$ 1,027,587	\$ 1,089,851	\$ 1,111,873	\$ 1,134,334	\$ 1,157,246	\$ 1,180,615	\$ 1,204,452	\$ 1,228,766	\$ 1,253,565	\$ 1,278,861	\$ 1,304,663	\$ 21,863,167	
HCMA	0.2117	0.2117	\$ 26,454	\$ 29,373	\$ 32,772	\$ 34,758	\$ 35,460	\$ 36,176	\$ 36,907	\$ 37,652	\$ 38,413	\$ 39,188	\$ 39,979	\$ 40,786	\$ 41,609	\$ 697,262	
County Jail	0.9381	0.9381	\$ 117,226	\$ 130,157	\$ 145,222	\$ 154,020	\$ 157,133	\$ 160,307	\$ 163,545	\$ 166,847	\$ 170,217	\$ 173,653	\$ 177,158	\$ 180,732	\$ 184,378	\$ 3,089,761	
County Parks	0.2459	0.2459	\$ 30,728	\$ 34,117	\$ 38,066	\$ 40,373	\$ 41,188	\$ 42,021	\$ 42,869	\$ 43,735	\$ 44,619	\$ 45,519	\$ 46,438	\$ 47,375	\$ 48,330	\$ 809,905	
Library Operating	1.1077	1.4535	\$ 167,832	\$ 185,856	\$ 206,024	\$ 219,274	\$ 223,704	\$ 228,223	\$ 232,832	\$ 237,534	\$ 242,329	\$ 247,220	\$ 252,210	\$ 257,299	\$ 262,489	\$ 4,448,837	
Township Operating	0.7682	0.8134	\$ 99,840	\$ 110,789	\$ 123,436	\$ 131,015	\$ 133,663	\$ 136,363	\$ 139,117	\$ 141,927	\$ 144,792	\$ 147,714	\$ 150,696	\$ 153,737	\$ 156,839	\$ 2,634,803	
Public Safety	6.0112	4.3750	\$ 612,006	\$ 681,814	\$ 767,087	\$ 809,941	\$ 826,308	\$ 843,003	\$ 860,032	\$ 877,401	\$ 895,118	\$ 913,189	\$ 931,622	\$ 950,423	\$ 969,600	\$ 16,011,139	
Shared Services	0.7283	0.0000	\$ 29,065	\$ 33,297	\$ 39,981	\$ 40,790	\$ 41,615	\$ 42,456	\$ 43,315	\$ 44,190	\$ 45,083	\$ 45,994	\$ 46,923	\$ 47,871	\$ 48,838	\$ 712,851	
Local Total	25.3169	22.3915	\$ 2,914,829	\$ 3,240,454	\$ 3,626,879	\$ 3,840,159	\$ 3,917,757	\$ 3,996,904	\$ 4,077,637	\$ 4,159,985	\$ 4,243,980	\$ 4,329,653	\$ 4,417,042	\$ 4,506,178	\$ 4,597,096	\$ 76,612,794	

Non-Capturable Millages ³	Northville Township		Plymouth Township														
	Millage Rate	Millage Rate															
School Debt	3.6400	4.0200	\$ 487,182	\$ 540,382	\$ 601,450	\$ 638,736	\$ 651,642	\$ 664,806	\$ 678,233	\$ 691,928	\$ 705,899	\$ 720,147	\$ 734,682	\$ 749,506	\$ 764,627	\$ 12,868,484	
Property Bond	1.0480	0.0000	\$ 41,823	\$ 47,913	\$ 57,531	\$ 58,695	\$ 59,882	\$ 61,093	\$ 62,328	\$ 63,588	\$ 64,873	\$ 66,183	\$ 67,520	\$ 68,884	\$ 70,275	\$ 1,025,760	
WC Zoo	0.1000	0.1000	\$ 12,496	\$ 13,875	\$ 15,481	\$ 16,419	\$ 16,750	\$ 17,088	\$ 17,433	\$ 17,786	\$ 18,145	\$ 18,511	\$ 18,885	\$ 19,266	\$ 19,655	\$ 329,364	
WC DIA	0.2000	0.2000	\$ 24,993	\$ 27,749	\$ 30,961	\$ 32,836	\$ 33,500	\$ 34,177	\$ 34,868	\$ 35,571	\$ 36,289	\$ 37,022	\$ 37,770	\$ 38,532	\$ 39,309	\$ 658,732	
Total Non-Capturable Taxes	4.9880	4.3200	\$ 566,494	\$ 629,919	\$ 705,423	\$ 746,686	\$ 761,774	\$ 777,164	\$ 792,862	\$ 808,873	\$ 825,206	\$ 841,863	\$ 858,857	\$ 876,188	\$ 893,866	\$ 14,882,340	
Total Tax Increment Revenue (TIR) Available for Capture			\$ 5,913,916	\$ 6,570,334	\$ 7,342,167	\$ 7,780,565	\$ 7,937,784	\$ 8,098,143	\$ 8,261,713	\$ 8,428,553	\$ 8,598,732	\$ 8,772,312	\$ 8,949,366	\$ 9,129,959	\$ 9,314,166	\$ 155,660,091	

Footnotes:
 1. This table reflects the cumulative TIR generated from parcels 2 through 15 in the MITC Redeve
 2. The estimated taxable value is equivalent to the investment amount per year multiplied by 25'
 3. An industrial facilities tax (IFT) abatement are active within the MITC Redevelopment Area. A
 4. Northville Township millages reflective of Winter 2018 and Summer 2019. Winter 2019 millag

APPENDIX F

SUMMARIES OF TAX TIR CAPTURE (TABLE 3A-2) AND TIR REIMBURSEMENT ALLOCATION (TABLE 3B-2) FOR GUN RANGE PARCELS



TABLE 3A-2.
Tax Increment Revenue Capture Estimates - Gun Range Parcels
MITC Redevelopment Area
Northville Township, Michigan
11/7/2019

Estimated Taxable Value (TV) Increase Rate: 2% per year																																									
Northville Township Parcels ¹		Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18																				
		Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037																				
Base Taxable Value ²		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																				
Estimated New TV ^{3,4}		\$	-	\$	-	\$	1,320,000	\$	2,996,400	\$	6,851,328	\$	9,199,355	\$	9,383,342	\$	9,571,009	\$	9,762,429	\$	9,957,678																				
Incremental Difference (New TV - Base TV)		\$	-	\$	-	\$	1,320,000	\$	2,996,400	\$	6,851,328	\$	9,199,355	\$	9,383,342	\$	9,571,009	\$	9,762,429	\$	9,957,678																				
Plymouth Township Parcels ¹		Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18																				
		Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037																				
Base Taxable Value ²		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																				
Estimated New TV ^{3,4}		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																				
Incremental Difference (New TV - Base TV)		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																				
State Capture ^{5,6}		Northville Township Millage Rate	Plymouth Township Millage Rate																																						
State Education Tax (SET)		6.0000	6.0000	\$	-	\$	-	\$	-	\$	3,960	\$	8,989	\$	20,554	\$	27,598	\$	28,150	\$	28,713	\$	58,575	\$	59,746	\$	60,941	\$	62,160	\$	63,403	\$	64,671	\$	65,964	\$	67,284	\$	68,629	\$	70,002
School Operating Tax		18.0000	18.0000	\$	-	\$	-	\$	-	\$	11,880	\$	26,968	\$	61,662	\$	82,794	\$	84,450	\$	86,139	\$	175,724	\$	179,238	\$	182,823	\$	186,479	\$	190,209	\$	194,013	\$	197,893	\$	201,851	\$	205,888	\$	210,006
State Total		24.0000	24.0000	\$	-	\$	-	\$	-	\$	15,840	\$	35,957	\$	82,216	\$	110,392	\$	112,600	\$	114,852	\$	234,299	\$	238,984	\$	243,764	\$	248,639	\$	253,612	\$	258,684	\$	263,857	\$	269,135	\$	274,517	\$	280,008
Local Capture ^{5,6}		Northville Township Millage Rate	Plymouth Township Millage Rate																																						
School Sinking Fund		0.9519	0.0000	\$	-	\$	-	\$	-	\$	629	\$	1,426	\$	3,261	\$	4,379	\$	4,466	\$	4,556	\$	9,293	\$	9,479	\$	9,668	\$	9,862	\$	10,059	\$	10,260	\$	10,465	\$	10,675	\$	10,888	\$	11,106
Community College		2.2516	2.2516	\$	-	\$	-	\$	-	\$	1,486	\$	3,374	\$	7,713	\$	10,357	\$	10,564	\$	10,775	\$	21,981	\$	22,421	\$	22,869	\$	23,327	\$	23,793	\$	24,269	\$	24,754	\$	25,249	\$	25,754	\$	26,269
RESA Operating		0.0965	0.0965	\$	-	\$	-	\$	-	\$	64	\$	145	\$	331	\$	444	\$	453	\$	462	\$	942	\$	961	\$	980	\$	1,000	\$	1,020	\$	1,040	\$	1,061	\$	1,082	\$	1,104	\$	1,126
RESA Special Education		3.3678	3.3678	\$	-	\$	-	\$	-	\$	2,223	\$	5,046	\$	11,537	\$	15,491	\$	15,801	\$	16,117	\$	32,878	\$	33,535	\$	34,206	\$	34,890	\$	35,588	\$	36,300	\$	37,026	\$	37,766	\$	38,522	\$	39,292
RESA Enhancement		2.0000	2.0000	\$	-	\$	-	\$	-	\$	1,320	\$	2,997	\$	6,852	\$	9,200	\$	9,384	\$	9,571	\$	19,525	\$	19,915	\$	20,314	\$	20,720	\$	21,134	\$	21,557	\$	21,988	\$	22,428	\$	22,876	\$	23,334
County Operating		6.6380	6.6380	\$	-	\$	-	\$	-	\$	4,381	\$	9,945	\$	22,740	\$	30,533	\$	31,144	\$	31,766	\$	64,803	\$	66,099	\$	67,421	\$	68,769	\$	70,145	\$	71,548	\$	72,979	\$	74,438	\$	75,927	\$	77,446
HCMA		0.2117	0.2117	\$	-	\$	-	\$	-	\$	140	\$	317	\$	725	\$	974	\$	993	\$	1,013	\$	2,067	\$	2,108	\$	2,150	\$	2,193	\$	2,237	\$	2,282	\$	2,327	\$	2,374	\$	2,421	\$	2,470
County Jail		0.9381	0.9381	\$	-	\$	-	\$	-	\$	619	\$	1,406	\$	3,214	\$	4,315	\$	4,402	\$	4,490	\$	9,158	\$	9,341	\$	9,528	\$	9,719	\$	9,913	\$	10,111	\$	10,314	\$	10,520	\$	10,730	\$	10,945
County Parks		0.2459	0.2459	\$	-	\$	-	\$	-	\$	163	\$	369	\$	843	\$	1,131	\$	1,154	\$	1,177	\$	2,401	\$	2,449	\$	2,498	\$	2,548	\$	2,598	\$	2,650	\$	2,703	\$	2,758	\$	2,813	\$	2,869
Library Operating		1.1077	1.4535	\$	-	\$	-	\$	-	\$	731	\$	1,660	\$	3,795	\$	5,095	\$	5,197	\$	5,301	\$	10,814	\$	11,030	\$	11,251	\$	11,476	\$	11,705	\$	11,939	\$	12,178	\$	12,422	\$	12,670	\$	12,924
Township Operating		0.7682	0.8134	\$	-	\$	-	\$	-	\$	507	\$	1,151	\$	2,632	\$	3,534	\$	3,604	\$	3,676	\$	7,499	\$	7,649	\$	7,802	\$	7,959	\$	8,118	\$	8,280	\$	8,446	\$	8,615	\$	8,787	\$	8,963
Public Safety		6.0112	4.3750	\$	-	\$	-	\$	-	\$	3,968	\$	9,006	\$	20,593	\$	27,650	\$	28,203	\$	28,767	\$	58,684	\$	59,858	\$	61,055	\$	62,276	\$	63,521	\$	64,792	\$	66,088	\$	67,409	\$	68,758	\$	70,133
Shared Services		0.7283	0.0000	\$	-	\$	-	\$	-	\$	481	\$	1,091	\$	2,495	\$	3,350	\$	3,417	\$	3,486	\$	7,110	\$	7,252	\$	7,397	\$	7,545	\$	7,696	\$	7,850	\$	8,007	\$	8,167	\$	8,331	\$	8,497
Local Total		25.3169	22.3915	\$	-	\$	-	\$	-	\$	16,709	\$	37,930	\$	86,727	\$	116,450	\$	118,779	\$	121,155	\$	247,155	\$	252,097	\$	257,139	\$	262,284	\$	267,527	\$	272,878	\$	278,336	\$	283,903	\$	289,581	\$	295,374
Non-Capturable Millages ³		Northville Township Millage Rate	Plymouth Township Millage Rate																																						
School Debt		3.6400	4.0200	\$	-	\$	-	\$	-	\$	2,403	\$	5,454	\$	12,470	\$	16,743	\$	17,078	\$	17,419	\$	35,535	\$	36,246	\$	36,971	\$	37,710	\$	38,464	\$	39,234	\$	40,018	\$	40,819	\$	41,635	\$	42,468
Property Bond		1.0480	0.0000	\$	-	\$	-	\$	-	\$	692	\$	1,570	\$	3,590	\$	4,821	\$	4,917	\$	5,015	\$	10,231	\$	10,436	\$	10,644	\$	10,857	\$	11,074	\$	11,296	\$	11,522	\$	11,752	\$	11,987	\$	12,227
WC Zoo		0.1000	0.1000	\$	-	\$	-	\$	-	\$	66	\$	150	\$	343	\$	460	\$	469	\$	479	\$	976	\$	996	\$	1,016	\$	1,036	\$	1,057	\$	1,078	\$	1,099	\$	1,121	\$	1,144	\$	1,167
WC DIA		0.2000	0.2000	\$	-	\$	-	\$	-	\$	132	\$	300	\$	685	\$	920	\$	939	\$	957	\$	1,952	\$	1,992	\$	2,031	\$	2,072	\$	2,113	\$	2,156	\$	2,199	\$	2,243	\$	2,288	\$	2,333
Total Non-Capturable Taxes		4.9880	4.3200	\$	-	\$	-	\$	-	\$	3,292	\$	7,473	\$	17,087	\$	22,944	\$	23,402	\$	23,870	\$	48,694	\$	49,670	\$	50,662	\$	51,675	\$	52,708	\$	53,764	\$	54,838	\$	55,935	\$	57,054	\$	58,195
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$	-	\$	-	\$	-	\$	32,549	\$	73,886	\$	168,943	\$	226,842	\$	231,379	\$	236,007	\$	481,454	\$	491,081	\$	500,903	\$	510,923	\$	521,139	\$	531,562	\$	542,193	\$	553,038	\$	564,098	\$	575,382

Footnotes:

1. Parcels 3, 4, and 5 of the MITC Redevelopment Area comprise the Gun Range Parcels Project. All three parcels fall within Northville Township.
2. The Gun Range Parcels are owned by NTBRA; therefore the base taxable value is \$0.
3. Assumes construction begins on Parcel 3 in 2021 and is complete in 2022. Construction on Parcel 5 begins in 2022 and is complete in 2023. The first year of tax capture is 2022.
4. The estimated taxable value is equivalent to the investment amount per year multiplied by 33% plus the taxable value of the year prior with a 2% inflation rate.
5. Northville Township millages reflective of Winter 2018 and Summer 2019. Winter 2019 millages for Northville Township were not available. Plymouth Township millages reflective of Summer and Winter 2019.
6. An industrial facilities tax (IFT) abatement is active for the first six years of taxation (yellow shading). 50% of the SET and local millages is capturable during this time.



TABLE 3A-2.
Tax Increment Revenue Capture Estimates - Gun Range Parcels
MITC Redevelopment Area
Northville Township, Michigan
11/7/2019

Estimated Taxable Value (TV) Increase Rate:														
Northville Township Parcels ¹														
Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Taxable Value ²	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV ^{3,4}	\$ 11,900,347	\$ 12,138,354	\$ 12,381,121	\$ 12,628,743	\$ 12,881,318	\$ 13,138,944	\$ 13,401,723	\$ 13,669,757	\$ 13,943,152	\$ 14,222,015	\$ 14,506,455	\$ 14,796,584	\$ 15,092,516	
Incremental Difference (New TV - Base TV)	\$ 11,900,347	\$ 12,138,354	\$ 12,381,121	\$ 12,628,743	\$ 12,881,318	\$ 13,138,944	\$ 13,401,723	\$ 13,669,757	\$ 13,943,152	\$ 14,222,015	\$ 14,506,455	\$ 14,796,584	\$ 15,092,516	

Plymouth Township Parcels ¹														
Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Taxable Value ²	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV ^{3,4}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

State Capture ^{5,6}	Northville Township														TOTAL	
	Millage Rate	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30		31
State Education Tax (SET)	6.0000	6.0000	\$ 71,402	\$ 72,830	\$ 74,287	\$ 75,772	\$ 77,288	\$ 78,834	\$ 80,410	\$ 82,019	\$ 83,659	\$ 85,332	\$ 87,039	\$ 88,780	\$ 90,555	\$ 1,807,546
School Operating Tax	18.0000	18.0000	\$ 214,206	\$ 218,490	\$ 222,860	\$ 227,317	\$ 231,864	\$ 236,501	\$ 241,231	\$ 246,056	\$ 250,977	\$ 255,996	\$ 261,116	\$ 266,339	\$ 271,665	\$ 5,422,635
State Total	24.0000	24.0000	\$ 285,608	\$ 291,320	\$ 297,147	\$ 303,089	\$ 309,152	\$ 315,335	\$ 321,641	\$ 328,075	\$ 334,636	\$ 341,328	\$ 348,155	\$ 355,119	\$ 362,220	\$ 7,230,181

Local Capture ^{5,6}	Northville Township														TOTAL	
	Millage Rate	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30		31
School Sinking Fund	0.9519	0.0000	\$ 11,328	\$ 11,554	\$ 11,786	\$ 12,021	\$ 12,262	\$ 12,507	\$ 12,757	\$ 13,012	\$ 13,272	\$ 13,538	\$ 13,809	\$ 14,085	\$ 14,367	\$ 286,769
Community College	2.2516	2.2516	\$ 26,795	\$ 27,331	\$ 27,877	\$ 28,435	\$ 29,004	\$ 29,584	\$ 30,175	\$ 30,779	\$ 31,394	\$ 32,022	\$ 32,663	\$ 33,316	\$ 33,982	\$ 678,311
RESA Operating	0.0965	0.0965	\$ 1,148	\$ 1,171	\$ 1,195	\$ 1,219	\$ 1,243	\$ 1,268	\$ 1,293	\$ 1,319	\$ 1,346	\$ 1,372	\$ 1,400	\$ 1,428	\$ 1,456	\$ 29,071
RESA Special Education	3.3678	3.3678	\$ 40,078	\$ 40,880	\$ 41,697	\$ 42,531	\$ 43,382	\$ 44,249	\$ 45,134	\$ 46,037	\$ 46,958	\$ 47,897	\$ 48,855	\$ 49,832	\$ 50,829	\$ 1,014,575
RESA Enhancement	2.0000	2.0000	\$ 23,801	\$ 24,277	\$ 24,762	\$ 25,257	\$ 25,763	\$ 26,278	\$ 26,803	\$ 27,340	\$ 27,886	\$ 28,444	\$ 29,013	\$ 29,593	\$ 30,185	\$ 602,515
County Operating	6.6380	6.6380	\$ 78,995	\$ 80,574	\$ 82,186	\$ 83,830	\$ 85,506	\$ 87,216	\$ 88,961	\$ 90,740	\$ 92,555	\$ 94,406	\$ 96,294	\$ 98,220	\$ 100,184	\$ 1,999,750
HCMA	0.2117	0.2117	\$ 2,519	\$ 2,570	\$ 2,621	\$ 2,674	\$ 2,727	\$ 2,782	\$ 2,837	\$ 2,894	\$ 2,952	\$ 3,011	\$ 3,071	\$ 3,132	\$ 3,195	\$ 63,776
County Jail	0.9381	0.9381	\$ 11,164	\$ 11,387	\$ 11,615	\$ 11,847	\$ 12,084	\$ 12,326	\$ 12,572	\$ 12,824	\$ 13,080	\$ 13,342	\$ 13,609	\$ 13,881	\$ 14,158	\$ 282,612
County Parks	0.2459	0.2459	\$ 2,926	\$ 2,985	\$ 3,045	\$ 3,105	\$ 3,168	\$ 3,231	\$ 3,295	\$ 3,361	\$ 3,429	\$ 3,497	\$ 3,567	\$ 3,638	\$ 3,711	\$ 74,080
Library Operating	1.1077	1.4535	\$ 13,182	\$ 13,446	\$ 13,715	\$ 13,989	\$ 14,269	\$ 14,554	\$ 14,845	\$ 15,142	\$ 15,445	\$ 15,754	\$ 16,069	\$ 16,390	\$ 16,718	\$ 333,705
Township Operating	0.7682	0.8134	\$ 9,142	\$ 9,325	\$ 9,511	\$ 9,701	\$ 9,895	\$ 10,093	\$ 10,295	\$ 10,501	\$ 10,711	\$ 10,925	\$ 11,144	\$ 11,367	\$ 11,594	\$ 231,425
Public Safety	6.0112	4.3750	\$ 71,535	\$ 72,966	\$ 74,425	\$ 75,914	\$ 77,432	\$ 78,981	\$ 80,560	\$ 82,172	\$ 83,815	\$ 85,491	\$ 87,201	\$ 88,945	\$ 90,724	\$ 1,810,920
Shared Services	0.7283	0.0000	\$ 8,667	\$ 8,840	\$ 9,017	\$ 9,198	\$ 9,382	\$ 9,569	\$ 9,761	\$ 9,956	\$ 10,155	\$ 10,358	\$ 10,565	\$ 10,777	\$ 10,992	\$ 219,408
Local Total	25.3169	22.3915	\$ 301,280	\$ 307,306	\$ 313,452	\$ 319,721	\$ 326,117	\$ 332,638	\$ 339,288	\$ 346,077	\$ 352,998	\$ 360,057	\$ 367,260	\$ 374,604	\$ 382,095	\$ 7,626,915

Non-Capturable Millages ³	Northville Township														TOTAL	
	Millage Rate	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30		31
School Debt	3.6400	4.0200	\$ 43,317	\$ 44,184	\$ 45,067	\$ 45,969	\$ 46,888	\$ 47,826	\$ 48,782	\$ 49,758	\$ 50,753	\$ 51,768	\$ 52,803	\$ 53,860	\$ 54,937	\$ 1,096,577
Property Bond	1.0480	0.0000	\$ 12,472	\$ 12,721	\$ 12,975	\$ 13,235	\$ 13,500	\$ 13,770	\$ 14,045	\$ 14,326	\$ 14,612	\$ 14,905	\$ 15,203	\$ 15,507	\$ 15,817	\$ 315,718
WC Zoo	0.1000	0.1000	\$ 1,190	\$ 1,214	\$ 1,238	\$ 1,263	\$ 1,288	\$ 1,314	\$ 1,340	\$ 1,367	\$ 1,394	\$ 1,422	\$ 1,451	\$ 1,480	\$ 1,509	\$ 30,126
WC DIA	0.2000	0.2000	\$ 2,380	\$ 2,428	\$ 2,476	\$ 2,526	\$ 2,576	\$ 2,628	\$ 2,680	\$ 2,734	\$ 2,789	\$ 2,844	\$ 2,901	\$ 2,959	\$ 3,019	\$ 60,251
Total Non-Capturable Taxes	4.9880	4.3200	\$ 59,359	\$ 60,547	\$ 61,756	\$ 62,993	\$ 64,252	\$ 65,538	\$ 66,847	\$ 68,185	\$ 69,548	\$ 70,939	\$ 72,358	\$ 73,806	\$ 75,282	\$ 1,502,672
Total Tax Increment Revenue (TIR) Available for Capture	\$ 586,888	\$ 598,626	\$ 610,599	\$ 622,810	\$ 635,269	\$ 647,973	\$ 660,929	\$ 674,152	\$ 687,634	\$ 701,385	\$ 715,415	\$ 729,723	\$ 744,315	\$ 759,282	\$ 774,515	\$ 14,857,096

Footnotes:

1. Parcels 3, 4, and 5 of the MITC Redevelopment Area comprise the Gun Range Parcels Project. A
2. The Gun Range Parcels are owned by NTBRA; therefore the base taxable value is \$0.
3. Assumes construction begins on Parcel 3 in 2021 and is complete in 2022. Construction on Parc
4. The estimated taxable value is equivalent to the investment amount per year multiplied by 33%
5. Northville Township millages reflective of Winter 2018 and Summer 2019. Winter 2019 millage:
6. An industrial facilities tax (IFT) abatement is active for the first six years of taxation (yellow sha



TABLE 3B-2.
Tax Increment Revenue Reimbursement Allocation Table
Gun Range Parcels
 MITC Redevelopment Area
 Northville Township, Michigan
 11/7/2019

Developer Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
		State	50.9%	\$ 1,201,733
Local	49.1%	\$ 1,160,178	\$ -	\$ 1,160,178
TOTAL		\$ 2,361,911	\$ -	\$ 2,361,911
EGLE	20.1%	\$ 475,000	\$ -	\$ 475,000
MSF	79.9%	\$ 1,886,911	\$ -	\$ 1,886,911

Estimated Capture	
Administrative Fees	\$ 1,157,980
State Revolving Fund	\$ 686,091
LBRF	\$ -

Estimated Total Years of Plan:	26
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Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ 15,840	\$ 35,957	\$ 82,216	\$ 110,392	\$ 112,600	\$ 114,852	\$ 234,299	\$ 238,984	\$ 243,764	\$ 248,639	\$ 253,612	\$ 258,684	
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ 1,980	\$ 4,495	\$ 10,277	\$ 13,799	\$ 14,075	\$ 14,357	\$ 29,288	\$ 29,873	\$ 30,471	\$ 31,080	\$ 31,702	\$ 32,336	
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 13,860	\$ 31,462	\$ 71,939	\$ 96,593	\$ 98,525	\$ 100,496	\$ 205,012	\$ 209,111	\$ 213,294	\$ 217,559	\$ 221,911	\$ 226,349	
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ 16,709	\$ 37,930	\$ 86,727	\$ 116,450	\$ 118,779	\$ 121,155	\$ 247,155	\$ 252,097	\$ 257,139	\$ 262,284	\$ 267,527	\$ 272,878	
BRA Administrative Fee (20%)	\$ -	\$ -	\$ -	\$ 3,342	\$ 7,586	\$ 17,345	\$ 23,290	\$ 23,756	\$ 24,231	\$ 49,431	\$ 50,419	\$ 51,428	\$ 52,457	\$ 53,505	\$ 54,576	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 13,367	\$ 30,344	\$ 69,382	\$ 93,160	\$ 95,023	\$ 96,924	\$ 197,724	\$ 201,678	\$ 205,711	\$ 209,827	\$ 214,022	\$ 218,302	
Total State & Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 27,227	\$ 61,806	\$ 141,321	\$ 189,753	\$ 193,548	\$ 197,420	\$ 402,736	\$ 410,789	\$ 419,005	\$ 427,386	\$ 435,933	\$ 444,651	
MITC Redevelopment Area	Beginning Balance															
Michigan International Technology Center Redevelopment Autho	\$ 2,361,911	\$ 2,361,911	\$ 2,361,911	\$ 2,361,911	\$ 2,334,684	\$ 2,272,878	\$ 2,131,557	\$ 1,941,804	\$ 1,764,180	\$ 1,724,696	\$ 1,644,149	\$ 1,561,991	\$ 1,478,190	\$ 1,392,713	\$ 1,305,527	\$ 1,216,597
MSF Non-Environmental Costs- Infrastructure Only¹	\$ 1,886,911	\$ -	\$ -	\$ -	\$ 5,445	\$ 12,361	\$ 28,264	\$ 37,951	\$ 38,710	\$ 39,484	\$ 80,547	\$ 82,158	\$ 83,801	\$ 85,477	\$ 87,186	\$ 88,930
State Tax Reimbursement	\$ 960,528	\$ -	\$ -	\$ -	\$ 2,772	\$ 6,292	\$ 14,388	\$ 19,319	\$ 19,705	\$ 20,099	\$ 41,002	\$ 41,822	\$ 42,659	\$ 43,512	\$ 44,382	\$ 45,270
Local Tax Reimbursement	\$ 926,383	\$ -	\$ -	\$ -	\$ 2,673	\$ 6,069	\$ 13,876	\$ 18,632	\$ 19,005	\$ 19,385	\$ 39,545	\$ 40,336	\$ 41,142	\$ 41,965	\$ 42,804	\$ 43,660
Total Available for Infrastructure Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 5,445	\$ 17,806	\$ 46,070	\$ 84,021	\$ 122,731	\$ 162,215	\$ 242,762	\$ 324,920	\$ 408,721	\$ 494,198	\$ 581,384	\$ 670,314
EGLE Environmental Costs	\$ 475,000	\$ -	\$ -	\$ -	\$ 21,782	\$ 49,445	\$ 113,057	\$ 151,802	\$ 138,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 241,205	\$ -	\$ -	\$ -	\$ 11,088	\$ 25,170	\$ 57,551	\$ 77,274	\$ 70,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 233,795	\$ -	\$ -	\$ -	\$ 10,694	\$ 24,275	\$ 55,506	\$ 74,528	\$ 68,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ 475,000	\$ 475,000	\$ 475,000	\$ 453,218	\$ 403,773	\$ 290,716	\$ 138,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Costs - Developer Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reimbursement	\$ 2,361,911	\$ -	\$ -	\$ -	\$ 27,227	\$ 61,806	\$ 141,321	\$ 189,753	\$ 177,624	\$ 39,484	\$ 80,547	\$ 82,158	\$ 83,801	\$ 85,477	\$ 87,186	\$ 88,930
LOCAL BROWNFIELD REVOLVING FUND																
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:
 1. 20% of total generated TIR is taken for reimbursement of MITC Infrastructure costs.



TABLE 3B-2.
Tax Increment Revenue Reimbursement Allocation Table
Gun Range Parcels
 MITC Redevelopment Area
 Northville Township, Michigan
 11/7/2019

	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Total State Incremental Revenue	\$ 263,857	\$ 269,135	\$ 274,517	\$ 280,008	\$ 285,608	\$ 291,320	\$ 297,147	\$ 303,089	\$ 309,152	\$ 315,335	\$ 321,641	\$ 328,075	\$ -
State Brownfield Revolving Fund (50% of SET)	\$ 32,982	\$ 33,642	\$ 34,315	\$ 35,001	\$ 35,701	\$ 36,415	\$ 37,144	\$ 37,886	\$ 38,644	\$ 39,417	\$ 40,205	\$ 41,010	\$ 686,091
State TIR Available for Reimbursement	\$ 230,875	\$ 235,493	\$ 240,203	\$ 245,007	\$ 249,907	\$ 254,905	\$ 260,004	\$ 265,203	\$ 270,508	\$ 275,918	\$ 281,436	\$ 287,066	\$ 4,802,636
Total Local Incremental Revenue	\$ 278,336	\$ 283,903	\$ 289,581	\$ 295,374	\$ 301,280	\$ 307,306	\$ 313,452	\$ 319,721	\$ 326,117	\$ 332,638	\$ 339,288	\$ 346,077	\$ 5,789,901
BRA Administrative Fee (20%)	\$ 55,667	\$ 56,781	\$ 57,916	\$ 59,075	\$ 60,256	\$ 61,461	\$ 62,690	\$ 63,944	\$ 65,223	\$ 66,528	\$ 67,858	\$ 69,215	\$ 1,157,980
Local TIR Available for Reimbursement	\$ 222,669	\$ 227,122	\$ 231,665	\$ 236,299	\$ 241,024	\$ 245,845	\$ 250,762	\$ 255,777	\$ 260,894	\$ 266,110	\$ 271,430	\$ 276,862	\$ 4,631,923
Total State & Local TIR Available for Reimbursement	\$ 453,544	\$ 462,615	\$ 471,868	\$ 481,306	\$ 490,931	\$ 500,750	\$ 510,766	\$ 520,980	\$ 531,402	\$ 542,028	\$ 552,866	\$ 563,928	\$ 9,434,559
MITC Redevelopment Area													
Michigan International Technology Center Redevelopment Autho	\$ 1,125,888	\$ 1,033,365	\$ 938,991	\$ 842,730	\$ 744,544	\$ 644,394	\$ 542,241	\$ 438,045	\$ 331,764	\$ 223,358	\$ 112,785	\$ -	\$ -
<hr/>													
MSF Non-Environmental Costs- Infrastructure Only¹	\$ 90,709	\$ 92,523	\$ 94,374	\$ 96,261	\$ 98,186	\$ 100,150	\$ 102,153	\$ 104,196	\$ 106,281	\$ 108,406	\$ 110,573	\$ 112,785	\$ 1,886,911
State Tax Reimbursement	\$ 46,175	\$ 47,099	\$ 48,041	\$ 49,001	\$ 49,981	\$ 50,981	\$ 52,001	\$ 53,041	\$ 54,102	\$ 55,184	\$ 56,287	\$ 57,413	\$ 960,528
Local Tax Reimbursement	\$ 44,534	\$ 45,424	\$ 46,333	\$ 47,260	\$ 48,205	\$ 49,169	\$ 50,152	\$ 51,155	\$ 52,179	\$ 53,222	\$ 54,286	\$ 55,372	\$ 926,383
Total Available for Infrastructure Reimbursement	\$ 761,023	\$ 853,546	\$ 947,920	\$ 1,044,181	\$ 1,142,367	\$ 1,242,517	\$ 1,344,670	\$ 1,448,866	\$ 1,555,147	\$ 1,663,553	\$ 1,774,126	\$ 1,886,911	\$ 1,886,911
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475,000
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241,205
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233,795
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Costs - Developer Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reimbursement	\$ 90,709	\$ 92,523	\$ 94,374	\$ 96,261	\$ 98,186	\$ 100,150	\$ 102,153	\$ 104,196	\$ 106,281	\$ 108,406	\$ 110,573	\$ 112,785	\$ 2,361,911
LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:

1. 20% of total generated TIR is taken for reimbursers



*Passionate People Building
and Revitalizing our World*

