

**TOWNSHIP OF SCIO
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION TO APPROVE A BROWNFIELD PLAN FOR 300 NORTH ZEEB
ROAD PURSUANT TO PA 381 OF 1996, AS AMENDED**

Resolution #2023-25

At a Regular Meeting of the Scio Township Board of Trustees, Washtenaw County, Michigan, held at the Scio Township Hall, located at 827 N. Zeeb Road, Ann Arbor, MI 48103, on 25th day of April, 2023 at 7:00 pm.

Present: Hathaway, Palmer, Flintoft, Kerry, Knol, Reiser
Absent: Brazeau

The following preamble and resolution were offered by Trustee Reiser and supported by Treasurer Palmer.

WHEREAS, the Developer, A2 Zeeb LLC, dba MI-HQ, has requested approval of the Brownfield Plan for 300 N. Zeeb Road, Parcel II-08-22-200-005 (the "Property"), in order to pursue Tax Increment Financing through the Washtenaw County Brownfield Redevelopment Authority ("WCBRA"); and

WHEREAS, the Washtenaw County Board of Commissioners established the WCBRA in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act") to encourage the implementation of plans relating to the redevelopment of contaminated, historic, functionally obsolete, or blighted property within the County of Washtenaw; and

WHEREAS, Scio Township joined the Washtenaw County Brownfield Redevelopment Authority by Resolution on December 21, 1999; and

WHEREAS, the Property located at 300 N. Zeeb in the Scio Township has been identified as an environmental hazard, a "facility" under state statute; and

WHEREAS, the Developer has created a rehabilitation and redevelopment plan (the "Plan") of approximately 190,000 square feet of space encompassing several vacant, obsolete former manufacturing buildings; and

WHEREAS, the Property will be rehabilitated through hazardous material abatement, interior demolition and reconfiguration, and soil remediation, into a more productive use, generating new jobs and tax base; and

WHEREAS, the Plan proposes the capture of Tax Increment Revenues attributable to local and school operating taxes to reimburse for Brownfield Eligible Activities, including a maximum reimbursement to the Developer of \$2,758,735, and estimated reimbursement to the WCBRA for Administrative Fees and Local Brownfield Revolving Fund deposit of \$765,193; and

WHEREAS, the burden is on the developer to build the project and pay taxes in order for tax capture and reimbursement to occur; and

WHEREAS, the duration of this Plan shall not exceed the shorter of the following: 1) reimbursement of costs for all actual Eligible Activities, cumulatively not to exceed developer reimbursement of \$2,758,735, and remaining costs estimated to be \$361,201 for the State Brownfield Revolving Fund, and estimated to be \$765,193 for Brownfield Authority Administrative Expenses and Local Brownfield Revolving Fund deposit or 2) 20 years, with the first year of the 20 years being the first year of TIF capture; and

WHEREAS, the Township and WCBRA will not capture Tax Increment Revenues (TIR) and reimburse unless actual Eligible Activities are incurred and approved, and there is sufficient tax increment to generate TIR resulting from improvements to the property; and

WHEREAS, the Plan must be approved by Scio Township, before the WCBRA makes a recommendation, and Washtenaw County Board of Commissioners will consider the plan for adoption; and

WHEREAS, it is understood that neither the initiation of the review process by the WCBRA for redevelopment of the Brownfield Plan nor the recommendation of the Brownfield Plan to WCBRA by the Township is a guarantee that it will be approved by the Washtenaw County Board of Commissioners, EGLE, MSF, or that financial incentives will be obtained; and

WHEREAS, neither Washtenaw County nor the Washtenaw County Brownfield Redevelopment Authority will incur a financial note or bonded indebtedness for this project.

NOW, THEREFORE, BE IT RESOLVED, that the Scio Township Board of Trustees does approve and concur with the provisions of 300 N. Zeeb Brownfield Plan for the property located at 300 N. Zeeb Road in Scio Township; and

BE IT FURTHER RESOLVED, the Township Clerk shall be directed to submit a copy of this Resolution to the Washtenaw County Board of Commissioners as documentation of the Township's consideration and concurrence of the Brownfield Plan; and

BE IT FURTHER RESOLVED, that any changes or amendments to the Brownfield Plan after the date of this Resolution will require approval by the Scio Township Board of Trustees.



Jessica M. Flintoft, Clerk

**TOWNSHIP OF SCIO, WASHTENAW
COUNTY, MICHIGAN**

ROLL CALL VOTE:

AYES: Hathaway, Palmer, Flintoft, Kerry, Knol, Reiser

NAYS: None

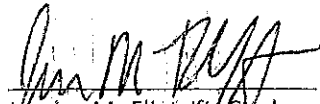
ABSENT: Brazeau

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

I, Jessica M. Flintoft, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Scio Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on April 25, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Jessica M. Flintoft, Clerk
Scio Township

DATED: April 26, 2023

BROWNFIELD PLAN FOR:

300 North Zeeb Road, Scio Township, Michigan

Washtenaw County Brownfield Redevelopment Authority

c/o Washtenaw County Office of Community & Economic Development
415 W. Michigan Avenue, Suite 2200
Ypsilanti, Michigan 48197

Nathan Voght, AICP
Brownfield Redevelopment Coordinator

Prepared with the assistance of:
SME

April 18, 2023

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APPENDIX C
SITE MAPS LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN

PROJECT SUMMARY

Project Name:	300 North Zeeb Road
Estimated Investment:	\$15,000,000 (real property); \$100 million (personal property)
Project Location:	The project site (the Property) consists of one parcel of land located at 300 North Zeeb Road in Scio Township, Michigan (Tax ID H- 08-22-200-005). The Property is approximately 29.14-acres in size and is bounded by residential development to the north and east, I-94 to the south, and North Zeeb Road followed by retail development to the west.
Property Eligibility:	The 300 North Zeeb Road parcel meets the definition of a “facility” as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). Environmental assessments were conducted on the Property in 2005, 2009, 2020, and 2022. Volatile organic compounds (VOCs) and metals were detected in soil and groundwater at concentrations greater than generic residential use criteria promulgated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). In addition, VOCs were detected in soil gas at concentrations exceeding EGLE site-specific volatilization to indoor air criteria.
Eligible Activities:	Beyond capturing tax increment revenues for the State Revolving Fund, Brownfield Redevelopment Authority Administrative fees, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and the Local Brownfield Revolving Fund, this plan contains the following eligible activities: Department Specific Activities – Baseline environmental assessment (BEA); due care activities; environmental response activities 15% in contingency costs; and interest. Non-Environmental Activities – Asbestos abatement, demolition; 15% in contingency costs; and interest.
Eligible Costs:	Department Specific – \$572,434 Non-Environmental – \$2,186,301 Total – \$2,758,735

Capture Period: Total projected capture period – 16 years
Developer reimbursement – 14 years
Funding of LBRF – 16 years

Project Summary: The project will consist of complete rehabilitation of the existing building intended for occupancy by companies in the high-tech industries.

I. INTRODUCTION

A. PLAN PURPOSE

The Washtenaw County Brownfield Redevelopment Authority (Authority; WCBRA), duly established by resolution of the Washtenaw County Board of Commissioners, pursuant to 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 Washtenaw County, acting on behalf of its member communities. The purpose of this Brownfield Plan (the Plan), to be implemented by the WCBRA, is to satisfy the requirements of Act 381 for including the eligible property described below, designated as the 300 North Zeeb Road Redevelopment in Scio Township, Michigan (the “Property”), in a Brownfield Plan. The Property is located within the boundaries of the Scio Township, a WCBRA member community.

The Authority proposes to implement this Plan to promote economic development and brownfield redevelopment within the County. The capture and use of tax increment revenues (TIR) generated by redevelopment are necessary to support needed environmental response actions and ensure the economic viability of the project. This Plan allows the Authority to capture TIR generated by redevelopment of the Property for the following purposes: reimbursement of the developer, A2 Zeeb LLC (DBA Mi-HQ) (the Developer), for the costs of eligible activities required to prepare the Property for safe redevelopment and reuse (see Section III); funding of the State Revolving Fund (SRF) and the Authority’s Local Brownfield Revolving Fund (LBRF); and, at the Authority’s discretion, payment of some or all of the Authority’s annual administrative and operating expenses.

A P.A. 210 Commercial Rehabilitation Act abatement is being contemplated for this project. The Scio Township Board of Trustees approved a 5-year abatement at their April 11th, 2023 meeting. This has been reflected in the TIF Tables..

B. PROPERTY DESCRIPTION

The Property consists of a single parcel totaling approximately 29.14 acres bordered by residential development, I-94, and North Zeeb Road. The 300 North Zeeb Road parcel contains an approximately 162,500 square foot industrial/engineering building, an 8,280 square foot vault building, and a 2,800 square foot garage. The remainder of the Property is developed with paved parking, landscaping, and a stormwater retention pond. Summary information for the Property is shown in the table below. Additional property information is provided in Section III (G).

Parcel ID	Address	Method of Qualification
H-08-22-200-005	300 North Zeeb Road	Part 201 “facility”

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because the 300 North Zeeb Road parcel 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”. Soil, groundwater, and soil gas on the Property are contaminated with volatile organic compounds (VOCs) at levels above generic residential use criteria established pursuant to Part 201 or EGLE site-specific criteria. In addition, soil and groundwater on the Property is contaminated with metals at levels above EGLE Part 201 generic residential use criteria.

The Developer has acquired the Property and will comply with the requirements of the Part 201 Baseline Environmental Assessment (BEA) process to qualify for the limitations to environmental liability afforded purchasers of brownfield sites under federal and state environmental statutes.

D. PROJECT DESCRIPTION

THE PROPERTY

The 29.14-acre Property lies northeast of the intersection of North Zeeb Road and I-94 in Scio Township. The Property is zoned I-1 for Limited Industrial. The buildings present on the 300 North Zeeb Road parcel are currently vacant, and the remainder of the parcel is covered by landscaping, parking lots, and a stormwater retention pond. Residential development borders the Property to the north and east; I-94 is south of the Property; retail development is west of the Property, beyond North Zeeb Road.

The current factory building and garage were constructed on the Property in approximately 1965. Prior Property use was residential and agricultural. Additions were constructed to the factory building between the 1960s and 1990s, and the current vault building was constructed in 1979. The factory, garage, and vault buildings were occupied by printing and microfiche developing companies from construction until approximately 2009. The Property has been vacant since 2009.

The building is obsolete.

THE REDEVELOPMENT

A2 Zeeb LLC (DBA Mi-HQ) plans to completely renovate the obsolete building at 300 N. Zeeb Road. The current infrastructure and layout were designed to support the conversion of printed material to microfiche and more recently from print and microfiche to digital media for archiving.

Mi-HQ's redevelopment plans include a complete interior strip-out, followed by a building reconfiguration to support office, R&D and pilot scale manufacturing of several different green tech, life science and microelectronics products. Substantial interior demolition will be necessary in order to gain access to much of the hazardous material. A licensed and certified asbestos abatement contractor will strip-out and dispose of the asbestos containing materials. This will include floor tile, ductwork and any pipe insulation containing asbestos as identified in the site assessment. Post-abatement, additional interior demolition will be necessary to prepare for renovation.

Chlorinated solvents at concentrations exceeding EGLE screening levels and criteria were encountered during previous environmental assessments beneath a section of warehouse. MI-HQ plans to cut the concrete floor, excavate impacted soil, and dispose of the contaminated soils in an appropriate landfill.

Once the interior of the building is abated of contaminants and partitions, a new space configuration will be framed out to accommodate the needs of multiple tenants. Specialized infrastructure including, clean rooms, dry rooms and wet labs will be installed as part of the new floor plan. New walls, ceilings and floor coverings will be installed. New HVAC, electrical and plumbing will be installed. Specialty HVAC systems will be used to support the clean rooms, dry rooms and wet labs. If feasible, MI-HQ will utilize high efficiency heating and cooling systems including geothermal and waste heat recovery systems. The existing EPDM roof and insulation board will be removed and replaced. Due to the scarcity of EPDM materials and insulation board, it is anticipated that a combination of polyurethane foam insulation and modified bitumen roofing will be used as a replacement. Exterior brick veneer will be cleaned, tuckpointed and repaired where necessary. Exterior single pane windows along the west, south and east facade will be replaced with modern double-glazed insulated glass. The exterior EFIS system along the roofline of the building will be restored and painted to enhance the aged look of the building. Existing roof mounted mechanical mezzanines, visible from below, will be finished to better blend with the building, reducing their visual impact.

The grounds surrounding the building will be landscaped utilizing a combination of native grasses, trees, raised beds and traditional grass. Along the north property line, a berm planted with trees will be constructed to help screen nearby residential neighbors from the industrial use of the site. Pulverization and repaving of the existing parking areas is planned for spring 2023. A civil engineer is completing an analysis of total parking needs in hopes of reducing the amount of paved area. This will help reduce

water runoff. Stormwater management systems, including bio swales and other best management practices will be used to improve stormwater quality.

BROWNFIELD CONDITIONS

Given the Property's location in a predominantly light industrial area of Scio Township, it is ideal for high tech and biotech use; however, redevelopment is hindered by obsolescence of the existing building and surrounding infrastructure. In addition, as noted in Section I.C., the Property is a facility, and impact from chlorinated solvents needs to be mitigated for due care prior to reuse. The project is not financially viable as a result of brownfield conditions.

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 Developer will be reimbursed for the costs of eligible activities necessary to address brownfield conditions and prepare the Property for redevelopment. 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 the WCBRA, subject to any limitations and conditions described in this Plan, approvals of EGLE, as appropriate, and Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of a Reimbursement Agreement between Developer and the Authority (the "Reimbursement Agreement"). If available, this Plan will capture all new personal property taxes generated by this project.

The estimated total cost of eligible Department Specific and Non-Environmental Activities eligible for reimbursement from tax increment revenues under this Plan are \$572,434 and \$2,186,301, respectively. The eligible activities are summarized in Table 1a and Table 1b (Appendix A). The costs of individually identified 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 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 and Section 2 of Act 381 of 1994, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, \$2,758,735, subject to reimbursement. As long as the total of eligible costs described in this Plan or in the Department Specific and Non-Environmental cost categories are not exceeded, line-item eligible activities, tasks, and costs within each respective Department Specific or Non-Environmental category 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. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Pursuant to Act 381, the Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with local and state school operating tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. For these purposes, it is the intent of the Authority to capture ten percent (10%) of the available incremental taxes annually during the term of this plan and, after Developer reimbursement is complete, an amount equal to fifteen percent (15%) of the Developer's proposed eligible activity costs as stated in this Plan. Ten percent (10%) of available incremental taxes captured annually during Developer

reimbursement is projected to be \$351,383. Fifteen percent (15%) of eligible activity costs stated in the Plan is \$413,810. The total projected capture for administrative operations and LBRF is \$765,193, as shown in Table 3. At the sole discretion of the WCBRA, all or part of the incremental local taxes captured for the LBRF in any tax year may be used to pay the administrative and operational costs of the Authority incurred in that year.

Fifty percent (50%) of the available incremental state education tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The estimated 2022 taxable value of the Property is \$1,823,910, which is the initial taxable value for this Plan. This value was obtained from the Scio Township's Online Property and Land Search. The anticipated taxable value at project completion is \$8,531,010, which is expected to be attained in calendar year 2024 (for tax year 2025); however, the actual taxable value in each year of this Plan will be determined by the Township Assessor.

Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 and Table 3 (Appendix B).

The Property is located within Scio Township's Downtown Development Authority (DDA) district. In accordance with the DDA plan and its base value, the DDA cannot capture any tax increment revenue generated by the project until the Property's taxable value exceeds \$4 million. Table 2a shows incremental revenue generated by the Property by taxable values between the brownfield initial taxable value (\$1,823,910) and the DDA base value (\$4 million). This revenue may be used for brownfield reimbursement. In accordance with the DDA plan, tax increment revenue generated by taxable value exceeding the \$4 million DDA base is split equally between the DDA and the taxing jurisdictions. The 50% of tax increment revenue that goes to the taxing jurisdictions may be captured for brownfield reimbursement. Table 2b shows the 50% of tax increment revenue from taxable value greater than the \$4 million DDA base that goes to the DDA. Table 2c shows the other 50% of tax increment revenue from taxable value greater than the \$4 million DDA base that may be captured for brownfield reimbursement. Table 2d shows the cumulative tax increment revenue that is available for brownfield reimbursement from Table 2a and Table 2c.

The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan. 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.

The WCBRA will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. 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 further limited to those eligible activities and costs approved by EGLE or MSF or that are otherwise eligible under Act 381.

The developer has received, a P.A. 210 Commercial Rehabilitation Act Exemption. The projected effect of this abatement is to reduce tax revenue from non-school millages for a period of five years. The tax increment revenue estimates shown in Table 2 reflect the 5-year assumption.

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 are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. It is estimated that all the developer's eligible costs will be reimbursed within 14 years after the first year of capture. Capture of incremental taxes to fund the LBRF and administrative operations as needed, will occur annually during the developer's reimbursement

period and after the developer's reimbursement period, as shown in Table 3. If EGLE or MSF elect 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 capture (the local taxes) 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

Developer will be responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor Scio Township will advance any funds to finance the eligible activities. All Plan financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA 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 Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cumulative eligible costs limit described in this Plan, unless the Plan is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursement of \$2,758,735, and LBRF/administrative and operational costs; or 2) 30 years. The proposed date for beginning tax capture is tax year 2023, unless said date is amended by action of the WCBRA. It is anticipated that the eligible expenses will be fully reimbursed, and the LBRF will be fully funded, within 16 years after the first year of tax increment capture.

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

Available incremental local and school operating tax revenues generated by the project will be captured by the WCBRA until all incurred eligible brownfield redevelopment costs and WCBRA administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan. The tax revenues available for capture by the WCBRA will be split between local and state sources, with approximately 33% being reimbursed with local tax revenues and approximately 67% being reimbursed with school operating tax revenues, based on the millage rates obtained from the Scio Township Treasurer's Office. The impact of the WCBRA incremental tax capture on local taxing jurisdictions is presented in Table 2 and Table 3 (Appendix B).

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

The Property has an address of 300 North Zeeb Road. It is approximately 29.14-acres in size and is bounded by residential development to the north and east, I-94 to the south, and North Zeeb Road followed by retail development to the west. Tax increment revenue generated by the Property will be captured for eligible activity reimbursement. A Property survey and legal description is included in Appendix C. Incremental revenue generated by personal property is not anticipated to be a significant

source of tax increment revenue; but to the extent available, will be captured for reimbursement of eligible activities.

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)

The Authority has established a Local Brownfield Revolving Fund (LBRF) in accordance with Act 381. Funds from the LBRF may be used, at the sole discretion of the Authority, to finance or reimburse eligible activities described in this Brownfield Plan or eligible activities subsequently approved, solely for LBRF funding, by administrative action of the Authority to be conducted on the eligible property described in this Brownfield Plan.

Up to approximately \$765,193, minus any local tax increment revenues used for administrative operations of the Authority, as described in Section III.A., is projected to be deposited in the LBRF under this Plan through capture of tax increment revenues during the developer reimbursement period. The LBRF contribution will be funded by capture of 10% of the available cumulative incremental taxes in each year that the developer is reimbursed, and an amount equal to 15% of eligible activity costs in the Plan (\$413,810) after developer reimbursement is complete. The LBRF funds will be used to support future redevelopment of brownfield sites within Washtenaw County.

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

This Plan has been approved by resolution of the Scio Township Board of Trustees and includes any limitations and/or conditions pursuant to that approval. The project has received a P.A. 210 property tax abatement for five years.

APPENDIX A
SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS



TABLE 1 - Pg 1 of 2
DEPARTMENT SPECIFIC ACTIVITIES
300 N. ZEEB RD. REDEVELOPMENT

DEPARTMENT SPECIFIC ELIGIBLE (EGLE) ACTIVITIES									
TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST	TIF SOURCES		
							State	Local	
BEA Activities									
Environmental Due Diligence ¹	Phase I ESA	\$ 3,000	ea.	1	\$ 3,000	\$ 3,000	\$ 2,268	\$ 732	
	Phase II/BEA	\$ 20,000	ea.	1	\$ 20,000	\$ 20,000	\$ 15,123	\$ 4,877	
BEA Activities Subtotal:						\$ 23,000	\$ 17,391	\$ 5,609	
Due Care Activities									
Due Care Planning	Reporting	\$ 50,000	ea.	1	\$ 50,000	\$ 50,000	\$ 37,808	\$ 12,192	
Hotspot Remediation	Mitigation/Excavation, Transportation, Disposal, Backfill	\$ 300.00	ton	1,000	\$ 300,000	\$ 300,000	\$ 226,850	\$ 73,150	
Exacerbation Prevention	Lining Stormwater Pond	\$ 25,000	ea.	1	\$ 25,000	\$ 25,000	\$ 18,904	\$ 6,096	
Due Care Activities Subtotal:						\$ 375,000	\$ 283,562	\$ 91,438	
Brownfield Plan and Work Plan									
Preparation of Brownfield Plan ¹	Act 381 Brownfield Plan	\$ 7,500	ea.	1	\$ 7,500	\$ 7,500	\$ 5,671	\$ 1,829	
Preparation and review of Act 381 Work Plan ¹	Act 381 Work Plan	\$ 7,500	ea.	1	\$ 7,500	\$ 7,500	\$ 5,671	\$ 1,829	
	Implementation of Brownfield Plan	\$ 15,000	ea.	1	\$ 15,000	\$ 15,000	\$ 11,342	\$ 3,658	
Brownfield Plan and Work Plan Subtotal:						\$ 30,000	\$ 22,685	\$ 7,315	
Environmental Subtotal:						\$ 428,000	\$ 323,638	\$ 104,362	
Contingency		\$ 375,000	Percentage	15%	\$ 56,250	\$ 56,250	\$ 42,534	\$ 13,716	
Interest		\$ 484,250	Percentage	5%	\$ 88,184	\$ 88,184	\$ 66,682	\$ 21,502	
TOTAL ELIGIBLE DEPARTMENT SPECIFIC (EGLE) COSTS:						\$ 572,434	\$ 432,854	\$ 139,580	



TABLE 1 - Pg 2 of 2
MSF ELIGIBLE ACTIVITIES AND COSTS
300 N. ZEEB RD. REDEVELOPMENT

MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES								
TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST	TIF SOURCES	
							State	Local
Asbestos and Hazardous Materials								
Asbestos Abatement	Assess and abate asbestos containing materials in the existing structures	\$ 595,000	ea.	1	\$ 595,000	\$ 595,000	\$ 449,919	\$ 145,081
Asbestos and Hazardous Materials Subtotal:						\$ 595,000	\$ 449,919	\$ 145,081
Demolition Activities								
Demolition	Interior Demolition	\$ 891,500	ea.	1	\$ 891,500	\$ 891,500	\$ 674,122	\$ 217,378
Site Construction Management	Planning, design, administrative, and management	5.0%	ea.	891,500	\$ 44,575	\$ 44,575	\$ 33,706	\$ 10,869
General Conditions	Contractor's mobilization, demobilization, site security, site office, etc.	5.0%	ea.	891,500	\$ 44,575	\$ 44,575	\$ 33,706	\$ 10,869
Demolition Activities Subtotal:						\$ 980,650	\$ 741,534	\$ 239,116
Brownfield Work Plans								
Preparation and review of Act 381 Work Plan	Brownfield Plan	\$ 7,500	ea.	1	\$ 7,500	\$ 7,500	\$ 5,671	\$ 1,829
	Act 381 Work Plan ¹	\$ 15,000	ea.	1	\$ 15,000	\$ 15,000	\$ 11,342	\$ 3,658
	Implementation of Brownfield Plan and Act 381 Work Plan ¹	\$ 15,000	ea.	1	\$ 15,000	\$ 15,000	\$ 11,342	\$ 3,658
Brownfield Work Plans Subtotal:						\$ 37,500	\$ 28,355	\$ 9,145
Non-Environmental Subtotal:						\$ 1,613,150	\$ 1,219,808	\$ 393,342
Non-Environmental Contingency		\$ 1,575,650	eligible costs	15%	\$ 236,348	\$ 236,348	\$ 178,718	\$ 57,630
Interest		\$ 1,849,498	eligible costs	5%	\$ 336,802	\$ 336,802	\$ 254,679	\$ 82,124
TOTAL ELIGIBLE NON-ENVIRONMENTAL (MSF) COSTS:						\$ 2,186,300	\$ 1,653,205	\$ 533,096

APPENDIX B
SUMMARY OF TAX INCREMENT REVENUE (TIR) CAPTURE AND TIR
REIMBURSEMENT ALLOCATION



TABLE 2a
Tax Increment Revenue Capture Estimates (Capture Below DDA Base)

300 N. Zeeb Rd. Redevelopment
Scio Twp., Michigan
4/19/2023

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2038	2039	
Base Taxable Value	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910
Estimated New TV	\$ 2,049,900	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Estimated Abated TV	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910
Incremental Difference (New TV - Base TV)	\$ 225,990	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090	\$ 2,176,090
School Capture																	
	Millage Rate																
State Education Tax (SET)	6.0000	\$ 1,356	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057	\$ 13,057
School Operating Tax	18.0000	\$ 4,068	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170	\$ 39,170
School Total	24.0000	\$ 5,424	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227
Local Capture⁵																	
	Millage Rate	Construction Peric	5-Year PA 210														
County	7.0413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,323	\$ 15,323	\$ 15,323	\$ 15,323	\$ 15,323	\$ 15,323	\$ 15,323	\$ 15,323
Twp-Operating	0.9104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,981	\$ 1,981	\$ 1,981	\$ 1,981	\$ 1,981	\$ 1,981	\$ 1,981	\$ 1,981
Twp-Conservation	0.4725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,028	\$ 1,028	\$ 1,028	\$ 1,028	\$ 1,028	\$ 1,028	\$ 1,028	\$ 1,028
Twp-Transportat	0.3468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755	\$ 755	\$ 755	\$ 755	\$ 755	\$ 755	\$ 755	\$ 755
Twp-Parks	0.6398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,392	\$ 1,392	\$ 1,392	\$ 1,392	\$ 1,392	\$ 1,392	\$ 1,392	\$ 1,392
School-Voted	2.4103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,245	\$ 5,245	\$ 5,245	\$ 5,245	\$ 5,245	\$ 5,245	\$ 5,245	\$ 5,245
Fire Services	1.3500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,938	\$ 2,938	\$ 2,938	\$ 2,938	\$ 2,938	\$ 2,938	\$ 2,938	\$ 2,938
Library-Operatng	1.8228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,967	\$ 3,967	\$ 3,967	\$ 3,967	\$ 3,967	\$ 3,967	\$ 3,967	\$ 3,967
WCC-Operating	3.3548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300
WISD	5.5989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,184	\$ 12,184	\$ 12,184	\$ 12,184	\$ 12,184	\$ 12,184	\$ 12,184	\$ 12,184
Local Total	23.9476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,113	\$ 52,113	\$ 52,113	\$ 52,113	\$ 52,113	\$ 52,113	\$ 52,113	\$ 52,113
Non-Capturable Millages⁵																	
	Millage Rate																
School-Debt	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922
Total Non-Capturable Taxes	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922	\$ 8,922
Total Tax Increment Revenue (TIR)		\$ 5,424	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 52,227	\$ 104,340	\$ 104,340	\$ 104,340	\$ 104,340	\$ 104,340	\$ 104,340	\$ 104,340	\$ 104,340
																	\$ 1,309,959



TABLE 2b
Tax Increment Revenue Capture Estimates (DDA Capture)

300 N. Zeeb Rd. Redevelopment
Scio Twp., Michigan
4/19/2023

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

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL			
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2038	2039				
Base Taxable Value	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000			
Estimated New TV	\$ -	\$ 8,531,010	\$ 8,701,630	\$ 8,875,663	\$ 9,053,176	\$ 9,234,240	\$ 9,418,924	\$ 9,607,303	\$ 9,799,449	\$ 9,995,438	\$ 10,195,347	\$ 10,399,254	\$ 10,607,239	\$ 10,819,383	\$ 11,035,771	\$ 11,256,487				
Estimated Abated TV	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000				
Incremental Difference (New TV - Base TV)	\$ -	\$ 4,531,010	\$ 4,701,630	\$ 4,875,663	\$ 5,053,176	\$ 5,234,240	\$ 5,418,924	\$ 5,607,303	\$ 5,799,449	\$ 5,995,438	\$ 6,195,347	\$ 6,399,254	\$ 6,607,239	\$ 6,819,383	\$ 7,035,771	\$ 7,256,487				
School Capture																				
	Millage Rate																			
State Education Tax (SET)	6.0000	\$ -															\$ -			
School Operating Tax	18.0000	\$ -															\$ -			
School Total	24.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Local Capture⁵																				
	Millage Rate	Construction Peric	5-Year PA 210																	
County	7.0413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,078	\$ 19,742	\$ 20,418	\$ 21,108	\$ 21,812	\$ 22,530	\$ 23,262	\$ 24,009	\$ 24,771	\$ 25,548	\$ 222,275
Twp-Operating	0.9104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,467	\$ 2,553	\$ 2,640	\$ 2,729	\$ 2,820	\$ 2,913	\$ 3,008	\$ 3,104	\$ 3,203	\$ 3,303	\$ 28,738
Twp-Conservation	0.4725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,280	\$ 1,325	\$ 1,370	\$ 1,417	\$ 1,464	\$ 1,512	\$ 1,561	\$ 1,611	\$ 1,662	\$ 1,715	\$ 14,915
Twp-Transportat	0.3468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940	\$ 973	\$ 1,006	\$ 1,040	\$ 1,075	\$ 1,110	\$ 1,146	\$ 1,183	\$ 1,220	\$ 1,259	\$ 10,948
Twp-Parks	0.6398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,734	\$ 1,794	\$ 1,855	\$ 1,918	\$ 1,982	\$ 2,047	\$ 2,114	\$ 2,182	\$ 2,251	\$ 2,322	\$ 20,197
School-Voted	2.4103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,531	\$ 6,758	\$ 6,989	\$ 7,226	\$ 7,467	\$ 7,712	\$ 7,963	\$ 8,219	\$ 8,479	\$ 8,745	\$ 76,086
Fire Services	1.3500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,658	\$ 3,785	\$ 3,915	\$ 4,047	\$ 4,182	\$ 4,320	\$ 4,460	\$ 4,603	\$ 4,749	\$ 4,898	\$ 42,616
Library-Operatng	1.8228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,939	\$ 5,111	\$ 5,286	\$ 5,464	\$ 5,647	\$ 5,833	\$ 6,022	\$ 6,215	\$ 6,413	\$ 6,614	\$ 57,541
WCC-Operating	3.3548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,090	\$ 9,406	\$ 9,728	\$ 10,057	\$ 10,392	\$ 10,734	\$ 11,083	\$ 11,439	\$ 11,802	\$ 12,172	\$ 105,902
WISD	5.5989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,170	\$ 15,698	\$ 16,236	\$ 16,784							\$ 63,887
Local Total	23.9476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,885	\$ 67,141	\$ 69,441	\$ 71,788	\$ 74,139	\$ 76,539	\$ 78,989	\$ 81,488	\$ 84,037	\$ 86,586	\$ 643,104
Non-Capturable Millages⁵																				
	Millage Rate																			
School-Debt	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,218	\$ 22,990	\$ 23,778	\$ 24,581	\$ 25,401	\$ 26,237	\$ 27,090	\$ 27,959	\$ 28,847	\$ 29,752	\$ 258,853
Total Non-Capturable Taxes	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,218	\$ 22,990	\$ 23,778	\$ 24,581	\$ 25,401	\$ 26,237	\$ 27,090	\$ 27,959	\$ 28,847	\$ 29,752	\$ 258,853
Total Tax Increment Revenue (TIR)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,885	\$ 67,141	\$ 69,441	\$ 71,788	\$ 74,139	\$ 76,539	\$ 78,989	\$ 81,488	\$ 84,037	\$ 86,586	\$ 643,105



TABLE 2c
Tax Increment Revenue Capture Estimates (Capture Above DDA Base)

300 N. Zeeb Rd. Redevelopment
Scio Twp., Michigan
4/19/2023

Estimated Taxable Value (TV) Increase Rate: 2% per year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL	
Plan Year	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2038	2039		
Base Taxable Value		\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	
Estimated New TV		\$ 8,531,010	\$ 8,701,630	\$ 8,875,663	\$ 9,053,176	\$ 9,234,240	\$ 9,418,924	\$ 9,607,303	\$ 9,799,449	\$ 9,995,438	\$ 10,195,347	\$ 10,399,254	\$ 10,607,239	\$ 10,819,383	\$ 11,035,771	\$ 11,256,487			
Estimated Abated TV		\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	
Incremental Difference (New TV - Base TV)		\$ -	\$ 4,531,010	\$ 4,701,630	\$ 4,875,663	\$ 5,053,176	\$ 5,234,240	\$ 5,418,924	\$ 5,607,303	\$ 5,799,449	\$ 5,995,438	\$ 6,195,347	\$ 6,399,254	\$ 6,607,239	\$ 6,819,383	\$ 7,035,771	\$ 7,256,487		
School Capture																			
	Millage Rate																		
State Education Tax (SET)	6.0000	\$ -	\$ 27,186	\$ 28,210	\$ 29,254	\$ 30,319	\$ 31,405	\$ 32,514	\$ 33,644	\$ 34,797	\$ 35,973	\$ 37,172	\$ 38,396	\$ 39,643	\$ 40,916	\$ 42,215	\$ 43,539	\$ 525,183	
School Operating Tax	18.0000	\$ -	\$ 81,558	\$ 84,629	\$ 87,762	\$ 90,957	\$ 94,216	\$ 97,541	\$ 100,931	\$ 104,390	\$ 107,918	\$ 111,516	\$ 115,187	\$ 118,930	\$ 122,749	\$ 126,644	\$ 130,617	\$ 1,575,545	
School Total	24.0000	\$ -	\$ 108,744	\$ 112,839	\$ 117,016	\$ 121,276	\$ 125,621	\$ 130,055	\$ 134,575	\$ 139,187	\$ 143,891	\$ 148,688	\$ 153,583	\$ 158,573	\$ 163,665	\$ 168,859	\$ 174,156	\$ 1,594,048	
Local Capture⁵																			
	Millage Rate	Construction Peric		5-Year PA 210															
County	7.0413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,078	\$ 19,742	\$ 20,418	\$ 21,108	\$ 21,812	\$ 22,530	\$ 23,262	\$ 24,009	\$ 24,771	\$ 25,548	\$ 222,275
Twp-Operating	0.9104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,467	\$ 2,553	\$ 2,640	\$ 2,729	\$ 2,820	\$ 2,913	\$ 3,008	\$ 3,104	\$ 3,203	\$ 3,303	\$ 28,738
Twp-Conservation	0.4725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,280	\$ 1,325	\$ 1,370	\$ 1,417	\$ 1,464	\$ 1,512	\$ 1,561	\$ 1,611	\$ 1,662	\$ 1,715	\$ 14,915
Twp-Transportat	0.3468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940	\$ 973	\$ 1,006	\$ 1,040	\$ 1,075	\$ 1,110	\$ 1,146	\$ 1,183	\$ 1,220	\$ 1,259	\$ 10,948
Twp-Parks	0.6398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,734	\$ 1,794	\$ 1,855	\$ 1,918	\$ 1,982	\$ 2,047	\$ 2,114	\$ 2,182	\$ 2,251	\$ 2,322	\$ 20,197
School-Voted	2.4103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,531	\$ 6,758	\$ 6,989	\$ 7,226	\$ 7,467	\$ 7,712	\$ 7,963	\$ 8,219	\$ 8,479	\$ 8,745	\$ 76,086
Fire Services	1.3500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,658	\$ 3,785	\$ 3,915	\$ 4,047	\$ 4,182	\$ 4,320	\$ 4,460	\$ 4,603	\$ 4,749	\$ 4,898	\$ 42,616
Library-Operatng	1.8228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,939	\$ 5,111	\$ 5,286	\$ 5,464	\$ 5,647	\$ 5,833	\$ 6,022	\$ 6,215	\$ 6,413	\$ 6,614	\$ 57,541
WCC-Operating	3.3548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,090	\$ 9,406	\$ 9,728	\$ 10,057	\$ 10,392	\$ 10,734	\$ 11,083	\$ 11,439	\$ 11,802	\$ 12,172	\$ 105,902
WISD	5.5989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,170	\$ 15,698	\$ 16,236	\$ 16,784	\$ 17,342	\$ 17,909	\$ 18,487	\$ 19,075	\$ 19,672	\$ 20,279	\$ 289,598
Local Total	23.9476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,885	\$ 67,141	\$ 69,441	\$ 71,788	\$ 74,188	\$ 76,638	\$ 79,141	\$ 81,697	\$ 84,306	\$ 86,968	\$ 868,815
Non-Capturable Millages⁵																			
	Millage Rate																		
School-Debt	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,218	\$ 22,990	\$ 23,778	\$ 24,581	\$ 25,401	\$ 26,237	\$ 27,090	\$ 27,959	\$ 28,847	\$ 29,752	\$ 258,853
Total Non-Capturable Taxes	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,218	\$ 22,990	\$ 23,778	\$ 24,581	\$ 25,401	\$ 26,237	\$ 27,090	\$ 27,959	\$ 28,847	\$ 29,752	\$ 258,853
Total Tax Increment Revenue (TIR)		\$ -	\$ 108,744	\$ 112,839	\$ 117,016	\$ 121,276	\$ 125,621	\$ 130,055	\$ 134,575	\$ 139,187	\$ 143,891	\$ 148,688	\$ 153,583	\$ 158,573	\$ 163,665	\$ 168,859	\$ 174,156	\$ 1,594,048	\$ 2,969,544



TABLE 2d
Tax Increment Revenue Capture Estimates (Capture Roll Up)

300 N. Zeeb Rd. Redevelopment
Scio Twp., Michigan
4/19/2023

Estimated Taxable Value (TV) Increase Rate: 2% per year																	TOTAL
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2038	2039	
Base Taxable Value	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	
Estimated New TV	\$ 2,500,000	\$ 8,500,000	\$ 8,670,000	\$ 8,843,400	\$ 9,020,268	\$ 9,200,673	\$ 9,384,687	\$ 9,572,381	\$ 9,763,828	\$ 9,959,105	\$ 10,158,287	\$ 10,361,453	\$ 10,568,682	\$ 10,780,055	\$ 10,995,656	\$ 11,215,569	
Estimated Abated TV	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	\$ 1,823,910	
Incremental Difference (New TV - Base TV)	\$ 676,090	\$ 6,676,090	\$ 6,846,090	\$ 7,019,490	\$ 7,196,358	\$ 7,376,763	\$ 7,560,777	\$ 7,748,471	\$ 7,939,918	\$ 8,135,195	\$ 8,334,377	\$ 8,537,543	\$ 8,744,772	\$ 8,956,145	\$ 9,171,746	\$ 9,391,659	
School Capture																	
	Millage Rate																
State Education Tax (SET)	6.0000	\$ 1,356	\$ 40,243	\$ 41,267	\$ 42,311	\$ 43,376	\$ 44,462	\$ 45,571	\$ 46,701	\$ 47,854	\$ 49,030	\$ 50,229	\$ 51,453	\$ 52,700	\$ 53,973	\$ 55,272	
School Operating Tax	18.0000	\$ 4,068	\$ 120,728	\$ 123,799	\$ 126,932	\$ 130,127	\$ 133,386	\$ 136,711	\$ 140,101	\$ 143,560	\$ 147,088	\$ 150,686	\$ 154,357	\$ 158,100	\$ 161,919	\$ 165,814	
School Total	24.0000	\$ 5,424	\$ 160,971	\$ 165,066	\$ 169,243	\$ 173,503	\$ 177,848	\$ 182,282	\$ 186,802	\$ 191,414	\$ 196,118	\$ 200,915	\$ 205,810	\$ 210,800	\$ 215,892	\$ 221,086	
Local Capture⁵																	
	Millage Rate	Construction Peric	5-Year PA 210														
County	7.0413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,401	\$ 35,065	\$ 35,741	\$ 36,431	\$ 37,135	\$ 37,853	\$ 38,585	\$ 39,332	
Twp-Operating	0.9104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,448	\$ 4,534	\$ 4,621	\$ 4,710	\$ 4,801	\$ 4,894	\$ 4,989	\$ 5,085	
Twp-Conservation	0.4725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,308	\$ 2,353	\$ 2,398	\$ 2,445	\$ 2,492	\$ 2,540	\$ 2,589	\$ 2,639	
Twp-Transportat	0.3468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,695	\$ 1,728	\$ 1,761	\$ 1,795	\$ 1,830	\$ 1,865	\$ 1,901	\$ 1,938	
Twp-Parks	0.6398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,126	\$ 3,186	\$ 3,247	\$ 3,310	\$ 3,374	\$ 3,439	\$ 3,506	\$ 3,574	
School-Voted	2.4103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,776	\$ 12,003	\$ 12,234	\$ 12,471	\$ 12,712	\$ 12,957	\$ 13,208	\$ 13,464	
Fire Services	1.3500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,596	\$ 6,723	\$ 6,853	\$ 6,985	\$ 7,120	\$ 7,258	\$ 7,398	\$ 7,541	
Library-Operatng	1.8228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,906	\$ 9,078	\$ 9,253	\$ 9,431	\$ 9,614	\$ 9,800	\$ 9,989	\$ 10,182	
WCC-Operating	3.3548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,390	\$ 16,706	\$ 17,028	\$ 17,357	\$ 17,692	\$ 18,034	\$ 18,383	\$ 18,739	
WISD	5.5989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,354	\$ 27,882	\$ 28,420	\$ 28,968	\$ 29,526	\$ 30,094	\$ 30,672	\$ 31,260	
Local Total	23.9476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,998	\$ 119,254	\$ 121,554	\$ 123,901	\$ 126,339	\$ 128,772	\$ 131,200	\$ 133,623	
Non-Capturable Millages⁵																	
	Millage Rate																
School-Debt	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,140	\$ 31,912	\$ 32,700	\$ 33,503	\$ 34,323	\$ 35,159	\$ 36,012	\$ 36,881	
Total Non-Capturable Taxes	4.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,140	\$ 31,912	\$ 32,700	\$ 33,503	\$ 34,323	\$ 35,159	\$ 36,012	\$ 36,881	
Total Tax Increment Revenue (TIR)		\$ 5,424	\$ 160,971	\$ 165,066	\$ 169,243	\$ 173,503	\$ 177,848	\$ 182,282	\$ 186,802	\$ 191,414	\$ 196,118	\$ 200,915	\$ 205,810	\$ 210,800	\$ 215,892	\$ 221,086	



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
 300 N. Zeeb Rd. Redevelopment
 Scio Twp., Michigan
 4/19/2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	66.6%	\$ 1,837,994	\$ -	\$ 1,837,994
Local	33.4%	\$ 920,741	\$ -	\$ 920,741
TOTAL		\$ 2,758,735	\$ -	\$ 2,758,735
EGLE	20.7%	\$ 572,434	\$ -	\$ 572,434
MSF	79.3%	\$ 2,186,301	\$ -	\$ 2,186,301

Estimated Capture	
Administrative Fees	\$ -
State Revolving Fund	\$ 361,201
LBRF/Administrative/Operating	\$ 765,193

Estimated Total Years of Plan:	16
Estimated Developer Reimbursement Years of Plan:	14

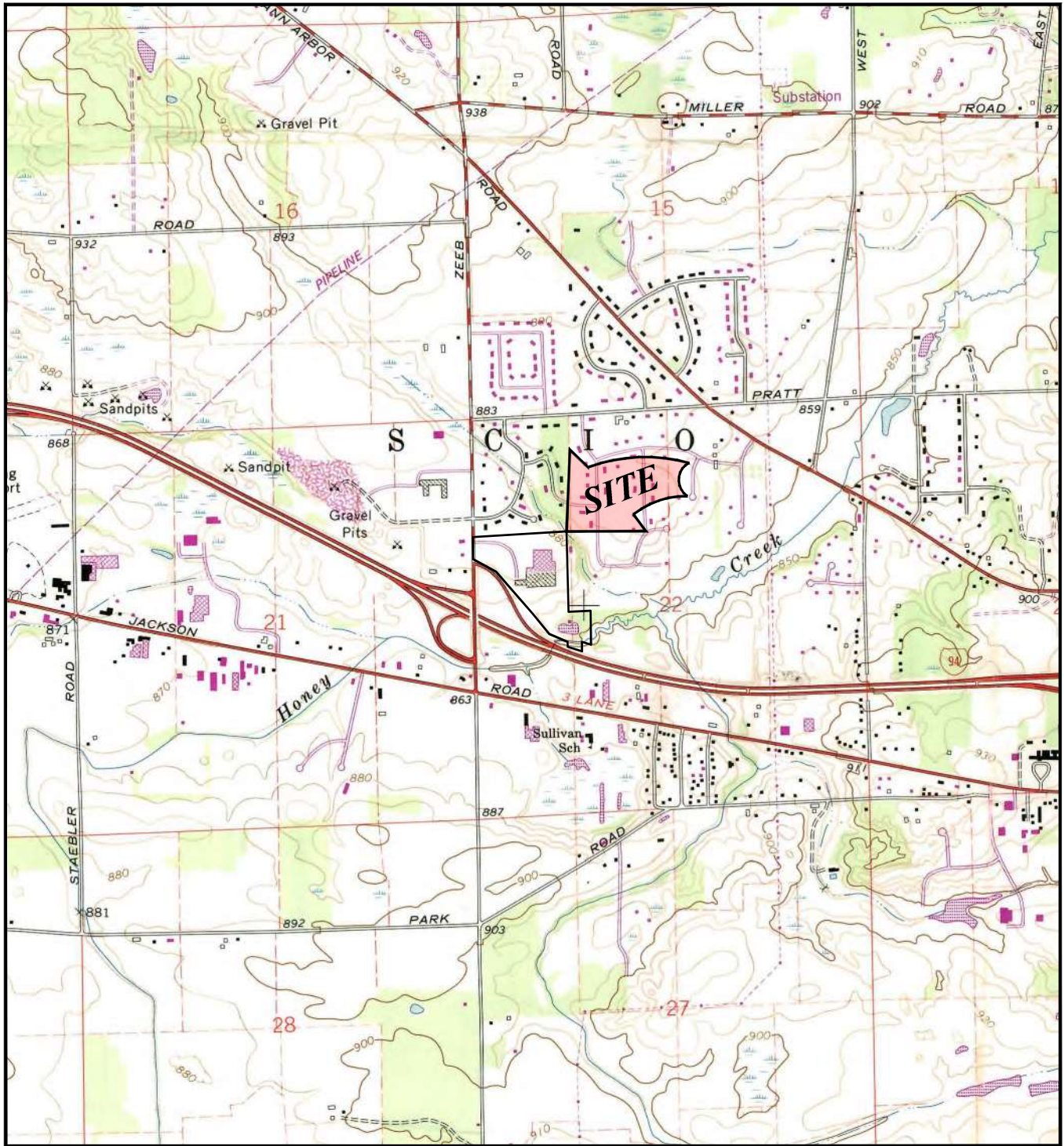
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Total State Incremental Revenue	\$ 5,424	\$ 160,971	\$ 165,066	\$ 169,243	\$ 173,503	\$ 177,848	\$ 182,282	\$ 186,802	\$ 191,414	\$ 196,118	\$ 200,915	\$ 205,810	\$ 210,800	\$ 215,892	\$ 221,086	\$ 226,383	\$ 2,889,557
State Brownfield Revolving Fund (50% of SET)	\$ 678	\$ 20,122	\$ 20,634	\$ 21,156	\$ 21,688	\$ 22,231	\$ 22,786	\$ 23,351	\$ 23,927	\$ 24,515	\$ 25,115	\$ 25,727	\$ 26,350	\$ 26,987	\$ 27,636	\$ 28,298	\$ 361,201
State TIR Available for Reimbursement	\$ 4,746	\$ 140,849	\$ 144,432	\$ 148,087	\$ 151,815	\$ 155,617	\$ 159,496	\$ 163,451	\$ 167,487	\$ 171,603	\$ 175,800	\$ 180,083	\$ 184,450	\$ 188,905	\$ 193,450	\$ 198,085	\$ 2,528,356
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,998	\$ 119,254	\$ 121,554	\$ 123,901	\$ 143,639	\$ 146,651	\$ 149,723	\$ 152,857	\$ 156,054	\$ 159,315	\$ 1,389,945
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,998	\$ 119,254	\$ 121,554	\$ 123,901	\$ 143,639	\$ 146,651	\$ 149,723	\$ 152,857	\$ 156,054	\$ 159,315	\$ 1,389,946
Total Available State/Local TIR	\$ 4,746	\$ 140,849	\$ 144,432	\$ 148,087	\$ 151,815	\$ 155,617	\$ 276,494	\$ 282,705	\$ 289,041	\$ 295,504	\$ 319,439	\$ 326,734	\$ 334,173	\$ 341,762	\$ 349,504	\$ 357,400	\$ 3,918,302
Total Balance																	
Developer Reimbursement Balance (end of year)	\$ 2,758,735	\$ 2,754,531	\$ 2,629,779	\$ 2,501,854	\$ 2,370,691	\$ 2,236,226	\$ 2,098,394	\$ 1,851,828	\$ 1,599,728	\$ 1,341,983	\$ 1,078,481	\$ 793,498	\$ 502,010	\$ 203,889	\$ -	\$ -	\$ -
DEVELOPER REIMBURSEMENT																	
MSF Non-Environmental Activities Costs	\$ 2,186,301	\$ 3,332	\$ 98,866	\$ 101,381	\$ 103,947	\$ 106,564	\$ 109,232	\$ 111,955	\$ 114,731	\$ 117,564	\$ 120,453	\$ 123,399	\$ 126,406	\$ 129,471	\$ 132,596	\$ 135,771	\$ 2,186,301
State Tax Reimbursement	\$ 1,653,207	\$ 3,332	\$ 98,866	\$ 101,381	\$ 103,947	\$ 106,564	\$ 109,232	\$ 111,955	\$ 114,731	\$ 117,564	\$ 120,453	\$ 123,399	\$ 126,406	\$ 129,471	\$ 132,596	\$ 135,771	\$ 1,653,207
Local Tax Reimbursement	\$ 533,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,449	\$ 85,058	\$ 86,699	\$ 88,373	\$ 90,111	\$ 91,923	\$ 93,800	\$ 95,742	\$ 97,749	\$ 533,094
MSF Activities Reimbursement Balance	\$ 2,182,969	\$ 2,084,103	\$ 1,982,723	\$ 1,878,776	\$ 1,772,212	\$ 1,662,980	\$ 1,467,576	\$ 1,267,787	\$ 1,063,523	\$ 854,698	\$ 628,848	\$ 397,844	\$ 161,583	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 572,434	\$ 872	\$ 25,886	\$ 26,544	\$ 27,216	\$ 27,901	\$ 28,600	\$ 29,313	\$ 30,040	\$ 30,782	\$ 31,538	\$ 32,309	\$ 33,096	\$ 33,899	\$ 34,727	\$ 35,580	\$ 572,434
State Tax Reimbursement	\$ 432,856	\$ 872	\$ 25,886	\$ 26,544	\$ 27,216	\$ 27,901	\$ 28,600	\$ 29,313	\$ 30,040	\$ 30,782	\$ 31,538	\$ 32,309	\$ 33,096	\$ 33,899	\$ 34,727	\$ 35,580	\$ 432,856
Local Tax Reimbursement	\$ 139,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,849	\$ 22,271	\$ 22,700	\$ 23,138	\$ 23,624	\$ 24,166	\$ 24,752	\$ 25,389	\$ 26,067	\$ 139,579
Total EGLE Reimbursement Balance	\$ 571,562	\$ 545,676	\$ 519,132	\$ 491,916	\$ 464,014	\$ 435,414	\$ 384,252	\$ 331,942	\$ 278,460	\$ 223,783	\$ 164,650	\$ 104,166	\$ 42,307	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement¹	\$ 2,758,735	\$ 4,204	\$ 124,752	\$ 127,925	\$ 131,163	\$ 134,465	\$ 137,832	\$ 246,566	\$ 252,100	\$ 257,745	\$ 263,502	\$ 269,488	\$ 275,699	\$ 282,136	\$ 288,825	\$ 295,771	\$ 2,758,735
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits	\$ 542	\$ 16,097	\$ 16,507	\$ 16,924	\$ 17,350	\$ 17,785	\$ 29,928	\$ 30,605	\$ 31,296	\$ 32,002	\$ 34,456	\$ 35,246	\$ 36,052	\$ 137,873	\$ 275,938	\$ 36,593	\$ 765,193
State Tax Capture	10.0%	\$ 542	\$ 16,097	\$ 16,507	\$ 16,924	\$ 17,350	\$ 17,785	\$ 18,228	\$ 18,680	\$ 19,141	\$ 19,612	\$ 20,092	\$ 20,581	\$ 21,080	\$ 76,208	\$ 152,521	\$ 20,226
Local Tax Capture	10.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,700	\$ 11,925	\$ 12,155	\$ 12,390	\$ 14,364	\$ 14,665	\$ 14,972	\$ 61,665	\$ 123,416	\$ 16,367

Footnotes:

1. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 10% removed for LBRF contributions.

APPENDIX C

SITE MAPS LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN



MICHIGAN QUADRANGLE LOCATION

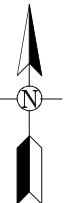
WASHTENAW COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

ANN ARBOR WEST, MI QUADRANGLE, 1965. PHOTO REVISED 1983.



PROJ: INDUSTRIAL PROPERTY
300 NORTH ZEEB ROAD
ANN ARBOR, MI

THIS IS NOT A LEGAL
SURVEY

VERIFY SCALE
0 2,000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: KS DATE: 1/22/2020

CHKD BY: NL SCALE: 1" = 2,000'

FILE NAME:
01-3334-8-002F00R00

RESIDENTIAL

LEGEND:

	SUBJECT PROPERTY
	PARCEL / LOT BOUNDARIES
	ELEC
	ELECTRIC
	GAS
	F0
	FIBER OPTIC
	TRENCH DRAIN
	UST
	UNDERGROUND STORAGE TANK

373 NORTH ZEEB ROAD
MCDONALDS

325 NORTH ZEEB ROAD
BP GASOLINE STATION AND TIM HORTON'S

NORTH ZEEB ROAD

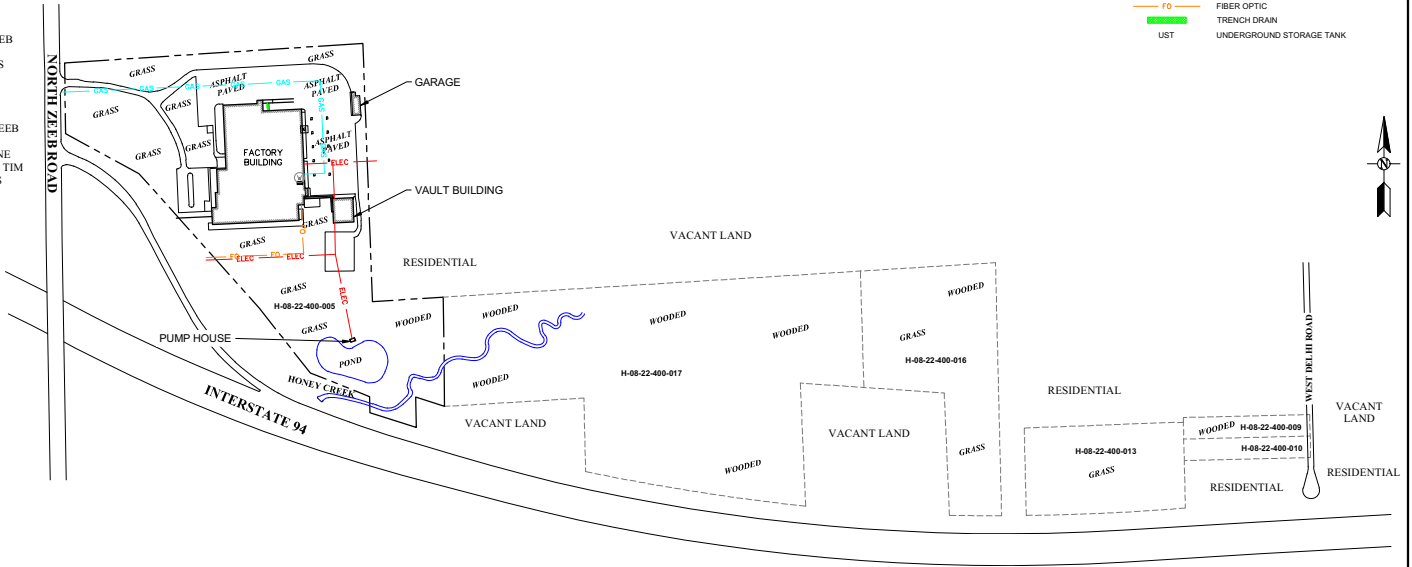


FIGURE 2A SUBJECT PROPERTY AND ADJOINING PROPERTIES	
PROJECT: INDUSTRIAL PROPERTY 300 NORTH ZEEB ROAD ANN ARBOR, MI	
THIS IS NOT A LEGAL SURVEY VERIFY SCALE: 400'	DRN BY: KSL/LJH CHRD BY: NL DATE: 8/19/2022 SCALE: 1" = 400'
FILE NAME: 01-3334-8-002F00R00	

Legal Description

300 North Zeeb Road, Scio Township, Washtenaw County, Michigan

COM AT W 1/4 COR OF SEC 22; TH N 00-54-10 W 1072.69 FT ON W/L OF SEC AND CNTRLINE OF ZEEB RD FOR A POB; TH N 85-16-20 E 1299.20 FT; TH S 00-51-00 E 1081.60 FT ALG THE E/L OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION; TH E'LY ALG E/W 1/4 LINE OF SEC 322.60 FT; TH S'LY DEFLECTING 92-54-30 TO RIGHT 450.58 FT; TH N 72-03-57 W 127.80 FT; TH S 00-29-38 W 132.82 FT TO THE N ROW LINE OF I-94; TH W'LY ALG SAID ROW LINE 200 FT TO E LINE OF W 1/2 OF SW 1/4 OF SAID SEC; TH N 00-56-00 W 64 FT; TH W'LY ALG ARC OF RAD 8409.42 FT CURVING N'LY, CHD 262.50 FT N 70-28-00 W; TH N 39-35-18 W 1115.90 FT CONT ALG N ROW LINE OF WESTBOUND OFF RAMP TO ZEEB RD; TH N 62-52-43 W 343.56 FT; TH N 00-59-43 W 153.48 FT; TH S 86-34-20 W 50.39 FT; TH N 00-54-10 W 140.01 FT TO POB. T2S R5E 29.14 AC