The Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, authorizes municipalities to create Brownfield Redevelopment Authorities to facilitate the implementation of Brownfield plans and promote revitalization of Brownfield properties through the use of tax increment financing of eligible activities.

An eligible property is a “facility” as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, (NREPA) or a “blighted” or “functionally obsolete” property in a qualified local unit of government as defined in Act 381. A municipality may establish an Authority. The Authority develops and approves a Brownfield plan that identifies properties the Authority will conduct eligible activities and from which it will capture taxes. In most cases, properties are identified by the municipality in conjunction with a developer interested in redeveloping a property.

The Michigan Economic Growth Authority’s (MEGA) approval is required for all work plans for projects in which taxes levied for school operating purposes will be captured to pay for eligible activities. Eligible development activities requiring MEGA approval include infrastructure improvements that directly benefit the eligible property, demolition of structures that is not a response activity, and lead or asbestos abatement on contaminated, blighted, or functionally obsolete properties. The Michigan Department of Environmental Quality’s activities include baseline environmental assessments, due care activities, and additional response activities under the NREPA.

This report is a summary of the information contained in Brownfield plans and work plans submitted to the MEGA for which tax increment revenues are being collected or will be collected in the future. During the period of January 1, 2008, through December 31, 2008, thirty-four (34) work plans and three (3) work plan amendments were received from eleven (22) different local units of government and a total of $234,712,258 was approved by the MEGA for eligible activities at eligible properties. Of this $234,712,258 total, $128,493,282 was approved from School Taxes and $106,218,976 was approved for Non-School Taxes.

Actual tax increment revenues received by Authorities from all taxing jurisdictions, including state and local school taxes, will be provided in a report prepared by the State Tax Commission of the Michigan Department of Treasury pursuant to Section 16 (4) of Act 381.
Plan Submitted By: City of Manistee Brownfield Redevelopment Authority

Property Name: 1513 State Street

Property Address: 1513 State Street

City: Manistee

County: Manistee

Brownfield Plan Name: American Materials, LLC Redevelopment Project

Current Ownership: Seng Dock & Trucking, Inc.

Proposed Future Ownership: American Materials, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential and Various Industrial/Manufacturing

Current Use of Property: Waste Materials Storage and Staging area for Recycled Oil Filters

Eligibility Classification: Facility

Existing Zoning: Industrial

Proposed Future Zoning: Industrial

Proposed Development: Material Depot/Transfer Station

Description of Eligible Activities: Infrastructure Improvements, Site Preparation, Contingency, MEGA Review & Prep

Approved Activity Cost: $522,925

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<th>Non-School Taxes</th>
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<tbody>
<tr>
<td>TOTAL</td>
<td>$224,328</td>
<td>$298,597</td>
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</table>

Estimated First Year of Tax Capture: 2020

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Battle Creek Brownfield Redevelopment Authority

Property Name: WKKI property & 6 additional parcels

Property Address: East Hamblin Ave, South Monroe St., East Fountain St.

City: Battle Creek

County: Calhoun

Brownfield Plan Name: W.K. Kellogg Institute for Food and Nutrition Research Expansion Project

Current Ownership: Kellogg Company, East Hamblin Enterprises, LLC, and Battle Creek Unlimited

Proposed Future Ownership: Kellogg Company

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential and Industrial

Current Use of Property: Kellogg’s Research and Development Complex, Vacant, Parking, and Storage

Eligibility Classification: Facility

Existing Zoning: C3 Intensive Business, I2 Heavy Industrial, C4 Central Business, I1 Light Industrial

Proposed Future Zoning: C3 Intensive Business, I2 Heavy Industrial, C4 Central Business, I1 Light Industrial

Proposed Development: Mixed-Use Office, Laboratory, and Pilot Plant facilities, WKKI building expansion, Parking

Description of Eligible Activities: Demolition, Public Infrastructure, Site Preparation, Contingency, MEGA Review and Prep

Approved Activity Cost: $1,294,643

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Estimated Tax Capture*:

Estimated First Year of Tax Capture: 2016

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Grand Rapids Brownfield Redevelopment Authority

Property Name: Stratus Properties

Property Address: 345 State Street SE & 131 Madison SE

City: Grand Rapids

County: Kent

Brownfield Plan Name: Stratus Properties, LLC

Current Ownership: Stratus Properties, LLC

Proposed Future Ownership: Stratus Properties, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Gas Station, Commercial, Parking

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: C-2

Proposed Future Zoning: C-2

Proposed Development: General/Medical Office, Residential, Storage, and Parking

Description of Eligible Activities: Demolition, Lead, and Asbestos Abatement, Site Preparation, Contingency, MEGA Review & Prep

Approved Activity Cost: $333,750

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<td>$215,039</td>
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Estimated First Year of Tax Capture: 2008

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Southfield Brownfield Redevelopment Authority
Property Name: Comau, Inc. manufacturing operations
Property Address: 24000 West Eight Mile Road
City: Southfield
County: Oakland
Brownfield Plan Name: Comau Southfield Redevelopment - Comau, Inc.
Current Ownership: Comau, Inc.
Proposed Future Ownership: Comau, Inc.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Manufacturing of automation products
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: I-1 Industrial
Proposed Future Zoning: I-1 Industrial
Proposed Development: Comau's Southfield world headquarters
Description of Eligible Activities: Demolition, Contingency, MEGA Review and Prep
Approved Activity Cost: $264,000

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<td>$170,764</td>
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Estimated First Year of Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Leelanau County Brownfield Redevelopment Authority

Property Name: Former Leelanau County Complex

Property Address: Ten Parcels in Leland Township

City: Leland Twp.

County: Leelanau

Brownfield Plan Name: Former Leelanau County Complex Redevelopment Project

Current Ownership: Leelanau County, Leland Township, and Leland Township Fire Department

Proposed Future Ownership: Varley-Kelly Properties, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Government Offices

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Commercial and Residential

Proposed Future Zoning: Residential

Proposed Development: Residential development with single and multi family units

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Contingency MEGA Review and Prep

Approved Activity Cost: $350,750

Estimated Tax Capture*

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<td>$167,403</td>
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Estimated First Year of Tax Capture: 2008

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Grand Rapids
Property Name: Third Coast Properties
Property Address: 1697 Michigan Street NE
City: Grand Rapids
County: Kent
Brownfield Plan Name: Third Coast Development Partners, LLC
Current Ownership: Third Coast Development Partners, LLC
Proposed Future Ownership: Third Coast Development Partners, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Retail furniture sales
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: SD-NOS Special District-Neighborhood Office Services
Proposed Future Zoning: SD-NOS Special District-Neighborhood Office Services
Proposed Development: Child Development Center
Description of Eligible Activities: Demolition, Site Preparation, Brownfield/Work Plan Prep, & Contingency
Approved Activity Cost: $207,277

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Estimated First Year of Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Wayne County  
Property Name: Pinnacle Race Course  
Property Address: 18000 Vining Road  
City: Huron Township  
County: Wayne  
Brownfield Plan Name: Pinnacle Race Course Project  
Current Ownership: Wayne County Land Bank  
Proposed Future Ownership: Post It Stables, Inc.  
Delinquent Taxes, Interest and Penalties: None  
Historical Use of Property: Residential housing, commercial farming and public purposes  
Current Use of Property: Vacant  
Eligibility Classification: Facility  
Existing Zoning: Special Purpose  
Proposed Future Zoning: Special Purpose  
Proposed Development: Pinnacle Race Course  
Description of Eligible Activities: Demolition, Infrastructure Improvements & Contingency  
Approved Activity Cost: $41,635,750  

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<td>$19,718,692</td>
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Estimated First Year of Tax Capture: 2009  
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Detroit
Property Name: 4830 Cass Ave
Property Address: 4830 Cass Ave
City: Detroit
County: Wayne
Brownfield Plan Name: 4830 Cass Avenue Project
Current Ownership: UrbCamCom/WSU I, LLC
Proposed Future Ownership: UrbCamCom/WSU I, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: A variety of residential and commercial uses since the 1890s including an auto service station.
Current Use of Property: The property is occupied by two vacant buildings, a church and the Christian Science Reading Room.
Eligibility Classification: Facility
Existing Zoning: B4 General Business District
Proposed Future Zoning: B4 General Business District
Proposed Development: A five-story, mixed-use commercial building.
Description of Eligible Activities: Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency
Approved Activity Cost: $429,998

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Estimated First Year of Tax Capture: 2008
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Detroit
Property Name: Metro Livernois Property
Property Address: 6100 McGraw
City: Detroit
County: Wayne
Brownfield Plan Name: Metro Livernois Property
Current Ownership: Metro Livernois, LLC
Proposed Future Ownership: Metro Livernois, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: A variety of commercial and industrial purposes including the former Kelsey Hayes Wheel Company plant, lumber yard, gasoline and auto service station, foundries, warehouses and machining shops, and is severely blighted.
Current Use of Property: Several buildings that have been abandoned for more than a dozen years and have been used as an illegal dump.
Eligibility Classification: Facility
Existing Zoning: B-1 and B-2
Proposed Future Zoning: B-1 and B-2
Proposed Development: A 90,000 square foot neighborhood commercial center
Description of Eligible Activities: Demolition, Site Preparation, Lead and Asbestos Abatement & Contingency
Approved Activity Cost: $1,834,250

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<td>$1,277,042</td>
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Estimated First Year of Tax Capture: 2008
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Lansing

Property Name: Ottawa Block

Property Address: 810 West Ottawa Street and 221 North Sycamore Street

City: Lansing

County: Ingham

Brownfield Plan Name: Ottawa Block Development

Current Ownership: Sycamore Street Partners, LLC

Proposed Future Ownership: Sycamore Street Partners, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential and converted residential to office

Current Use of Property: Vacant and four (4) single family homes

Eligibility Classification: Facility

Existing Zoning: "DM-3" and "C" Residential

Proposed Future Zoning: "DM-3" and "C" Residential or Other Permissible Residential

Proposed Development: 70 residential condominiums/town houses and a 5,000 square foot neighborhood grocer and retail center.

Description of Eligible Activities: Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency

Approved Activity Cost: $1,126,036

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Estimated Tax Capture*

Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Troy

Property Name: Pavilions of Troy

Property Address: North of Big Beaver & West of Coolidge

City: Troy

County: Oakland

Brownfield Plan Name: Pavilions of Troy

Current Ownership: Diamond Troy JV LLC

Proposed Future Ownership: Diamond Troy JV LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Kmart Headquarters

Current Use of Property: Vacant Kmart Headquarters

Eligibility Classification: Functionally Obsolete

Existing Zoning: Planned Unit Development (PUD)

Proposed Future Zoning: Planned Unit Development (PUD)

Proposed Development: 40 acre Mixed Use Redevelopment

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement & Contingency

Approved Activity Cost: $8,444,554

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<th>Estimated Tax Capture*</th>
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<tbody>
<tr>
<td>TOTAL</td>
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<td>$1,335,443</td>
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Estimated First Year of Tax Capture: 2008

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Detroit Brownfield Redevelopment Authority

Property Name: Former Detroit Police 8th Precinct Property

Property Address: 21310 - 21400 Grand River Avenue

City: Detroit

County: Wayne

Brownfield Plan Name: Former Detroit Police 8th Precinct Property

Current Ownership: Grand River & Sixth Mile, LLC

Proposed Future Ownership: TBD

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Two gas stations, an auto repair facility and a machine shop.

Current Use of Property: Former Detroit Police 8th Precinct Station

Eligibility Classification: Facility

Existing Zoning: B-4 General Business District

Proposed Future Zoning: B-4 General Business District

Proposed Development: Neighborhood Retail Center

Description of Eligible Activities: Demolition, Site Preparation, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency

Approved Activity Cost: $631,600

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Estimated Tax Capture:

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<tr>
<td>TOTAL</td>
<td>$231,238</td>
<td>$400,362</td>
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</table>

Estimated First Year of Tax Capture: 2008

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Muskegon
Property Name: 2400/2500 Block South Henry Street
Property Address: 2410, 2474, 2477 and 2501 South Henry Street
City: Muskegon
County: Muskegon
Brownfield Plan Name: Betten Project
Current Ownership: Betten Chevrolet and Betten Automotive, Inc.
Proposed Future Ownership: Betten Chevrolet and Betten Automotive, Inc.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Repair shop, parking lots, automotive dealership, agricultural, and auto body shop and repair.
Current Use of Property: Betten Chevy Dealer
Eligibility Classification: Facility
Existing Zoning: B-4 General Business
Proposed Future Zoning: B-4 General Business
Proposed Development: Remediation of the site and the expansion of automotive related retail and service businesses.
Description of Eligible Activities: Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency
Approved Activity Cost: $1,304,620

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<td>School Taxes</td>
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<tr>
<td>Non-School Taxes</td>
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</table>

Estimated First Year of Tax Capture: 2008
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Lansing

Property Name: Former Ottawa Power Station

Property Address: 217 East Ottawa Street and 300, 312 and 320 North Grand

City: Lansing

County: Ingham

Brownfield Plan Name: Accident Fund Insurance Company of America - National Headquarters Campus Development

Current Ownership: Lansing Board of Water and Light

Proposed Future Ownership: Phoenix Development Partners, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: The historic Ottawa Street Station, a decommissioned electric power generation facility.

Current Use of Property: Vacant Ottawa Street Station

Eligibility Classification: Facility

Existing Zoning: G-1 Business District

Proposed Future Zoning: G-1 Business District

Proposed Development: Class A office space

Description of Eligible Activities: Demolition, Infrastructure Improvements & Interest

Approved Activity Cost: $33,300,889

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<tr>
<td>TOTAL</td>
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Estimated First Year of Tax Capture: 2022

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of East Lansing

Property Name: City Center II

Property Address: 315, 341-345 Evergreen Ave; 100, 124, 128, 130, 136 and 140 West Grand River Ave

City: East Lansing

County: Ingham

Brownfield Plan Name: City Center Two Urban Development Project

Current Ownership: City Center Two Project, LLC and City of East Lansing

Proposed Future Ownership: City Center Two Project, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Apartment Buildings, Single Family Residential, Parking Lots, Commercial Office Buildings, Retail Stores, Bank, Restaurants, Auto Repair and Sales

Current Use of Property: Apartment Buildings, Single Family Residential, Parking Lots, Commercial Office Buildings, Retail Stores, Bank, Restaurants

Eligibility Classification: Facility/Functionally Obsolete

Existing Zoning: B-3, RM-32 and P

Proposed Future Zoning: B-3, RM-32 and P

Proposed Development: The 10-story mixed-use building will include retail, restaurant, hotel, office, residential apartments and a performing arts center. The 5-story mixed-use building will include retail and apartments. A 6-level parking deck w/ 520 spaces. A 3-story 6-unit townhouse building. A 3-story 8-unit townhouse building. A 4-story apartment building. A one level parking structure w/ 150 spaces. Total 585,000 square feet.

Description of Eligible Activities: Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement & Interest

Approved Activity Cost: $57,835,839

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<th>Estimated Tax Capture*</th>
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<tr>
<td>TOTAL</td>
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<td>$11,548,807</td>
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Estimated First Year of Tax Capture: 2010

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Submitted by the Michigan Economic Development Corporation
Plan Submitted By: City of Lansing

Property Name: Former Cedar Street School

Property Address: 1106 North Cedar

City: Lansing

County: Ingham

Brownfield Plan Name: Former Cedar Street School

Current Ownership: Cedar St. School LLC

Proposed Future Ownership: Old Town Medical Building LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Elementary school building

Current Use of Property: Former elementary school building

Eligibility Classification: Functionally Obsolete

Existing Zoning: J-Parking & D-1 Professional Office

Proposed Future Zoning: E-2 Local Shopping District

Proposed Development: 3 floor commercial tenant space

Description of Eligible Activities: Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement & Contingency

Approved Activity Cost: $428,322

Estimated Tax Capture*

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<td>TOTAL</td>
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Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Dearborn

Property Name: Montgomery Ward Redevelopment Project

Property Address: 13551 Michigan Avenue

City: Dearborn

County: Wayne

Brownfield Plan Name: Redevelopment of the Former Dearborn Montgomery Ward Property

Current Ownership: City of Dearborn

Proposed Future Ownership: Redico Holdings, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Montgomery Ward

Current Use of Property: Vacant Montgomery Ward

Eligibility Classification: Facility

Existing Zoning: General Business District (B-C) & Vehicle Parking (VP)

Proposed Future Zoning: General Business District (B-C) & Vehicle Parking (VP)

Proposed Development: A new three level Class A medical facility with integrated, complementary retail will be built on the property.

Description of Eligible Activities: Demolition, Infrastructure Improvement, Site Preparation, Brownfield/Work Plan Prep, & Contingency

Approved Activity Cost: $14,228,881

Estimated Tax Capture*

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<th>School Taxes</th>
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Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Cadillac
Property Name: Mitchell Street
Property Address: 302 and 310 Mitchell Street and 109 - 111 W. Chapin Street
City: Cadillac
County: Wexford
Brownfield Plan Name: Harris Milling Redevelopment Project
Current Ownership: City of Cadillac
Proposed Future Ownership: Chemical Bank
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Grain and Feed Elevator, Retail, Storage and Gasoline Service Station, and Parking
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: B-2 and B-3
Proposed Future Zoning: B-2 and B-3
Proposed Development: Retail and Commercial Banking Offices
Description of Eligible Activities: Infrastructure Improvements, Contingency, Work Plan Development and Review
Approved Activity Cost: $255,750

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Estimated First Year of Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Lansing
Property Name: Regent Inn Site
Property Address: 6501 S Cedar Street
City: Lansing
County: Ingham
Brownfield Plan Name: NuUnion - Regent Inn Site
Current Ownership: NuUnion Credit Union
Proposed Future Ownership: NuUnion
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Agricultural, Motel
Current Use of Property: Vacant
Eligibility Classification: Functionally obsolete
Existing Zoning: F, F-1
Proposed Future Zoning: F, F-1
Proposed Development: New office building for NuUnion Branch location
Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Prep, Contingency
Approved Activity Cost: $392,922

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Estimated Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Washtenaw County
Property Name: Historic Thompson Block
Property Address: 400-408 North River Street
City: Ypsilanti
County: Washtenaw
Brownfield Plan Name: The Historic Thompson Block Redevelopment Project
Current Ownership: Historic Equities Fund I, LLC
Proposed Future Ownership: Historic Equities Fund I, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Retail, Fire Department, Dealership
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: B3-Central Business District
Proposed Future Zoning: B3-Central Business District
Proposed Development: Retail/Commercial and Residential
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Contingency, Brownfield/Work Plan Prep and MEGA Review Cost
Approved Activity Cost: $185,264

<table>
<thead>
<tr>
<th></th>
<th>School Taxes</th>
<th>Non-School Taxes</th>
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<tbody>
<tr>
<td>TOTAL</td>
<td>$185,264</td>
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</table>

Estimated Tax Capture:

|            | $185,264     |

Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Wyoming
Property Name: Walker Orchard
Property Address: Walker Avenue
City: Wyoming
County: Kent
Brownfield Plan Name: Walker Orchard Land Partners, LLC - Northgate-Bristol, LLC
Current Ownership: Walker Orchard Land Partners, LLC - Northgate-Bristol, LLC
Proposed Future Ownership: Walker Orchard Land Partners, LLC - Northgate-Bristol, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Agricultural
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: MPUD and Agricultural
Proposed Future Zoning: CPUD
Proposed Development: Retail, Residential, Restaurant, Offices, Hotel
Description of Eligible Activities: Demolition, Public Infrastructure Improvements, Site Preparation, Contingency
Approved Activity Cost: $39,241,273

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<tr>
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<td>$30,641,273</td>
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Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Bay City
Property Name: Carbone of America
Property Address: 900 and 915 Harrison Street
City: Bay City
County: Bay
Brownfield Plan Name: Carbone of America/Harrison Street Project
Current Ownership: Carbone of America, Inc.
Proposed Future Ownership: Carbone of America, Inc.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Development and Manufacture of Graphite Products
Current Use of Property: Research and Development and Manufacturing Operations
Eligibility Classification: Functionally Obsolete
Existing Zoning: M-1 - Light Industries
Proposed Future Zoning: M-1 Light Industrial
Proposed Development: Research and Development and Manufacturing Operations
Description of Eligible Activities: Infrastructure Improvements, Contingency, Work Plan Development and Review
Approved Activity Cost: $3,048,639

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<td>$1,819,182</td>
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Estimated First Year of Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Hastings
Property Name: Broadway & State Street Intersection
Property Address: Broadway & State Street Intersection
City: Hastings
County: Barry
Brownfield Plan Name: Redevelopment of the Northwest Corner of the Broadway and State Street Intersection
Current Ownership: Broadway State Associates, Joe Bush Real Estate, Larry & Janet Neil
Proposed Future Ownership: Agree Limited Partnership
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Residential and Industrial
Current Use of Property: Retail and Vacant
Eligibility Classification: Facility
Existing Zoning: B2 - General Business
Proposed Future Zoning: B2 - General Business
Proposed Development: Retail
Description of Eligible Activities: Asbestos Abatement, Demolition, Contingency, Work Plan Development, and Review
Approved Activity Cost: $221,125

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<tr>
<th>Estimated Tax Capture*</th>
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<tr>
<td>School Taxes</td>
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<tr>
<td>TOTAL</td>
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</table>

Estimated First Year of Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Sturgis
Property Name: Kirsch Lofts, LLC
Property Address: 308 North Prospect and 415 East Main
City: Sturgis
County: St Joe
Brownfield Plan Name: Kirsch Lofts, LLC Redevelopment Project
Current Ownership: 1982 Financing Company, LLC
Proposed Future Ownership: Kirsch Lofts, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Manufacturing
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: BOS (Business, Office, Service)
Proposed Future Zoning: BOS (Business, Office, Service)
Proposed Development: Mixed-Use, Retail/Residential
Description of Eligible Activities: Demolition, Public Infrastructure Improvements, Contingency, Work Plan Prep and Review, MEGA Review
Approved Activity Cost: $1,769,250

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<th>Non-School Taxes</th>
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Estimated Tax Capture*:

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2009
Plan Submitted By: City of Ludington
Property Name: Western Land Services
Property Address: 200 West Loomis Street
City: Ludington
County: Mason
Brownfield Plan Name: Western Land Services, Inc.
Current Ownership: City of Ludington
Proposed Future Ownership: Western Land Services
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Fire Station, auto-bus garage, residential
Current Use of Property: Fire Station
Eligibility Classification: Facility
Existing Zoning: G-1
Proposed Future Zoning: B3-Central Business District
Proposed Development: HQ, Retail, Parking
Description of Eligible Activities: Demolition, Public Infrastructure Improvements, Site Prep, Contingency, Work Plan Prep and Review, MEGA Review
Approved Activity Cost: $504,638

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<td>$268,972</td>
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Estimated Tax Capture*  
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2009
Plan Submitted By: City of Sturgis

Property Name: Kirsch Industrial Park, LLC

Property Address: 210 Broadus Street

City: Sturgis

County: St Joe

Brownfield Plan Name: Kirsch Industrial Park

Current Ownership: Sturgis Building LLC

Proposed Future Ownership: Kirsch Industrial Park, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Manufacturing, warehousing

Current Use of Property: Vacant

Eligibility Classification: functionally obsolete

Existing Zoning: M

Proposed Future Zoning: M

Proposed Development: Light industrial manufacturing and warehousing

Description of Eligible Activities: Demolition, Lead & Asbestos Abatement, Contingency, Interest, Work Plan Prep and Review, MEGA Review

Approved Activity Cost: $15,896,463

Estimated Tax Capture*

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<td>$8,011,817</td>
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Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Saginaw
Property Name: Rifkin Scrap Iron & Metal Company
Property Address: North Washington Ave between North First St and North Sixth Ave
City: Saginaw
County: Saginaw
Brownfield Plan Name: 835-1227 N Washington Ave
Current Ownership: Rifkin Realty Investments LLC & Saginaw EDC
Proposed Future Ownership: Leased to Rifkin Scrap
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Stables, Graphite Company, Junkyard, Gas Station, Leather tannery,
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: M-2 (General Industrial)
Proposed Future Zoning: M-2 (General Industrial)
Proposed Development: New HQ, warehouse, maintenance facility, scales, parking lots, landscaping
Description of Eligible Activities: Site Prep, Contingency, Work Plan Prep and Review, MEGA Review
Approved Activity Cost: $282,200

Estimated Tax Capture*

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<td>$157,050</td>
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Estimated First Year of Tax Capture: 2012
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Wyoming
Property Name: Morrison Investment Group, LLC
Property Address: 4599 Herman SW
City: Wyoming
County: Kent
Brownfield Plan Name: 4599 Herman Ave SW
Current Ownership: The Morrison Investment Group, LLC
Pro​posed Future Ownership: The Morrison Investment Group, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Mobile home repair
Current Use of Property: Vacant
Eligibility Classification: Functionally obsolete
Existing Zoning: Industrial
Proposed Future Zoning: Industrial
Proposed Development: Rehab of existing buildings
Description of Eligible Activities: Demolition, Public Infrastructure Improvements, Site Prep, Contingency, Work Plan Prep and Review, MEGA Review
Approved Activity Cost: $98,607

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<td>$58,839</td>
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Estimated Tax Capture*: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Grand Rapids
Property Name: Robinson Lake
Property Address: 1350 Lake Drive SE and 316 Carlton Ave, SE
City: Grand Rapids
County: Kent
Brownfield Plan Name: Robinson Lake, LLC
Current Ownership: Fifth Third Bank
Proposed Future Ownership: Robinson Lake, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Residential, Retail, Gas Station, Auto Repair, Dry cleaning, Bank
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: TBA (Traditional Business Area)
Proposed Future Zoning: TBA (Traditional Business Area)
Proposed Development: New residential, retail building
Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Prep, Contingency, Work Plan Prep and Review, MEGA Review
Approved Activity Cost: $364,050

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<tr>
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<td>$171,104</td>
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Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Ann Arbor

Property Name: 601 Forest

Property Address: 607 & 609, 617 and 624 S. Forest and 1304 South University

City: Ann Arbor

County: Washtenaw

Brownfield Plan Name: 601 Forest, LLC - Green Urban Living

Current Ownership: Betty Hawkins LLC, Clark Forest LLC, Plantation Properties LLC

Proposed Future Ownership: 601 Forest LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Commercial, Retail, Dry Cleaner

Current Use of Property: Commercial (Convenience stores, Laundromat, bicycle shop)

Eligibility Classification: Facility

Existing Zoning: C-2A

Proposed Future Zoning: C-2A

Proposed Development: Mixed use, residential, retail, parking

Description of Eligible Activities: Demolition, Asbestos Abatement, Infrastructure Improvements, Site Prep, Contingency, Work Plan Prep and Review, MEGA Review

Approved Activity Cost: $4,760,960

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<tr>
<td>School Taxes</td>
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<tr>
<td>TOTAL</td>
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Estimated First Year of Tax Capture: 2010

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Grand Traverse County  
Property Name: RiverWest Development  
Property Address: 305 W. Front Street  
City: Traverse City  
County: Grand Traverse  
Brownfield Plan Name: RiverWest Development  
Current Ownership: Pine Street Development ONE, LLC  
Proposed Future Ownership: Pine Street Development ONE, LLC  
Delinquent Taxes, Interest and Penalties: None  
Historical Use of Property: Car dealership, Factory (Chemical storage, painting, warehousing, rail services)  
Current Use of Property: Mostly vacant, small parking lot  
Eligibility Classification: Faculty  
Existing Zoning: C-4c (Regional Center District)  
Proposed Future Zoning: C-4c  
Proposed Development: Retail, Residential, office, commercial  
Description of Eligible Activities: Site Prep, Work Plan Prep and Review, MEGA Review, Contingency  
Approved Activity Cost: $1,646,626  

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<th>Non-School Taxes</th>
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<tbody>
<tr>
<td>TOTAL</td>
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<td>$243,700</td>
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Estimated First Year of Tax Capture: 2010  
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Detroit
Property Name: Former Greater Detroit Hospital Redevelopment Project
Property Address: 3021 - 3105 Carpenter Road
City: Detroit
County: Wayne
Brownfield Plan Name: Carpenter Road
Current Ownership: D&H Medical Plaza
Proposed Future Ownership: D&H Medical Plaza
Delinquent Taxes, Interest and Penalties: Tax appeals are pending on some parcels
Historical Use of Property: Hospital
Current Use of Property: Vacant
Eligibility Classification: functionally obsolete
Existing Zoning: B-4, P-1, R-2
Proposed Future Zoning: B4, P1, R2
Proposed Development: Medical Facility, Parking and Senior Living
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Site Prep, Work Plan Prep and Review, MEGA Review, Contingency
Approved Activity Cost: $1,065,493

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<th>Estimated Tax Capture*</th>
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<tbody>
<tr>
<td>TOTAL</td>
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<td>$295,347</td>
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Estimated First Year of Tax Capture: 2009
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Grand Traverse County
Property Name: 701 Front Street
Property Address: 701 W. Front, 705 W. Front and 114 S. Division
City: Traverse City
County: Grand Traverse
Brownfield Plan Name: 701 Front, LLC
Current Ownership: TCHOB Enterprises, LLC
Proposed Future Ownership: 701 Front LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Retail, Gas Station
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: C-2 Commercial
Proposed Future Zoning: C-2 Commercial
Proposed Development: Commercial, Medical
Description of Eligible Activities: Public Infrastructure, Site Preparation, Contingency, Brownfield/Work Plan Prep, MEGA review costs
Approved Activity Cost: $215,645

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<th>Estimated Tax Capture*</th>
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<tbody>
<tr>
<td>School Taxes</td>
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<tr>
<td>TOTAL</td>
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</tbody>
</table>

Estimated First Year of Tax Capture: 2008
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Washtenaw County
Property Name: Chelsea Land Company / Aldi
Property Address: Corner of North Maple Rd and Dexter Ave
City: Ann Arbor
County: Washtenaw
Brownfield Plan Name: Maple Shoppes
Current Ownership: Chelsea Land Company Maple, LLC & Shultz Holdings, LLC
Proposed Future Ownership: Aldi, Inc
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Commercial, Auto Repair, Pool Builder
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: C-1B Community Convenience Center
Proposed Future Zoning: C1B Community Convenience Center
Proposed Development: Grocery Store, Retail
Description of Eligible Activities: Demolition, Asbestos Abatement, Infrastructure Improvements, Site Prep, Work Plan Prep and Review, MEGA Review, Contingency
Approved Activity Cost: $589,269

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<tr>
<td>TOTAL</td>
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Estimated First Year of Tax Capture: 2010
*Estimated Tax Capture based on projected taxable value and available millage at time of approval.