MEMORANDUM

DATE: March 1, 2012

TO: Members of the Michigan Legislature

FROM: Michael A. Finney
       President and CEO


As required under the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, the Michigan Economic Development Growth Authority “shall submit a report each year on or before March 1 to each member of the legislature.” Please find the 2011 report attached.

If you have any questions regarding this report or need additional information, please contact James McBryde in our Office of Governmental Affairs at 517.335.1847.

Attachment
## 2011 Brownfield Redevelopment Financing Act 381 Report Summary

<table>
<thead>
<tr>
<th>Property Name</th>
<th>City</th>
<th>County</th>
<th>Eligibility Classification</th>
<th>Approved Activity Cost</th>
<th>School Taxes</th>
<th>Non-School Taxes</th>
<th>First Year of Capture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Plainwell Paper Mill</td>
<td>Plainwell</td>
<td>Allegan</td>
<td>Facility</td>
<td>$ 568,546</td>
<td>$ 233,104</td>
<td>$ 335,442</td>
<td>2012</td>
</tr>
<tr>
<td>Former Showcase Cinema</td>
<td>Westland</td>
<td>Wayne</td>
<td>Facility</td>
<td>$ 187,635</td>
<td>$ 75,725</td>
<td>$ 111,910</td>
<td>2012</td>
</tr>
<tr>
<td>Severstal Steel Mill</td>
<td>Dearborn</td>
<td>Wayne</td>
<td>Facility</td>
<td>$ 97,308,816</td>
<td>$ 19,461,723</td>
<td>$ 77,846,893</td>
<td>2011</td>
</tr>
<tr>
<td>Land Bank Authority Parcels</td>
<td>Interlochen/ Traverse City</td>
<td>Grand Traverse</td>
<td>Blighted</td>
<td>$ 50,557</td>
<td>$ 29,311</td>
<td>$ 21,226</td>
<td>2013</td>
</tr>
<tr>
<td>Lincoln Park Shopping Ctr. Redevelopment</td>
<td>Lincoln Park &amp; Allen Park</td>
<td>Wayne</td>
<td>Facility, Functionally Obsolete</td>
<td>$ 3,802,495</td>
<td>$ 1,513,412</td>
<td>$ 2,289,083</td>
<td>2012</td>
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<tr>
<td>West Grand Blvd Redevelopment: 1660 West Grand</td>
<td>Detroit</td>
<td>Wayne</td>
<td>Functionally Obsolete</td>
<td>$ 41,121</td>
<td>$ 29,895</td>
<td>$ 11,226</td>
<td>2012</td>
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<td>West Grand Blvd Redevelopment Project: 1900/1905 West Grand</td>
<td>Detroit</td>
<td>Wayne</td>
<td>Functionally Obsolete</td>
<td>$ 120,409</td>
<td>$ 83,116</td>
<td>$ 37,293</td>
<td>2012</td>
</tr>
<tr>
<td>The St. Anne</td>
<td>East Lansing</td>
<td>Ingham</td>
<td>Facility</td>
<td>$ 1,530,209</td>
<td>$ 565,616</td>
<td>$ 964,593</td>
<td>2013</td>
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<tr>
<td>Wealthy Jefferson Development Initiative Parcel B</td>
<td>Grand Rapids</td>
<td>Kent</td>
<td>Facility</td>
<td>$ 1,097,259</td>
<td>$ 482,812</td>
<td>$ 614,447</td>
<td>2012</td>
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<tr>
<td>Former Mobil Oil Station</td>
<td>Dearborn</td>
<td>Wayne</td>
<td>Facility &amp; Functionally Obsolete</td>
<td>$ 69,617</td>
<td>$ 30,444</td>
<td>$ 39,173</td>
<td>2011</td>
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<tr>
<td>Former General Motors Corporation Grand Rapids Metal Plant</td>
<td>Wyoming</td>
<td>Kent</td>
<td>Facility</td>
<td>$ 8,452,998</td>
<td>$ 6,088,594</td>
<td>$ 2,364,404</td>
<td>2016</td>
</tr>
<tr>
<td>East Jefferson Neighborhood</td>
<td>Detroit</td>
<td>Wayne</td>
<td>Facility &amp; Functionally Obsolete</td>
<td>$ 385,758</td>
<td>$ 147,107</td>
<td>$ 238,651</td>
<td>2012</td>
</tr>
<tr>
<td>Former Gas Station Site</td>
<td>Detroit</td>
<td>Wayne</td>
<td>Facility</td>
<td>$ 301,133</td>
<td>$ 114,836</td>
<td>$ 186,297</td>
<td>2012</td>
</tr>
<tr>
<td>Packard Square</td>
<td>Ann Arbor</td>
<td>Washtenaw</td>
<td>Facility</td>
<td>$ 2,040,149</td>
<td>$ 874,749</td>
<td>$ 1,165,400</td>
<td>2013</td>
</tr>
<tr>
<td>2011 Biddle Avenue</td>
<td>Wyandotte</td>
<td>Wayne</td>
<td>Blighted</td>
<td>$ 210,752</td>
<td>$ 74,989</td>
<td>$ 135,763</td>
<td>2013</td>
</tr>
<tr>
<td>Riverside Commons</td>
<td>Trenton</td>
<td>Wayne</td>
<td>Blighted</td>
<td>$ 2,224,250</td>
<td>$ 1,306,028</td>
<td>$ 918,222</td>
<td>2013</td>
</tr>
<tr>
<td>The Union at Dearborn</td>
<td>Dearborn</td>
<td>Wayne</td>
<td>Functionally Obsolete</td>
<td>$ 2,340,699</td>
<td>$ 2,340,699</td>
<td>$ -</td>
<td>2013</td>
</tr>
<tr>
<td>3300 Denton</td>
<td>Hamtramck</td>
<td>Wayne</td>
<td>Blighted</td>
<td>$ 470,933</td>
<td>$ 169,536</td>
<td>$ 301,397</td>
<td>2013</td>
</tr>
<tr>
<td>2000 Merritt Road</td>
<td>East Lansing</td>
<td>Ingham</td>
<td>Facility</td>
<td>$ 262,068</td>
<td>$ 91,986</td>
<td>$ 170,082</td>
<td>2012</td>
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<tr>
<td>Queen Lillian Medical Office Building</td>
<td>Detroit</td>
<td>Wayne</td>
<td>Facility</td>
<td>$ 408,647</td>
<td>$ 155,836</td>
<td>$ 252,812</td>
<td>2012</td>
</tr>
<tr>
<td>Eaton Steel Property</td>
<td>Oak Park</td>
<td>Oakland</td>
<td>Functionally Obsolete</td>
<td>$ 366,273</td>
<td>$ 121,887</td>
<td>$ 244,386</td>
<td>2013</td>
</tr>
<tr>
<td>Dexter Wellness Center</td>
<td>Dexter</td>
<td>Washtenaw</td>
<td>Facility</td>
<td>$ 240,000</td>
<td>$ 109,214</td>
<td>$ 130,786</td>
<td>2011</td>
</tr>
<tr>
<td>Former Redford High School</td>
<td>Detroit</td>
<td>Wayne</td>
<td>Functionally Obsolete</td>
<td>$ 6,568,525</td>
<td>$ 2,352,665</td>
<td>$ 4,045,860</td>
<td>2012</td>
</tr>
<tr>
<td>Reutter Park Place</td>
<td>Lansing</td>
<td>Ingham</td>
<td>Facility</td>
<td>$ 1,400,500</td>
<td>$ 540,873</td>
<td>$ 859,627</td>
<td>2012</td>
</tr>
<tr>
<td>Uptown/Rivers Edge Project Area</td>
<td>Bay City</td>
<td>Bay</td>
<td>Facility</td>
<td>$ 30,271,716</td>
<td>$ 12,390,213</td>
<td>$ 17,881,503</td>
<td>2013</td>
</tr>
<tr>
<td>2070 Biddle and 12 Adjoining Properties</td>
<td>Wyandotte</td>
<td>Wayne</td>
<td>Blighted</td>
<td>$ 527,906</td>
<td>$ 217,286</td>
<td>$ 310,620</td>
<td>2013</td>
</tr>
<tr>
<td>Boys Training School Property - AMENDMENT</td>
<td>Lansing</td>
<td>Ingham</td>
<td>Facility</td>
<td>$ 204,349</td>
<td>$ 26,480</td>
<td>$ 177,869</td>
<td>2004</td>
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<tr>
<td>Hanna Lay and Company - AMENDMENT</td>
<td>Traverse City</td>
<td>Grand Traverse</td>
<td>Facility</td>
<td>$ 6,870,146</td>
<td>$ 3,319,686</td>
<td>$ 3,550,460</td>
<td>2001</td>
</tr>
<tr>
<td>Former Traverse City Regional Psychiatric Hospital - AMENDMENT</td>
<td>Traverse City &amp; Garfield Township</td>
<td>Grand Traverse</td>
<td>Facility</td>
<td>$ 19,962,292</td>
<td>$ 9,654,872</td>
<td>$ 10,316,420</td>
<td>2004</td>
</tr>
</tbody>
</table>

**Totals**                                           | $ 193,006,420 | $ 65,261,085 | $ 127,754,375 |
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 in which specific eligible activities will be conducted resulting in the capture of 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 are 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, 2011 through December 31, 2011, twenty-seven (27) work plans and three (3) work plan amendments were received from eighteen (18) different local units of government and a total of $193,006,420 was approved by the MEGA for eligible activities at eligible properties. Of this $193,006,420 total, $65,261,085 was approved from School Taxes and $127,754,375 was approved from Non-School Taxes (locally approved millages applied to real and personal property that are available for tax increment capture).

Only work plan amendments that increased Tax Increment Financing amounts were included in the above totals.

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 Plainwell

Property Name: Former Plainwell Paper Mill

Property Address: 200 West Allegan Street

City: Plainwell

County: Allegan

Brownfield Plan Name: Plainwell Paper Mill Redevelopment Allegan Street, Plainwell, Michigan 49080

Current Ownership: The City of Plainwell

Proposed Future Ownership: CRA 200 Allegan St. LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Paper Mill, Industrial

Current Use of Property: Vacant Building

Eligibility Classification: Facility

Existing Zoning: Residential

Proposed Future Zoning: Central Business District (CBD)

Proposed Development: Mixed-use- Commercial/Retail

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $568,546

<table>
<thead>
<tr>
<th>Estimated Tax Capture*</th>
<th>School Taxes</th>
<th>Non-School Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>$233,104</td>
<td>$335,442</td>
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</table>

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

Estimated First Year of Tax Capture: 2012

Submitted by the Michigan Economic Development Corporation
Plan Submitted By: City of Westland
Property Name: Former Showcase Cinema
Property Address: 6800 North Wayne Road
City: Westland
County: Wayne
Brownfield Plan Name: Former Showcase Cinema Brownfield Redevelopment Project
Current Ownership: MJR Group, LLC
Proposed Future Ownership: MJR Group, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Cinema, Commercial
Current Use of Property: Vacant Building
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Commercial
Proposed Development: Cinema, Commercial
Description of Eligible Activities: Demolition, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $187,635

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

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Dearborn
Property Name: Severstal Steel Mill
Property Address: 3001 Miller Road
City: Dearborn
County: Wayne
Brownfield Plan Name: First Amended Brownfield Plan #9 (Severstal North America)
Current Ownership: Severstal Dearborn, LLC (f/k/a Severstal North America, Inc.)
Proposed Future Ownership: Severstal Dearborn, LLC (f/k/a Severstal North America, Inc.)
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Industrial, Steel Works
Current Use of Property: Industrial, Steel Works
Eligibility Classification: Facility
Existing Zoning: Industrial
Proposed Future Zoning: Industrial
Proposed Development: Industrial, Steel Works
Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $97,308,616

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<th>Non-School Taxes</th>
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<td>$77,846,893</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2011
Plan Submitted By: County of Grand Traverse

Property Name: Land Bank Authority Parcels

Property Address: 4394 Lake Avenue, Interlochen; 5340 Karlin Road, Interlochen; 4757 E. Mobile Trail, Traverse City

City: Interlochen/ Traverse City

County: Grand Traverse

Brownfield Plan Name: Grand Traverse County Land Bank Authority Parcels

Current Ownership: Grand Traverse County Land Bank Authority

Proposed Future Ownership: Buyers-Private Developers

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential

Current Use of Property: Vacant Single-Family houses

Eligibility Classification: Blighted

Existing Zoning: Single-Family Residential

Proposed Future Zoning: Single-Family Residential

Proposed Development: Residential

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Title Clearance, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $50,537

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<td>$29,311</td>
<td>$21,226</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: County of Wayne

Property Name: Lincoln Park Shopping Ctr. Redevelopment

Property Address: 1700-1816 Dix Hwy. & 14540-14570 Southfield Rd.

City: Lincoln Park & Allen Park

County: Wayne

Brownfield Plan Name: Lincoln Park Shopping Center Redevelopment Project

Current Ownership: Wayne County Lank Bank Corporation, Grand/Sakwa Lincoln Park, LLC

Proposed Future Ownership: Grand/Sakwa Lincoln Park LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial/Retail

Current Use of Property: Vacant Structures & Existing Retail

Eligibility Classification: Facility, Functionally Obsolete

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Retail Shopping Center

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $3,802,495

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

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Detroit

Property Name: West Grand Blvd Redevelopment: 1660 West Grand

Property Address: 1660 West Grand Blvd

City: Detroit

County: Wayne

Brownfield Plan Name: Brownfield Plan for the West Grand Boulevard Redevelopment Project

Current Ownership: S. Dot Collections, LLC aka S. Dot Development, LLC

Proposed Future Ownership: S. Dot Collections, LLC aka S. Dot Development, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential

Current Use of Property: Vacant Residential Structure

Eligibility Classification: Functionally Obsolete

Existing Zoning: Multi-Family Residential

Proposed Future Zoning: Multi-Family Residential

Proposed Development: Residential

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $41,121

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

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Detroit

Property Name: West Grand Blvd Redevelopment Project: 1900/1905 West Grand

Property Address: 1900 West Grand Blvd & 1905 West Grand Blvd

City: Detroit

County: Wayne

Brownfield Plan Name: Brownfield Plan for the West Grand Boulevard Redevelopment Project

Current Ownership: S. Dot Collections, LLC aka S. Dot Development, LLC

Proposed Future Ownership: S. Dot Collections, LLC aka S. Dot Development, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential

Current Use of Property: Vacant Residential Structure

Eligibility Classification: Functionally Obsolete

Existing Zoning: Multi-Family Residential

Proposed Future Zoning: Multi-Family Residential

Proposed Development: Multi-Family Residential

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $120,409

### Estimated Tax Capture*

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Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of East Lansing
Property Name: The St. Anne
Property Address: 213-217 Ann Street
City: East Lansing
County: Ingham
Brownfield Plan Name: Brownfield Plan #14 for the St. Anne Redevelopment Project
Current Ownership: Infinity Companies, LLC
Proposed Future Ownership: St. Anne, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Residential, Commercial Business
Current Use of Property: Commercial Business
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Commercial
Proposed Development: Mixed-use - Commercial/Residential
Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $1,530,209

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Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Grand Rapids

Property Name: Wealthy Jefferson Development Initiative Parcel B

Property Address: 412 Sheldon Ave. SE
424 Sheldon Ave. SE
440 Sheldon Ave. SE
409 LaGrave SE
435 LaGrave SE

City: Grand Rapids

County: Kent

Brownfield Plan Name: Brownfield Plan for the Wealthy Jefferson Parcel B Project

Current Ownership: Inner City Christian Federation (ICCF)

Proposed Future Ownership: Inner City Christian Federation (ICCF)

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial and residential

Current Use of Property: Vacant Residential

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial, Residential

Proposed Development: Mixed-use - Commercial/Residential

Description of Eligible Activities: Demolition, Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $1,097,259

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Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Dearborn Heights

Property Name: Former Mobil Oil Station

Property Address: 7205 North Telegraph Road

City: Dearborn Heights

County: Wayne

Brownfield Plan Name: Brownfield Plan for Tim Hortons at Telegraph (Former Mobil Oil Station)

Current Ownership: The W Investors Group LLC

Proposed Future Ownership: The W Investors Group LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Gas & Auto Service Station

Current Use of Property: Vacant Building

Eligibility Classification: Facility & Functionally Obsolete

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Commercial/Retail

Description of Eligible Activities: Demolition, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $69,617

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<td>$39,173</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2011
Plan Submitted By: City of Wyoming

Property Name: Former General Motors Corporation Grand Rapids Metal Plant

Property Address: 229 36th Street SW, 300 36th Street SW, 301 36th Street SW, 3838 Clay Avenue SW

City: Wyoming

County: Kent

Brownfield Plan Name: Brownfield Plan Amendment No. 1 (Revised), Former General Motors Corporation Grand Rapids Metal Stamping Plant, 36th Street and Clay Avenue

Current Ownership: RACER, LLC

Proposed Future Ownership: City of Wyoming BRA until Eligible Activities are final, then will be sold as market conditions allow.

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Heavy industrial/auto manufacturing

Current Use of Property: Vacant Building

Eligibility Classification: Facility

Existing Zoning: Industrial

Proposed Future Zoning: Industrial

Proposed Development: Ready-to-build Industrial

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $8,452,998

Estimated Tax Capture*

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<td>$2,364,404</td>
</tr>
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Estimated First Year of Tax Capture: 2016
Plan Submitted By: City of Detroit

Property Name: East Jefferson Neighborhood

Property Address: 3103 Wight Street, 3122, 3180, and 3196 Franklin Street

City: Detroit

County: Wayne

Brownfield Plan Name: Brownfield Plan for East Jefferson Neighborhood Project

Current Ownership: Presbyterian Villages of Michigan, Inc

Proposed Future Ownership: PVM EJNP Real Estate Company and Detroit Affordable Assisted Living, LDHA LP

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential/Industrial

Current Use of Property: Vacant Buildings & Vacant Land

Eligibility Classification: Facility & Functionally Obsolete

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Mixed-use - Commercial/Residential

Description of Eligible Activities: Demolition, Site Preparation, Contingency, Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $385,758

<table>
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<th>Estimated Tax Capture*</th>
<th>School Taxes</th>
<th>Non-School Taxes</th>
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</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>$147,107</td>
<td>$238,651</td>
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</table>

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

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Detroit  
Property Name: Former Gas Station Site  
Property Address: 10108 West 7 Mile Road and 10130 West 7 Mile Road  
City: Detroit  
County: Wayne  
Brownfield Plan Name: Brownfield Plan for the Proposed Family Dollar Store No. 700540  
Current Ownership: 7W-Cubs, LLC  
Proposed Future Ownership: 7W-Cubs, LLC  
Delinquent Taxes, Interest and Penalties: None  
Historical Use of Property: Gas Station/Flower Shop  
Current Use of Property: Vacant Commercial  
Eligibility Classification: Facility  
Existing Zoning: Commercial  
Proposed Future Zoning: Commercial  
Proposed Development: Retail  
Description of Eligible Activities: Demolition, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost  
Approved Activity Cost: $301,133  

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<tr>
<th></th>
<th>School Taxes</th>
<th>Non-School Taxes</th>
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</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>$114,836</td>
<td>$186,297</td>
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</table>

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

Estimated First Year of Tax Capture: 2012
Plan Submitted By: County of Washtenaw

Property Name: Packard Square

Property Address: 2502-2568 Packard Street

City: Ann Arbor

County: Washtenaw

Brownfield Plan Name: Brownfield Plan for the Packard Square Redevelopment Project

Current Ownership: Harbor Georgetown, LLC

Proposed Future Ownership: Packard Square LLC

Delinquent Taxes, Interest and Penalties: $285,635.71

Historical Use of Property: Residential/Commercial

Current Use of Property: Vacant Commercial

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Mixed-use - Commercial/ Multi-Family Residential

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $2,040,149

Estimated Tax Capture*

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<th>School Taxes</th>
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<td>$1,165,400</td>
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</table>

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

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Wyandotte

Property Name: 2011 Biddle Avenue

Property Address: 2011 Biddle Ave

City: Wyandotte

County: Wayne

Brownfield Plan Name: Brownfield Redevelopment Plan, Site No. 18, 2011 Biddle Avenue, Wyandotte, Michigan.

Current Ownership: City of Wyandotte

Proposed Future Ownership: Northline Biddle LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Office

Current Use of Property: Vacant Office

Eligibility Classification: Blighted

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Medical Office

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $210,752

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<td>$135,763</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Trenton

Property Name: Riverside Commons

Property Address: 2171 West Jefferson

City: Trenton

County: Wayne

Brownfield Plan Name: 2171 West Jefferson Ave Project

Current Ownership: Naba Management LLC

Proposed Future Ownership: Naba Management LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Hospital

Current Use of Property: Vacant Buildings

Eligibility Classification: Blighted

Existing Zoning: Commercial, Residential, Other (Parking)

Proposed Future Zoning: Commercial, Residential, Other (Parking)

Proposed Development: Medical Office, Rehabilitation Facility

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $2,224,250

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<td><strong>School Taxes</strong></td>
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<td><strong>TOTAL</strong></td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Dearborn

Property Name: The Union at Dearborn

Property Address: 760-780 Town Center Drive

City: Dearborn

County: Wayne

Brownfield Plan Name: University Campus Apartments Redevelopment

Current Ownership: Ford Motor Land Development Corp

Proposed Future Ownership: UrbCam Dearborn Associates, L.P.

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial Office

Current Use of Property: Vacant Buildings

Eligibility Classification: Functionally Obsolete

Existing Zoning: Commercial

Proposed Future Zoning: Residential/Commercial

Proposed Development: Student Apartments

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $2,340,699

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<tr>
<td>TOTAL</td>
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</table>

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

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Hamtramck

Property Name: 3300 Denton

Property Address: 3300 Denton

City: Hamtramck

County: Wayne

Brownfield Plan Name: Brownfield Plan for the 3300 Denton Redevelopment Project

Current Ownership: Hamtramck Recycling LLC

Proposed Future Ownership: Hamtramck Recycling LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Manufacturing

Current Use of Property: Vacant Building

Eligibility Classification: Blighted

Existing Zoning: Industrial

Proposed Future Zoning: Industrial

Proposed Development: Recycling Center

Description of Eligible Activities: Infrastructure Improvements, Site Preparation, Contingency, Interest, MEGA Review Cost.

Approved Activity Cost: $470,933

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<th>Estimated Tax Capture*</th>
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<td>$301,397</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of East Lansing
Property Name: 2000 Merritt Road
Property Address: 2000 Merritt Road
City: East Lansing
County: Ingham
Brownfield Plan Name: Brownfield Plan Number 15
Current Ownership: Spartan Technology Development LLC
Proposed Future Ownership: Spartan Technology Development LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: East Lansing Dept. of Public Works
Current Use of Property: Vacant Buildings
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Other (Office Industrial Park)
Proposed Development: Biochemical manufacturing
Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $262,068

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<td>$170,082</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Detroit
Property Name: Queen Lillian Medical Office Building
Property Address: 3901 Walter P. Chrysler Service Drive
City: Detroit
County: Wayne
Brownfield Plan Name: Queen Lillian Medical Office Building
Current Ownership: City of Detroit
Proposed Future Ownership: Queen Lillian LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Residential/Commercial
Current Use of Property: Portion of a Park
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Commercial
Proposed Development: Medical Office Building
Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $408,647

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<td>$252,811</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Oak Park
Property Name: Eaton Steel Property
Property Address: 10111 Capital Ave., 10151 Capital Ave., 10161 Capital Ave., 10201 Capital Ave. and vacant parcel
City: Oak Park
County: Oakland
Brownfield Plan Name: Eaton Steel Brownfield Redevelopment
Current Ownership: Capital Avenue Building Co. and Goodman Building Co.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Industrial
Current Use of Property: Vacant Land, vacant buildings, and Industrial building
Eligibility Classification: Functionally Obsolete
Existing Zoning: Industrial
Proposed Future Zoning: Industrial
Proposed Development: Steel Manufacturing Building
Description of Eligible Activities: Demolition, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $366,273

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<tr>
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<td>$121,887</td>
<td>$244,386</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: County of Washtenaw

Property Name: Dexter Wellness Center

Property Address: 2810 Baker Road

City: Dexter

County: Washtenaw

Brownfield Plan Name: BST Investments LLC - 2810 Baker Road Dexter, Michigan

Current Ownership: BST Investments, LLC

Proposed Future Ownership: BST Investments, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Commercial, Light Industrial

Current Use of Property: Light Industrial, Partially vacant building

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Dexter Wellness (Fitness) Center

Description of Eligible Activities: Demolition, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $240,000

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<tr>
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<td>$130,786</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2011
Plan Submitted By: City of Grand Rapids

Property Name: 435 Ionia Ave. and 109 Logan St.

Property Address: 435 Ionia Ave. and 109 Logan St.

City: Grand Rapids

County: Kent

Brownfield Plan Name: Brownfield Plan for Grand Rapids Urban Market Holdings, LLC

Current Ownership: City of Grand Rapids Downtown Development Authority (DDA)

Proposed Future Ownership: City of Grand Rapids DDA (own); Grand Rapids Urban Market Holdings, LLC (lease)

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Industrial/ manufacturing

Current Use of Property: Storage/ Warehouse

Eligibility Classification: Facility

Existing Zoning: Industrial

Proposed Future Zoning: Commerical

Proposed Development: Mixed Use – Commerical, Residential

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $4,720,882

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<th>Estimated Tax Capture*</th>
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<td>TOTAL</td>
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<td>$2,232,491</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2014
Plan Submitted By: City of Detroit

Property Name: Former Redford High School

Property Address: 21431 West Grand River Ave.

City: Detroit

County: Wayne

Brownfield Plan Name: Lormax Stern Detroit Development, LLC - Redford High School Redevelopment Project

Current Ownership: Detroit Public Schools

Proposed Future Ownership: Lormax & Meijer, Inc.

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Single Property - Former Redford High School

Current Use of Property: Vacant Structure

Eligibility Classification: Functionally Obsolete

Existing Zoning: Single-Family Residential

Proposed Future Zoning: Commercial

Proposed Development: Retail Shopping/ Fuel Station

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Infrastructure Improvements, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $6,568,525

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<td>$4,045,860</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Lansing
Property Name: Reutter Park Place
Property Address: 301 West Lenawee Street & 526 Townsend St.
City: Lansing
County: Ingham
Brownfield Plan Name: Reutter Park Place Brownfield Redevelopment Plan
Current Ownership: Y Site, LLC
Proposed Future Ownership: Y Site, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Office & Residential
Current Use of Property: Vacant Structure
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Mixed Use - Residential
Proposed Development: Residential & commercial
Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Infrastructure Improvements
Approved Activity Cost: $1,400,500

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<td>$859,627</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2012
Plan Submitted By: City of Bay City
Property Name: Uptown/Rivers Edge Project Area
Property Address: 301 North Water Street & others
City: Bay City
County: Bay
Brownfield Plan Name: Uptown Build-Out Project Second Amendment
Current Ownership: City of Bay City
Proposed Future Ownership: SSP Development LLC
SSP Associates, Inc.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Industrial
Current Use of Property: Mostly Vacant with portion occupied for commercial use
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Commercial
Proposed Development: Office, commercial, retail
Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Infrastructure Improvements, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $30,271,716

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<td>$17,881,503</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Wyandotte

Property Name: 2070 Biddle

Property Address: 2070 Biddle and 12 Adjoining Properties

City: Wyandotte

County: Wayne

Brownfield Plan Name: Site Number 19, 2070 Biddle Avenue and Adjoining Properties

Current Ownership: MJC Templin LLC

Proposed Future Ownership: MJC Templin LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Commercial Business

Current Use of Property: Vacant Structure

Eligibility Classification: Blighted

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Office

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Infrastructure Improvements, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $527,906

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<td>School Taxes</td>
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<tr>
<td>TOTAL</td>
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*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture: 2013
Plan Submitted By: City of Lansing
Property Name: Boys Training School Property
Property Address: Worthington Drive and Saginaw
City: Lansing
County: Ingham
Brownfield Plan Name: East Village Brownfield
Current Ownership: City of Lansing
Proposed Future Ownership: East Village holdings, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Juvenile detention center
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: Commercial
Proposed Future Zoning: Single Family Residential
Proposed Development: Owner-occupied, single family housing
Description of Eligible Activities: Infrastructure Improvements, Site Preparations, Interest, MEGA Review Cost
Approved Activity Cost: $204,349

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

*Estimated increase in Tax Capture based on projected taxable value at time of Amendment approval.

Estimated First Year of Tax Capture: 2004 (Note: Project originally approved in 2004, MEGA approved an increase in eligible activity costs under this amendment.)

A previous developer was approved for eligible activities in the amount of $1,890,237 in 2003 and completed 67 of the proposed 180 homes and some public infrastructure, but abandoned the project in the market downturn of 2008. The new developer, Allen Edwin Homes, has revised the scope to be more inline with current market conditions, and will complete the project with 125 single family homes.
Plan Submitted By: County of Grand Traverse
Property Name: Hanna Lay and Company
Property Address: Multiple Parcels along west bank of Boardman Lake
City: Traverse City
County: Grand Traverse
Brownfield Plan Name: Brownfield Plan Amendment (#2) For City of Traverse City and Boardman West LLC
Current Ownership: Boardman West, LLC, Barbara Overholt et al
Proposed Future Ownership: City of Traverse City
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Vacant, Railroad Right-of-Way, Bulk Fuel Storage, Light Industrial, Warehouse
Current Use of Property: Vacant, Railroad Right-of-Way, Warehouse
Eligibility Classification: Facility
Existing Zoning: Multi-Family Residential
Proposed Future Zoning: Multi-Family Residential
Proposed Development: Residential, Commercial
Description of Eligible Activities: Demolition, Site Preparation, Infrastructure, Assistance to Land Bank for Acquisition, Infrastructure Improvements, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $6,870,146

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<td>$3,550,460</td>
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* Estimated increase in Tax Capture based on projected taxable value at time of Amendment approval.

Estimated First Year of Tax Capture: 2001 (Note: Project originally approved in 2001, MEGA approved an increase in eligible activity costs under this amendment.)

Amendment is due to the update of project design and engineering costs related to the proposed construction of West Boardman Lake Avenue & Trail and the addition of eligible activity Assistance to a Land Bank Authority in Acquiring Property for Economic Development Purposes.

Submitted by the Michigan Economic Development Corporation
Plan Submitted By: County of Grand Traverse

Property Name: Former Traverse City Regional Psychiatric Hospital

Property Address: 830 Cottage View Dr.

City: Traverse City & Garfield Township

County: Grand Traverse

Brownfield Plan Name: Brownfield Plan Amendment for City of Traverse City and Garfield Township Eligible Properties, Grand Traverse Commons and the Village at Grand Traverse Commons

Current Ownership: The Minervini Group, LLC et al

Proposed Future Ownership: The Minervini Group, LLC et al

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Psychiatric Institution

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Mixed Use

Proposed Future Zoning: Mixed Use

Proposed Development: Residential, Commercial, Retail

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation, Infrastructure Improvements, Contingency, Interest, Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $19,962,292

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* Estimated increase in Tax Capture based on projected taxable value at time of Amendment approval.

Estimated First Year of Tax Capture: 2004 (Note: Project originally approved in 2002, MEGA approved an increase in eligible activity costs under this amendment)

Project amended to increase Brownfield Plan area from 29 acres under original approval to 147 acres, which includes the entire property and associated public infrastructure. Project is proceeding as planned.