Brownfield Redevelopment Financing Act Report
2007

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, 2007, through December 31, 2007, nineteen (19) work plans and eight (8) work plan amendments were received from eleven (11) different local units of government and a total of $96,965,934 was approved by the MEGA for eligible activities at eligible properties. Of this $96,965,934 total, $48,335,456 was approved from School Taxes and $48,630,478 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 Mount Pleasant

Property Name: Former Borden Condensing Corporation

Property Address: 320 West Broadway Street and Adjacent Parcels

City: Mount Pleasant

County: Isabella

Brownfield Plan Name: West Broadway Revitalization Project

Current Ownership: City of Mount Pleasant, Mount Pleasant Economic Development Corporation, or Central Michigan Development, LLC

Proposed Future Ownership: City of Mount Pleasant, Mount Pleasant Economic Development Corporation, or Central Michigan Development, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Lumber shed, ice house, condensed milk operation, grain elevators, coal storage, agricultural chemicals and seed storage and HVAC company.

Current Use of Property: City office building and vacant

Eligibility Classification: Facility

Existing Zoning: C-2 Central Business District

Proposed Future Zoning: C-2 Central Business District

Proposed Development: Mixed-use, new city offices, residential condos w/commercial space available.

Description of Eligible Activities: Demolition, Infrastructure, Site Preparation, MEGA Review Cost

Approved Activity Cost: $358,097

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<thead>
<tr>
<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>$86,106</td>
<td>$271,991</td>
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Estimated First Year of Tax Capture: 2007

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

Property Name: Michigan Bell Building & Surrounding area

Property Address: Oakman Blvd, Lodge Freeway Service Drive, Davison Freeway and Thompson Street (Boundaries)

City: Detroit

County: Wayne

Brownfield Plan Name: Oakman-Woodrow Wilson Redevelopment Area

Current Ownership: Focus: Hope, Focus: HOPE Revitalization, City of Detroit et. al.

Proposed Future Ownership: Focus: Hope and Focus: HOPE Revitalization, newly formed entities, and end purchasers

Delinquent Taxes, Interest and Penalties: Several are tax reverted. No taxes are due on the parcels owned by Focus: Hope or Focus: HOPE Revitalization

Historical Use of Property: Residential, Industrial, Commercial

Current Use of Property: Storage and dilapidated residential and commercial structures

Eligibility Classification: Facility, Blighted, FO and adjacent & contiguous

Existing Zoning: Residential, industrial, and commercial

Proposed Future Zoning: PD for Michigan Bell Bldg and others will remain

Proposed Development: Mixed-use - Commercial/Residential

Description of Eligible Activities: Demolition, Infrastructure Improvements, Lead or Asbestos Abatement, Site Preparation, Work Plan Preparation and Review

Approved Activity Cost: $4,946,000

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<th>Estimated Tax Capture*</th>
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<tr>
<td>TOTAL</td>
<td>$1,789,305</td>
<td>$3,156,695</td>
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</tbody>
</table>

Estimated First Year of Tax Capture: 2007

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

Property Name: Steelcase Campus

Property Address: 7 parcels located to the east of Easterna Avenue between 36th Street and 44th Street

City: Grand Rapids

County: Kent

Brownfield Plan Name: Steelcase Campus Project

Current Ownership: Steelcase Inc.

Proposed Future Ownership: Ashley Capital, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Parking, furniture manufacturing, office space, industrial, vacant

Current Use of Property: vacant and industrial (will be vacant after May 2007)

Eligibility Classification: Facility

Existing Zoning: Industrial and residential

Proposed Future Zoning: R-1 (Parking); I-1 (Industrial); I-2 (industrial and office); R-2 (industrial, commercial, office, and R&D); requested C-4, but may establish PUD

Proposed Development: Retail, R&D, Office, Residential, and Industrial

Description of Eligible Activities: Demolition, Infrastructure Improvements, and Site Preparation

Approved Activity Cost: $12,661,770

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<td>$5,951,032</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: Redford Township
Property Name: Redford Township Medical Building Property
Property Address: 15502 and 15534 Beech Daly, Redford Township
City: Redford
County: Wayne
Brownfield Plan Name: Redford Township Medical Building, LLC
Current Ownership: Redford Twp. Medical Building, LLC
Proposed Future Ownership: N/A
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: gasoline and service station, two story building constructed as a church - more recently used as social gathering/meeting hall surrounding property is commercial and residential
Current Use of Property: vacant gravel lot and building
Eligibility Classification: Facility
Existing Zoning: General Commercial
Proposed Future Zoning: General Commercial
Proposed Development: medical building and parking
Description of Eligible Activities: Demolition, Infrastructure Improvements, Lead/Asbestos Abatement, Site Preparation
Approved Activity Cost: $167,000

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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: Washtenaw County
Property Name: Former YMCA Building/Ann Arbor Transit Authority Center
Property Address: 200 East William Street
City: Ann Arbor
County: Washtenaw
Brownfield Plan Name: XY, LLC (William Street Station)
Current Ownership: City of Ann Arbor and AATA
Proposed Future Ownership: XY, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: residential, commercial, religious, and recreational
Current Use of Property: AATA Center - offices, police, substation, lunch room and waiting area.
YMCA - Vacant
Eligibility Classification: Facility
Existing Zoning: Commercial and Residential
Proposed Future Zoning: C2A/R (Commercial and Residential)
Proposed Development: commercial, residential, retail, hotel, parking, and bus center
Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Site Preparation
Approved Activity Cost: $3,623,931

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<td>$514,598</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: Washtenaw County
Property Name: 200 South Ashley Street
Property Address: 200 South Ashley
City: Ann Arbor
County: Washtenaw
Brownfield Plan Name: Tierra Equities, LLC
Current Ownership: Tierra Equities, LLC
Proposed Future Ownership: Tierra Equities, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: residential, gas filling station, auto service station, car rental/maintenance, beauty salon
Current Use of Property: storage
Eligibility Classification: Facility
Existing Zoning: C2B business service district
Proposed Future Zoning: C2B business service district
Proposed Development: Retail, office and residential condos and parking
Description of Eligible Activities: Demolition and Site Preparation
Approved Activity Cost: $564,600

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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 Rapids
Property Name: Former Loose Leaf Bindery Company
Property Address: 333 - 351 Commerce Avenue, SW
City: Grand Rapids
County: Kent
Brownfield Plan Name: Infinity Companies, LLC
Current Ownership: Infinity Companies, LLC
Proposed Future Ownership: Infinity Companies, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: hardware store, machine and tool manufacturer and an electric company

Current Use of Property: vacant
Eligibility Classification: Facility
Existing Zoning: C-3B (City Center Service District)
Proposed Future Zoning: C-3B (City Center Service District)
Proposed Development: Residential Apartments

Description of Eligible Activities: Demolition, Infrastructure Improvements, Lead or Asbestos Abatement, Site Preparation, Work Plan Preparation and Review

Approved Activity Cost: $197,448

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<td>$92,801</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 Holland

Property Name: Plaza East

Property Address: 105, 97, 81, 85, 68, 73, & 77 East Eighth Street and 98 and 119 East Seventh Street

City: Holland

County: Ottawa

Brownfield Plan Name: Eighth Street Partners, LLC (Plaza East)

Current Ownership: Eighth Street Partners, LLC

Proposed Future Ownership: Eighth Street Partners, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Various commercial buildings and residential

Current Use of Property: retail/commercial/parking

Eligibility Classification: Facility

Existing Zoning: C-3 (Downtown Commercial)

Proposed Future Zoning: C-3 (Downtown Commercial)

Proposed Development: retail/commercial/parking

Description of Eligible Activities: Infrastructure Improvements, Site Preparation, Work Plan Prep and Review, Interest

Approved Activity Cost: $702,000

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<td>$346,473</td>
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Estimated Tax Capture*

Estimated First Year of Tax Capture: 2007

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

Property Name: Cloverleaf Plaza

Property Address: 29001 Telegraph Road, 24520 Twelve Mile Road, and 24570 Twelve Mile Road

City: Southfield

County: Oakland

Brownfield Plan Name: Cloverleaf Plaza

Current Ownership: Sphinx Petroleum, Paul & Michelle Lufty, Louie, Nada, Niassar, & Vivian Barbat, Southeastern Oakland County Water Authority

Proposed Future Ownership: Continue w/current ownership - 29001 Telegraph and 24570 Twelve Mile will be leased to 24520 Twelve Mile Southfield, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: gas station, light manufacturing

Current Use of Property: vacant

Eligibility Classification: Facility

Existing Zoning: B-3 (General Business)

Proposed Future Zoning: B-3 General Business

Proposed Development: commercial/retail

Description of Eligible Activities: Demolition, Public Infrastructure, Work Plan Prep, and Reivew

Approved Activity Cost: $254,738

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<td>$129,152</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 Warren

Property Name: Universal Mall Properties

Property Address: 28208-28800 Dequindre Road

City: Warren

County: Michigan

Brownfield Plan Name: Universal Mall Properties, LLC

Current Ownership: Universal Mall Properties, LLC

Proposed Future Ownership: N/A

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: various retail and customer service related businesses

Current Use of Property: various retail and customer service related businesses (48.2% occupancy)

Eligibility Classification: Facility

Existing Zoning: General Commercial

Proposed Future Zoning: General Commercial

Proposed Development: commercial/retail

Description of Eligible Activities: Demolition, Asbestos Abatement, Site Preparation, Work Plan, and Review

Approved Activity Cost: $1,483,750

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<td><strong>School Taxes</strong></td>
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<td>TOTAL</td>
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<td>$768,583</td>
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| **Non-School Taxes** |
| TOTAL                |
| $715,167             |

Estimated First Year of Tax Capture: 2009

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
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Plan Submitted By: Grand Rapids Brownfield Redevelopment Authority
Property Name: Front Street & Scribner Avenue
Property Address: 660 and 640 Scribner Avenue NW & 678 Front Avenue NW
City: Grand Rapids
County: Kent
Brownfield Plan Name: Front Street Property, LLC
Current Ownership: Riverview Center LLC
Proposed Future Ownership: Front Street Property, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Various industrial and commercial buildings and residential dwellings
Current Use of Property: retail and commercial buildings and adjacent parking
Eligibility Classification: Facility
Existing Zoning: Industrial - Scribner Avenue and C3-a - Front Street
Proposed Future Zoning: Industrial - Scribner Avenue and C3-a - Front Street
Proposed Development: commercial and parking

Description of Eligible Activities: Infrastructure Improvements, Site Preparation, Work Plan Prep and Review, Contingency

Approved Activity Cost: $554,550

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Estimated First Year of Tax Capture: 2009

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Plan Submitted By: Ingham County Brownfield Redevelopment Authority

Property Name: Ingham County Land Bank

Property Address: 139 Sites

City: City of Lansing, Delhi Township, Meridian Township and others

County: Ingham

Brownfield Plan Name: Ingham County Land Bank Fast Track Authority

Current Ownership: Land Bank Authority

Proposed Future Ownership: To be determined

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial and Residential

Current Use of Property: Commercial and Residential

Eligibility Classification: Blighted

Existing Zoning: Residential and Commercial

Proposed Future Zoning: Residential and Commercial

Proposed Development: Commercial or mixed used and residential

Description of Eligible Activities: Demolition, Lead/Asbestos Abatement, Infrastructure Improvements, Site Preparation, Work Plan Preparation, Bond Interest and Expenses

Approved Activity Cost: $1,321,918

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<td>School Taxes</td>
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<tr>
<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 Owosso Brownfield Redevelopment Authority

Property Name: TiAL Products, Inc.

Property Address: 412 S. Shiawassee & 615 Cass Street

City: Owosso

County: Shiawassee

Brownfield Plan Name: TiAL Products, Inc.

Current Ownership: TiAL Products, Inc.

Proposed Future Ownership: TiAL Products, Inc.

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Manufacturing

Current Use of Property: vacant

Eligibility Classification: Facility

Existing Zoning: 1-2 General Industrial District

Proposed Future Zoning: 1-2 General Industrial District

Proposed Development: Manufacturing facilities

Description of Eligible Activities: Demolition, Infrastructure Improvements, Contingency

Approved Activity Cost: $257,992

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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: Tiger Stadium
Property Address: 2121 Trumbull St.
City: Detroit
County: Wayne
Brownfield Plan Name: Tiger Stadium Project
Current Ownership: City of Detroit
Proposed Future Ownership: Detroit Economic Development Corporation
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Baseball Field
Current Use of Property: vacant
Eligibility Classification: Facility
Existing Zoning: B4 General Business District
Proposed Future Zoning: PD Planned Development
Proposed Development: Residential and commercial mixed-use development
Description of Eligible Activities: Demolition, site preparation, lead and asbestos abatement and infrastructure improvements
Approved Activity Cost: $2,895,000

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<tr>
<td>TOTAL</td>
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<td>$2,354,805</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 Holland Brownfield Redevelopment Authority
Property Name: Purple House Productions, LLC
Property Address: 479 Columbia Avenue
City: Holland
County: Ottawa
Brownfield Plan Name: Purple House Productions, LLC
Current Ownership: Purple House Productions, LLC
Proposed Future Ownership: Purple House Productions, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Oil, electric, and coal companies and Auto repair shops
Current Use of Property: vacant
Eligibility Classification: facility
Existing Zoning: C-1
Proposed Future Zoning: C-1
Proposed Development: commercial film studio
Description of Eligible Activities: Demolition, Infrastructure Improvements, contingency, work plan prep and review
Approved Activity Cost: $63,823

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<tr>
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<td>$31,082</td>
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Estimated First Year of Tax Capture: 2009

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Plan Submitted By: City of Holland Brownfield Redevelopment Authority

Property Name: Scrap Yard Lofts

Property Address: 1146 River Avenue

City: Holland

County: Ottawa

Brownfield Plan Name: Scrap Yead Lofts, LLC

Current Ownership: Bayside Land Co.

Proposed Future Ownership: Scrap Yard Lofts, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, commercial, scrap yard

Current Use of Property: vacant

Eligibility Classification: Facility

Existing Zoning: I-1 industrial

Proposed Future Zoning: C-3

Proposed Development: Residential/Office Space

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

Approved Activity Cost: $811,000

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<td>TOTAL</td>
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Estimated Tax Capture: 2008

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Holland Brownfield Redevelopment Authority
Property Name: Parking Structure
Property Address: 26 Parcels in Downtown Holland
City: Holland
County: Ottawa
Brownfield Plan Name: Parking Structure Project
Current Ownership: Various
Proposed Future Ownership: Various
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Various
Current Use of Property: Development Stage/Vacant
Eligibility Classification: Facility
Existing Zoning: C-3
Proposed Future Zoning: C-3
Proposed Development: Parking Structure
Description of Eligible Activities: Infrastructure, Site Prep, Review/Prep, Contingency
Approved Activity Cost: $4,031,000

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<td>School Taxes</td>
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<tr>
<td>Non-School Taxes</td>
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<tr>
<td>$1,963,097</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 Dearborn Brownfield Redevelopment Authority
Property Name: Dearborn Village Partners
Property Address: 22200 Michigan Ave - 12 parcels
City: Dearborn
County: Wayne
Brownfield Plan Name: Dearborn Village Square - North
Current Ownership: Various
Proposed Future Ownership: Various
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: various retail and customer service related businesses
Current Use of Property: Developed commercial
Eligibility Classification: Functionally Obsolete
Existing Zoning: Commercial
Proposed Future Zoning: Commercial
Proposed Development: Commercial retail, residential, 6 plex cinema, 256 unit mid-rise condo w/881 car parking deck.
Description of Eligible Activities: Demolition, site preparation, and infrastructure improvements, and a contingency
Approved Activity Cost: $46,172,084

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Estimated First Year of Tax Capture: 2011

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Plan Submitted By: City of Detroit Brownfield Redevelopment Authority
Property Name: Tireman & Epworth Properties
Property Address: 6511/6545 Epworth & 5919/5943 Tireman
City: Detroit
County: Wayne
Brownfield Plan Name: Tireman and Epworth Properties
Current Ownership: Tireman II Associates, LLC
Proposed Future Ownership: Tireman II Associates, LLC

Delinquent Taxes,  
Interest and Penalties: None
Historical Use of Property: Various Industrial
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: Intensive Industrial
Proposed Future Zoning: Commercial
Proposed Development: retail auto parts salvage (Parts Galore)

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

Approved Activity Cost: $753,300

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Estimated First Year of Tax Capture: 2009

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