

Brownfield Redevelopment Financing Act Report Legislative Report - Calendar Year 2009

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, 2009, through December 31, 2009, twenty-five (25) work plans and five (5) work plan amendments were received from twenty-two (22) different local units of government and a total of \$112,908,353 was approved by the MEGA for eligible activities at eligible properties. Of this \$112,908,353 total, \$41,831,585 was approved from School Taxes and \$71,076,768 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.

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Plan Submitted By: City of Livonia

Property Name: Livonia Marketplace

Property Address: 29504-29650 Seven Mile Rd

City: Livonia

County: Wayne

Brownfield Plan Name: Livonia Marketplace

Current Ownership: Livonia Phoenix, LLC

Proposed Future Ownership: Livonia Phoenix, LLC; Wal-Mart Stores, Inc.

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Retail

Current Use of Property: Retail

Eligibility Classification: Functionally Obsolete

Existing Zoning: C-2, P

Proposed Future Zoning: C-2, P

Proposed Development: Retail

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

Approved Activity Cost: \$6,580,704

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$3,036,439	\$3,544,265

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: County of Mason

Property Name: Fenceline Enterprises, LLC

Property Address: 5851 W US 10

City: Pere Marquette Charter Township

County: Mason

Brownfield Plan Name: Fenceline Enterprises, LLC

Current Ownership: Slaggert Properties LTD Partnership

Proposed Future Ownership: Fenceline Enterprises, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: ASTs (Oil tanks), Pet product wholesale

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Industrial

Proposed Future Zoning: Industrial

Proposed Development: Auto Repair shop, service station

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

Approved Activity Cost: \$31,350

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$18,183	\$13,167

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: County of Washtenaw

Property Name: MichiGinn

Property Address: 2800 Jackson Road

City: Ann Arbor

County: Washtenaw

Brownfield Plan Name: MichiGinn

Current Ownership: MichiGinns Real Estate LLC

Proposed Future Ownership: MichiGinns Real Estate LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Hotel

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: R5, C2-B, C3

Proposed Future Zoning: C2-B

Proposed Development: Mixed Use

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

Approved Activity Cost: \$526,000

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$222,996	\$303,004

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: County of Washtenaw

Property Name: SchoolPictures.com

Property Address: 300 West Forest Street

City: Ypsilanti

County: Washtenaw

Brownfield Plan Name: School Pictures

Current Ownership: David 1, LLC

Proposed Future Ownership: David 1, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: School and Parking lot

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: W/S

Proposed Future Zoning: W/S

Proposed Development: Yearbook printing house

Description of Eligible Activities: Asbestos Abatement, Brownfield Plan/Work Plan Prep, MEGA Review Cost

Approved Activity Cost: \$86,800

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$31,486	\$55,314

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: City of Bay City

Property Name: Green Leadership

Property Address: 1515 N. Johnson Street

City: Bay City

County: Bay

Brownfield Plan Name: Green Leadership

Current Ownership: Green Leadership, LLC

Proposed Future Ownership: Green Leadership, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Commercial

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: M-2

Proposed Future Zoning: Commercial, Office

Proposed Development: Government building

Description of Eligible Activities: Public Infrastructure, Contingency, Interest & Bond Costs, Brownfield/work Plan Prep, MEGA review cost

Approved Activity Cost: \$2,001,814

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$820,744	\$1,181,070

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: County of Grand Traverse

Property Name: 101 Park Street

Property Address: 101 N. Park Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: 101 Park Street

Current Ownership: Big Olives 2, LLC

Proposed Future Ownership: Unknown

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Gas Station, Auto supply, Auto repair

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: C-4b

Proposed Future Zoning: C-4b

Proposed Development: Mixed Use

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

Approved Activity Cost: \$1,884,476

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$1,602,120	\$282,356

Estimated First Year of Tax Capture: 2008

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

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Plan Submitted By: City of Hazel Park

Property Name: Hazel Park

Property Address: 1727, 1839 East Eight Mile Rd

City: Hazel Park

County: Oakland

Brownfield Plan Name: Hazel Park

Current Ownership: Hazel Park Redevelopment Company, LLC

Proposed Future Ownership: Hazel Park Redevelopment Company, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial, Dry Cleaner, Auto Repair, Greenhouse, Dept Store

Current Use of Property: Retail, Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: Bc-2 Eight Mile Business

Proposed Future Zoning: Bc-2 Eight Mile Business

Proposed Development: Commercial retail

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Site Prep, Contingency, Brownfield Plan/Work Plan Prep, MEGA review cost

Approved Activity Cost: \$1,072,250

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$445,395	\$626,855

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Sterling Heights

Property Name: BAE Project (Van Dyke)

Property Address: 34201 Van dyke

City: Sterling Heights

County: Macomb

Brownfield Plan Name: BAE Project (Van Dyke)

Current Ownership: BAE Systems Land and Armaments LP

Proposed Future Ownership: BAE Systems Land and Armaments LP

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Railroad, Wastewater

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: M-1

Proposed Future Zoning: M-1

Proposed Development: Business Development and Technology Center

Description of Eligible Activities: Demolition, Asbestos Abatement

Approved Activity Cost: \$1,496,980

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$1,333,464	\$163,516

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: County of Washtenaw

Property Name: Federal Screw Work

Property Address: 425 Congdon Street; 500 S. Main Street

City: Chelsea

County: Washtenaw

Brownfield Plan Name: Federal Screw Work

Current Ownership: Magellan Development Company

Proposed Future Ownership: Magellan Development Company

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Industrial, Manufacturing, Railroad, Residential

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: I-1, IN

Proposed Future Zoning: PUD

Proposed Development: Mixed Use

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

Approved Activity Cost: \$281,450

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$123,457	\$157,993

Estimated First Year of Tax Capture: 2010

*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: Ten Fifteen Spruce (Made in Detroit)

Property Address: 22 parcels in Briggs neighborhood

City: Detroit

County: Wayne

Brownfield Plan Name: Ten Fifteen Spruce Made in Detroit

Current Ownership: Several owners

Proposed Future Ownership: Made in Detroit, Inc (Golden Rectangle)

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, commercial, Industrial

Current Use of Property: Vancant, Storage

Eligibility Classification: Facility

Existing Zoning: Commercial Industrial

Proposed Future Zoning: Residential, Parking

Proposed Development: Mixed Use

Description of Eligible Activities: Lead and Asbestos Abatement, Infrastructure Improvements, Site Prep, Contingency, Brownfield Plan/Work Plan Prep

Approved Activity Cost: \$858,525

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$253,291	\$605,234

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: City of St. Joseph

Property Name: 508 Pleasant St (Lake Park Place)

Property Address: 508 Pleasant Street

City: St. Joseph

County: Berrien

Brownfield Plan Name: 508 Pleasant St (Lake Park Place)

Current Ownership: 508 Pleasant Street d/b/a Lake Park Place

Proposed Future Ownership: 508 Pleasant Street d/b/a Lake Park Place

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: YWCA

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: D

Proposed Future Zoning: D

Proposed Development: Mixed-Use

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

Approved Activity Cost: \$298,500

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$144,813	\$153,687

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: County of Wayne

Property Name: Ford

Property Address: 38303 Michigan Avenue

City: Wayne

County: Wayne

Brownfield Plan Name: Ford Michigan Assembly Plant Project

Current Ownership: Ford Motor Company

Proposed Future Ownership: Ford Motor Company

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Auto Manufacturing

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: Manufacturing

Proposed Future Zoning: Manufacturing

Proposed Development: Auto Manufacturing

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

Approved Activity Cost: \$6,403,500

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$5,571,045	\$832,455

Estimated First Year of Tax Capture: 2011

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

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Plan Submitted By: City of Grand Rapids

Property Name: 1 to 3.org, LLC 502 Second Street NW

Property Address: 502 Second Street NW

City: Grand Rapids

County: Kent

Brownfield Plan Name: 1 to 3.org, LLC 502 Second Street NW

Current Ownership: 1 to 3.org, LLC

Proposed Future Ownership: 1 to 3.org, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Automobile engine repair

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: TCC (Transitional City Center zone district)

Proposed Future Zoning: TCC

Proposed Development: Office

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Infrastructure Improvements, Site Prep, Contingency

Approved Activity Cost: \$101,200

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$53,697	\$47,503

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Bay City

Property Name: LGK Development, LLC (Bay City GSA Properties, LTD)

Property Address: 1115, 1117 Washington Avenue

City: Bay City

County: Bay

Brownfield Plan Name: LGK Development, LLC (Bay City GSA Properties, LTD)

Current Ownership: Great Lakes Center Foundation; City of Bay City

Proposed Future Ownership: LGK Development, LLC; City of Bay City

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Market, Furniture Making, Auto Sales, Tire Sales, Oxygen Bottling and Storage

Current Use of Property: Parking Lot

Eligibility Classification: Facility

Existing Zoning: C3 - Central Business

Proposed Future Zoning: C3 - Central Business

Proposed Development: Government building

Description of Eligible Activities: Infrastructure Improvements, Site Prep, Brownfield Plan/Work Plan Prep, MEGA Review Cost

Approved Activity Cost: \$341,179

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$139,396	\$201,783

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Holland

Property Name: Crescent Shores, LLC

Property Address: 545, 561, 565 Crescent Drive; 532, 508, 519 W. 16th Street;
531, 532 South Shore Drive; 523 W. 17th Street

City: Holland

County: Ottawa

Brownfield Plan Name: Crescent Shores, LLC

Current Ownership: Crescent Shores, LLC; Adelaldo C & Evelia Sanchez; Retail Center Properties, LLC

Proposed Future Ownership: Crescent Shores, LLC; City of Holland; Retail Center Properties, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Docks, Warehouse, Restaurant, Retail, Substation

Current Use of Property: Marina, Vacant land

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Mixed Use, Marina

Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Prep, Contingency, Interest, Brownfield Plan/Work Plan Prep, MEGA Review Cost

Approved Activity Cost: \$1,896,223

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$360,282	\$1,535,941

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: Whitehall Twp

Property Name: Silver Creek New Energy Development

Property Address: no address, several parcel numbers

City: Whitehall Twp

County: Muskegon

Brownfield Plan Name: Silver Creek New Energy Development

Current Ownership: Muskegon County

Proposed Future Ownership: Erdman Holdings LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Wastewater Treatment plant

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: A, M-1

Proposed Future Zoning: n/a

Proposed Development: Ag, Ethanol Production Plant, Power generation facility, recreational area

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

Approved Activity Cost: \$491,767

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$288,388	\$203,379

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: County of Charlevoix

Property Name: 1 Water Street (Integrity Land Company)

Property Address: 1 Water St

City: Boyne City

County: Charlevoix

Brownfield Plan Name: 1 Water Street

Current Ownership: Catt Land Investments, LLC

Proposed Future Ownership: Integrity Land Company

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Railroad House, Commercial Boat docking, Restaurant

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Water Front Marina District (WMD)

Proposed Future Zoning: Water Front Marina District (WMD)

Proposed Development: Mixed Use

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

Approved Activity Cost: \$37,443

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$17,598	\$19,845

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Marquette

Property Name: Founders Landing

Property Address: Lakeshore Drive

City: Marquette

County: Marguette

Brownfield Plan Name: Founders Landing

Current Ownership: The Landing Development Group, LLC, City of Marquette

Proposed Future Ownership: The Landing Development Group II

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Railroad, Commercial Boat Dock, Petroleum Storage

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Deferred Development (DD)

Proposed Future Zoning: n/a

Proposed Development: Mixed Use

Description of Eligible Activities: Infrastructure Improvements, Site Prep, Contingency, Interest, Brownfield/Work Plan PrepMEGA Review Cost

Approved Activity Cost: \$30,556,637

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$14,116,039	\$16,440,598

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Cadillac

Property Name: South Mitchell

Property Address: 924 South Mitchell St

City: Cadillac

County: Wexford

Brownfield Plan Name: South Mitchell Redevelopment

Current Ownership: William and Connie Slade

Proposed Future Ownership: Clam Lake Holdings, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Auto Dealer, Auto Repair, Carpet Store

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: B3

Proposed Future Zoning: n/a

Proposed Development: Retail

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Site Prep, Contingency, Interest, Brownfield Plan/Work Plan Prep, MEGA review cost

Approved Activity Cost: \$95,074

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$39,961	\$55,113

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Monroe

Property Name: North Monroe Medical Project (Eye Surgeons)

Property Address: 721-759 North Monroe Street

City: Monroe

County: Monroe

Brownfield Plan Name: Eye Surgeons Associates P.C.

Current Ownership: Eye Surgeons Associates P.C.

Proposed Future Ownership: Eye Surgeons Associates P.C.

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Drainage site, Commercial

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: C-2, P

Proposed Future Zoning: C-2, P

Proposed Development: Medical office building

Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Prep, Interest, Contingency

Approved Activity Cost: \$193,233

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$82,325	\$110,908

Estimated First Year of Tax Capture: 2011

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

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Plan Submitted By: City of Monroe

Property Name: Ventower Industries

Property Address: Port of Monroe

City: Monroe

County: Monroe

Brownfield Plan Name: Ventower Industries (Great Lakes Towers)

Current Ownership: Port of Monroe

Proposed Future Ownership: Ventower

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Industrial Landfill

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: I2

Proposed Future Zoning: I2

Proposed Development: Manufacturer of Steel towers

Description of Eligible Activities: Site Prep, Public Infrastructure, Work Plan Prep

Approved Activity Cost: \$5,830,600

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$2,798,688	\$3,031,912

Estimated First Year of Tax Capture: 2011

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

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Plan Submitted By: County of Saginaw

Property Name: Buena Vista - Ft. Saginaw Mall

Property Address: 3235 E. Holland Ave

City: Buena Vista Charter Township

County: Saginaw

Brownfield Plan Name: Ft. Saginaw Mall

Current Ownership: Buena Vista Charter Township DDA

Proposed Future Ownership: None identified at this time

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Agricultural Land, Strip Mall

Current Use of Property: Partially Vacant, One fast food, one retail

Eligibility Classification: Blighted

Existing Zoning: C

Proposed Future Zoning: C

Proposed Development: Redevelopment Ready

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Public Infrastructure, Site Prep, Contingency, Brownfield/work Plan Prep, Admin Fees

Approved Activity Cost: \$1,773,695

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$1,631,799	\$141,896

Estimated First Year of Tax Capture: 2012

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

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Plan Submitted By: City of Parchment

Property Name: River Reach Partners

Property Address: 100 Island Ave

City: Parchment

County: Kalamazoo

Brownfield Plan Name: River Reach Partners

Current Ownership: River Reach Partners

Proposed Future Ownership: River Reach Partners

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Industrial, Factory, Power Station, Waste water treatment plant, landfill

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Industrial

Proposed Future Zoning: PUD

Proposed Development: Mixed Use

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Public Infrastructure, Site Prep, Contingency, Interest, Brownfield/work Plan Prep, MEGA Review fee

Approved Activity Cost: \$49,661,900

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$8,521,982	\$41,139,918

Estimated First Year of Tax Capture: 2011

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

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Plan Submitted By: City of Mount Clemens

Property Name: Station 65

Property Address: 65 Market Street

City: Mount Clemens

County: Macomb

Brownfield Plan Name: Station 65

Current Ownership: Station 65 LLC

Proposed Future Ownership: n/a

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Public Works Structure, Retail/Office

Current Use of Property: Mostly Vacant, one vacuum repair shop

Eligibility Classification: Functionally Obsolete

Existing Zoning: Central Business

Proposed Future Zoning: Central Business

Proposed Development: Mixed Use

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Public Infrastructure, Site Prep, Contingency, Brownfield/work Plan Prep, MEGA Review fee

Approved Activity Cost: \$175,860

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$80,896	\$94,964

Estimated First Year of Tax Capture: 2010

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

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Plan Submitted By: City of Cadillac

Property Name: Cobbs Mitchell

Property Address: 100 E. chapin Street

City: Cadillac

County: Wexford

Brownfield Plan Name: Cobbs Mitchell Redevelopment

Current Ownership: State of Michigan

Proposed Future Ownership: Creative Community Consultants

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Office Space

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: Central Business

Proposed Future Zoning: Central Business

Proposed Development: Mixed Use

Description of Eligible Activities: Demolition, Lead and Asbestos Abatement, Site Prep, Contingency, Interest, Brownfield/work Plan Prep, MEGA Review fee

Approved Activity Cost: \$231,193

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$97,101	\$134,092

Estimated First Year of Tax Capture: 2011

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