



MEMORANDUM

DATE: March 1, 2013

TO: Members of the Michigan Legislature

FROM: Michael A. Finney
President and CEO

SUBJECT: Brownfield Redevelopment Financing Act – 2012 Legislative Report

Please find attached the 2012 Brownfield Redevelopment Financing Act Report. In the past, the Michigan Economic Development Corporation has been required to submit a report under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, to each member of the legislature each year on or before March 1.

Effective December 28, 2012, the act was amended under Public Act 502 of 2012 to require additional annual reporting on activity. Measures are being taken to ensure all new reporting requirements are being captured. Going forward, all future reports for this program will be submitted pursuant to Section 15(19) of Public Act 502 of 2012. The attached report for calendar year 2012 is in accordance with the law prior to the passage of PA 502 of 2012.

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

2012 Brownfield Redevelopment Financing Act 381 Report Summary

Property Name	City	County	Eligibility Classification	Approved Activity Cost	School Taxes	Non-School Taxes	First Year of Capture
Cherry Republic Center	Traverse City	Grand Traverse	Facility	\$ 2,264,085	\$ 2,017,526	\$ 246,559	2013
626 West Front Street	Traverse City	Grand Traverse	Facility	\$ 349,255	\$ 168,306	\$ 180,949	2013
Arbor Hills Crossing	Ann Arbor	Washtenaw	Facility/Functionally Obsolete	\$ 2,578,553	\$ 1,105,684	\$ 1,472,869	2014
436 E. Chicago Street	Coldwater	Branch	Facility	\$ 166,422	\$ 75,872	\$ 90,550	2013
514 Michigan Avenue	East Lansing	Ingham	Facility	\$ 266,228	\$ 98,398	\$ 167,830	2018
3500 North Martin Luther King Boulevard	Lansing	Ingham	Facility	\$ 4,618,369	\$ 1,796,389	\$ 2,821,980	2013
Former City Marina	Port Huron	St. Clair	Functionally Obsolete	\$ 646,410	\$ 290,367	\$ 356,043	2013
Michigan Works	Saginaw	Saginaw	Facility, Functionally Obsolete	\$ 778,140	\$ 322,695	\$ 455,445	2014
Lexington Elementary	Grand Rapids	Kent	Functionally Obsolete	\$ 630,655	\$ 332,418	\$ 298,237	2013
Eastern Elementary	Grand Rapids	Kent	Functionally Obsolete	\$ 1,275,971	\$ 672,564	\$ 603,407	2013
Former Miller Products	Grand Rapids	Kent	Facility	\$ 935,400	\$ 493,049	\$ 442,351	2015
309 Parkdale Avenue	Manistee Township	Manistee	Facility	\$ 114,400	\$ 69,933	\$ 44,467	2013
1205 West Fulton	Grand Rapids	Kent	Facility	\$ 118,450	\$ 62,541	\$ 55,909	2013
665-667 Leonard	Grand Rapids	Kent	Facility	\$ 161,000	\$ 85,008	\$ 75,992	2013
618 South Main	Ann Arbor	Washtenaw	Facility	\$ 2,887,923	\$ 2,208,130	\$ 679,793	2014
215 State St. & 608 Ellsworth St.	Midland	Midland	Facility	\$ 7,722,774	\$ 3,198,773	\$ 4,524,001	2013
Harbortown Riverside	Detroit	Wayne	Facility	\$ 2,918,462	\$ 1,114,852	\$ 1,803,610	2013
833 Michigan St. & 411 Houseman Ave.	Grand Rapids	Kent	Facility	\$ 427,227	\$ 225,576	\$ 201,651	2014
857 West Washington Street	City of Marquette	Marquette	Functionally Obsolete	\$ 14,279,514	\$ 6,778,485	\$ 7,501,029	2013
500 Thomas Edison Parkway	City of Port Huron	St. Clair	Functionally Obsolete	\$ 2,230,000	\$ 1,951,027	\$ 278,973	2014
Former Showcase Cinema - AMENDMENT	Westland	Wayne	Facility	\$ 96,130	\$ 47,187	\$ 48,943	2012
Totals				\$ 45,465,368	\$ 23,114,780	\$ 22,350,588	

Brownfield Redevelopment Financing Act Report Calendar Year 2012

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. "Facility" means any area, place, or property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. 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 was required for all work plans for projects where taxes levied for school operating purposes will be captured to pay for eligible activities. Executive Order 2012-9 transferred all the authority, powers, duties, functions, responsibilities, records, personnel, property and unexpended balances of appropriations, allocations or other funds of the Michigan Economic Growth Authority (MEGA) to the Michigan Strategic Fund (MSF).

Developmental activities eligible for Tax Increment Financing reimbursement ("Eligible Activities) requiring Board 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 Board for which tax increment revenues are being collected or will be collected in the future. During the period of January 1, 2012 through December 31, 2012, twenty (20) work plans and one (1) work plan amendment were received from eleven (11) different local units of government and a total of \$45,465,368 was approved by the Board for eligible activities at eligible properties. Of this \$45,465,368 total, **\$23,114,780 was approved from School Taxes** and \$22,350,588 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.

Plan Submitted By: County of Grand Traverse

Property Name: Cherry Republic Center

Property Address: 115 Cass Street & 156 East Front Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Cherry Republic Center

Current Ownership: SWAG, Inc.

Proposed Future Ownership: Virgin Olives, LLC & Sudsland, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Commerical, Retail, Residential, Parking Lot

Current Use of Property: Commercial & Retail

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Mixed Use Commercial, Multi-Family Residential

Proposed Development: Retail Mixed Use, 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: \$2,264,085

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$2,017,526	\$246,559

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: County of Grand Traverse

Property Name: 626 West Front Street

Property Address: 606-626 West Front Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: 626 West Front Street (A.K.A. CVS) Redevelopment Project

Current Ownership: Richard & Shen Smith, Vern Shugart Trust, Gertrude Shugart Trust, Blarney Castle, Inc.

Proposed Future Ownership: The Velmeir Companies

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Gas Station, Commercial, Residential

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Mixed Use - Single Family Residential and Commerical

Proposed Future Zoning: Commerical

Proposed Development: Commercial

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

Approved Activity Cost: \$349,255

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$168,306	\$180,949

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: County of Washtenaw

Property Name: Arbor Hills Crossing

Property Address: 3000-3120 Washtenaw

City: Ann Arbor

County: Washtenaw

Brownfield Plan Name: Arbor Hills Crossing Redevelopment

Current Ownership: RSW Washtenaw LLC, Fichera David & Fichera Christopher Trust

Proposed Future Ownership: RSW Washtenaw LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Dairy, Auto Sales & Services, Various Retail & Commercial

Current Use of Property: Vacant

Eligibility Classification: Facility/Functionally Obsolete

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Commercial

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

Approved Activity Cost: \$2,578,553

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$1,105,684	\$1,472,869

Estimated First Year of MEGA Tax Capture: 2014

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

Plan Submitted By: County of Branch

Property Name: 436 E. Chicago Street

Property Address: 436 E. Chicago Street

City: Coldwater

County: Branch

Brownfield Plan Name: Culver's Restaurant Redevelopment

Current Ownership: Riboscy Real Estate, LLC

Proposed Future Ownership: M2 Enterprises Coldwater, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Truck Stop Filling Station; Bus Station; Truck Parking and Sales Lot

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Commercial

**Description of
Eligible Activities:** Infrastructure Improvements; Site Preparation; Contingency; Brownfield/Work Plan Preparation; MEGA Review Cost

Approved Activity Cost: \$166,422

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$75,872	\$90,550

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of East Lansing

Property Name: 514 Michigan Avenue

Property Address: 514 Michigan Avenue

City: East Lansing

County: Ingham

Brownfield Plan Name: Brownfield Plan #17 for the 514 Michigan Avenue Redevelopment Project

Current Ownership: J & T Koehler Land, LLC

Proposed Future Ownership: Wolf River Development Company 514, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential; Commercial; Gas Station; Pizza Parlor; Hair Salon; Printing Business

Current Use of Property: Printing Business

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Mixed Use-Commercial/Residential

Proposed Development: Mixed Use-Commercial/Residential

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

Approved Activity Cost: \$266,228

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$98,398	\$167,830

Estimated First Year of MEGA Tax Capture: 2018

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

Plan Submitted By: City of Lansing

Property Name: 3500 North Martin Luther King Boulevard

Property Address: 3500 North Martin Luther King Boulevard

City: Lansing

County: Ingham

Brownfield Plan Name: Emergent BioDefense Redevelopment Project

Current Ownership: Emergent BioDefense Operations Lansing LLC

Proposed Future Ownership: Emergent BioDefense Operations Lansing LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Biological products manufacturing

Current Use of Property: Biological products manufacturing

Eligibility Classification: Facility

Existing Zoning: Industrial

Proposed Future Zoning: Industrial

Proposed Development: Biological products manufacturing

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

Approved Activity Cost: \$4,618,369

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$1,796,389	\$2,821,980

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Port Huron

Property Name: Former City Marina

Property Address: 2021-2025 Water Street

City: Port Huron

County: St. Clair

Brownfield Plan Name: 2021-2025 Water Street Redevelopment Project

Current Ownership: OHMI Port Huron, LLC

Proposed Future Ownership: OHMI Port Huron, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Marina

Current Use of Property: Vacant marina

Eligibility Classification: Functionally Obsolete

Existing Zoning: Other (Marina District)

Proposed Future Zoning: Other (Marina District)

Proposed Development: Marina with hotel and restaurant services.

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

Approved Activity Cost: \$646,410

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$290,367	\$356,043

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Saginaw

Property Name: Michigan Works

Property Address: 300-322 E. Genesee Ave.; 108-132 S. Franklin St.; 113-135 S. Baum St.

City: Saginaw

County: Saginaw

Brownfield Plan Name: Brownfield Plan for the Michigan Works Redevelopment Project

Current Ownership: City of Saginaw/Saginaw DDA/ SSP Associates

Proposed Future Ownership: Downtown Area Development IV, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial Paint & Finishing; Warehouse; Theater; Apartments; Restaurant; Dry Cleaning; Furniture Store

Current Use of Property: Vacant Property & Buildings

Eligibility Classification: Facility, Functionally Obsolete

Existing Zoning: Mixed Use - Commercial

Proposed Future Zoning: Mixed Use - Commercial

Proposed Development: Michigan Works Service Center

Description of Eligible Activities: Demolition; Lead/Asbestos Abatement; Site Preparation; Contingency; MEGA Review Costs

Approved Activity Cost: \$778,140

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$322,695	\$455,445

Estimated First Year of MEGA Tax Capture: 2014

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

Plan Submitted By: City of Grand Rapids

Property Name: Lexington Elementary

Property Address: 45 Lexington, NW

City: Grand Rapids

County: Kent

Brownfield Plan Name: Amendment to the City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for GR School Lofts LLC Lexington Elementary School

Current Ownership: Charter Development Company LLC

Proposed Future Ownership: GR School Lofts LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Public School

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: Single-Family Residential

Proposed Future Zoning: Multi-Family Residential

Proposed Development: Apartment Building

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

Approved Activity Cost: \$630,655

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$332,418	\$298,237

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Grand Rapids

Property Name: Eastern Elementary

Property Address: 758 Eastern Avenue

City: Grand Rapids

County: Kent

Brownfield Plan Name: Amendment to the City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for GR School Lofts LLC Eastern Elementary School

Current Ownership: Charter Development Company LLC

Proposed Future Ownership: GR School Lofts LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Public School

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: Single-Family Residential

Proposed Future Zoning: Multi-Family Residential

Proposed Development: Apartment Building

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

Approved Activity Cost: \$1,275,971

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$672,564	\$603,407

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Grand Rapids

Property Name: Former Miller Products

Property Address: 601 First Street NW

City: Grand Rapids

County: Kent

Brownfield Plan Name: 614 First Street Partners, LLC

Current Ownership: 614 First Street Partners, LLC

Proposed Future Ownership: 614 First Street Partners, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Residential; Retail; Building Supply; Auto Parts Manufacturing

Current Use of Property: Vacant Industrial

Eligibility Classification: Facility

Existing Zoning: Mixed Use Commercial

Proposed Future Zoning: Mixed Use Commercial

Proposed Development: Rockford Construction Headquarters

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

Approved Activity Cost: \$935,400

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$493,049	\$442,351

Estimated First Year of MEGA Tax Capture: 2015

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

Plan Submitted By: County of Manistee

Property Name: 309 Parkdale Avenue

Property Address: 309 Parkdale Avenue

City: Manistee Township

County: Manistee

Brownfield Plan Name: Former Benchley Auto

Current Ownership: PPSJ Holdings, LLC

Proposed Future Ownership: Oak Grove Cremation Center, Inc.

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Auto Dealership, Body Shop

Current Use of Property: Vacant Buildings

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Creamatorium

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

Approved Activity Cost: \$114,400

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$69,933	\$44,467

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Grand Rapids

Property Name: 1205 West Fulton

Property Address: 1205 West Fulton & 21 Garfield St. NW

City: Grand Rapids

County: Kent

Brownfield Plan Name: Amendment to the City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for 1205 West Fulton, LLC and the Kent County Land Bank Fast Track Authority.

Current Ownership: 1205 West Fulton, LLC

Proposed Future Ownership: 1205 West Fulton, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Gas Station

Current Use of Property: Vacant Buildings

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Hardware Store

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

Approved Activity Cost: \$118,450

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$62,541	\$55,909

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Grand Rapids

Property Name: 665-667 Leonard

Property Address: 665-667 Leonard

City: Grand Rapids

County: Kent

Brownfield Plan Name: Amendment to the City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for 3R Foods, LLC

Current Ownership: 4 Big, LLC

Proposed Future Ownership: 4 Big, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Grocery and Gas

Current Use of Property: Commercial

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Grocery

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

Approved Activity Cost: \$161,000

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$85,008	\$75,992

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: County of Washtenaw

Property Name: 618 South Main

Property Address: 606 & 618 South Main St.

City: Ann Arbor

County: Washtenaw

Brownfield Plan Name: 618 W. Main - An Urban Apartment Community
Redevelopment Project

Current Ownership: 606 S. Main-Ivory Photo Inc.; 618 S. Main-David & Becky Fox

Proposed Future Ownership: 618 South Main, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Tent & Awning Business; Auto Body Repair/Painting; Other
Retail; Residential

Current Use of Property: Fox Tent & Awning/Retail

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Multi-Family Residential

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

Approved Activity Cost: \$2,887,923

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$2,208,130	\$679,793

Estimated First Year of MEGA Tax Capture: 2014

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

Plan Submitted By: City of Midland

Property Name: 215 State St. & 608 Ellsworth St.

Property Address: 215 State St. & 608 Ellsworth St.

City: Midland

County: Midland

Brownfield Plan Name: The Stadium District, 215 State Street

Current Ownership: Midland Downtown Partners LLC

Proposed Future Ownership: Midland Downtown Partners LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Commercial Printing and Auto Service

Current Use of Property: Vacant Buildings

Eligibility Classification: Facility

Existing Zoning: Mixed Use Commercial

Proposed Future Zoning: Mixed Use Commercial

Proposed Development: Mixed Use Retail and Office

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

Approved Activity Cost: \$7,722,774

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$3,198,773	\$4,524,001

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Detroit

Property Name: Harbortown Riverside

Property Address: 250 E. Harbortown Dr.

City: Detroit

County: Wayne

Brownfield Plan Name: Harbortown Riverside Apartments Redevelopment

Current Ownership: Jefferson Acquisitions, LLC

Proposed Future Ownership: Harbortown Riverside, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Industrial

Current Use of Property: Vacant Land

Eligibility Classification: Facility

Existing Zoning: Multi-Family Residential

Proposed Future Zoning: Multi-Family Residential

Proposed Development: Residential Apartments

**Description of
Eligible Activities:** Demolition; Site Preparation; Contingency; Interest;
Brownfield/Work Plan Preparation; MEGA Review Costs

Approved Activity Cost: \$2,918,462

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$1,114,852	\$1,803,610

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Grand Rapids

Property Name: 833 Michigan St. & 411 Houseman Ave.

Property Address: 833 Michigan St. & 411 Houseman Ave.

City: Grand Rapids

County: Kent

Brownfield Plan Name: Amendment to the City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for Third Coast Development Partners, LLC

Current Ownership: Mercantile Bank Mortgage Company (833 Michigan N.E.) and Axel Ewald (411 Houseman N.E.)

Proposed Future Ownership: Third Coast Development Partners, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial

Current Use of Property: Vacant Buildings

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Mixed Use Retail and Office

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

Approved Activity Cost: \$427,227

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$225,576	\$201,651

Estimated First Year of MEGA Tax Capture: 2014

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

Plan Submitted By: City of Marquette

Property Name: 857 West Washington Street

Property Address: 857 West Washington Street

City: City of Marquette

County: Marquette

Brownfield Plan Name: Mixed Use Development - 857 West Washington Street

Current Ownership: Veridea Group, LLC

Proposed Future Ownership: Veridea Group, LLC

**Delinquent Taxes,
Interest and Penalties:** None

Historical Use of Property: Industrial Bakery

Current Use of Property: Vacant Buildings

Eligibility Classification: Functionally Obsolete

Existing Zoning: Industrial

Proposed Future Zoning: Mixed Use Commercial, Multi-Family Residential

Proposed Development: Mixed Use Residential, Retail and Office

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

Approved Activity Cost: \$14,279,514

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$6,778,485	\$7,501,029

Estimated First Year of MEGA Tax Capture: 2013

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

Plan Submitted By: City of Port Huron

Property Name: 500 Thomas Edison Parkway

Property Address: 500 Thomas Edison Parkway

City: City of Port Huron

County: St. Clair

Brownfield Plan Name: 500 Thomas Edison Parkway and Surrounding Lands

Current Ownership: JB Real Estate Development, LLC, St. Clair County, and City of Port Huron

Proposed Future Ownership: JB Real Estate Development, LLC, St. Clair County, and City of Port Huron

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Industrial, Hotel, Tourist Services

Current Use of Property: Vacant Buildings

Eligibility Classification: Functionally Obsolete

Existing Zoning: Commercial, Multi-Family Residential

Proposed Future Zoning: Commercial, Multi-Family Residential

Proposed Development: Commercial, Educational, Tourist Services

Description of Eligible Activities: Demolition, Infrastructure Improvements, Brownfield/Work Plan Preparation, Review Costs

Approved Activity Cost: \$2,230,000

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$1,951,027	\$278,973

Estimated First Year of MEGA Tax Capture: 2014

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

AMENDMENT

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: Commercial Cinema

Current Use of Property: Vacant Building

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Commercial Cinema

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

Approved Activity Cost: \$96,130

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$47,187	\$48,943

Estimated First Year of MEGA Tax Capture: 2012 (Note: Project originally approved in 2011, MEGA approved an increase in eligible activity costs under this amendment.)

The amendment was approved to add two (2) parcels of property to the project in order to demolish a former church and residential structure to construct a secondary ingress and egress drive to improve traffic safety.

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