



MEMORANDUM

DATE: March 1, 2012

TO: Members of the Michigan Legislature

FROM: Michael A. Finney
President and CEO

SUBJECT: Brownfield Redevelopment Financing Act – 2011 Legislative Report

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

Property Name	City	County	Eligibility Classification	Approved Activity Cost	School Taxes	Non-School Taxes	First Year of Capture
Former Plainwell Paper Mill	Plainwell	Allegan	Facility	\$ 568,546	\$ 233,104	\$ 335,442	2012
Former Showcase Cinema	Westland	Wayne	Facility	\$ 187,635	\$ 75,725	\$ 111,910	2012
Severstal Steel Mill	Dearborn	Wayne	Facility	\$ 97,308,616	\$ 19,461,723	\$ 77,846,893	2011
Land Bank Authority Parcels	Interlochen/ Traverse City	Grand Traverse	Blighted	\$ 50,537	\$ 29,311	\$ 21,226	2013
Lincoln Park Shopping Ctr. Redevelopment	Lincoln Park & Allen Park	Wayne	Facility, Functionally Obsolete	\$ 3,802,495	\$ 1,513,412	\$ 2,289,083	2012
West Grand Blvd Redevelopment: 1660 West Grand	Detroit	Wayne	Functionally Obsolete	\$ 41,121	\$ 29,895	\$ 11,226	2012
West Grand Blvd Redevelopment Project: 1900/1905 West Grand	Detroit	Wayne	Functionally Obsolete	\$ 120,409	\$ 83,116	\$ 37,293	2012
The St. Anne	East Lansing	Ingham	Facility	\$ 1,530,209	\$ 565,616	\$ 964,593	2013
Wealthy Jefferson Development Initiative Parcel B	Grand Rapids	Kent	Facility	\$ 1,097,259	\$ 482,812	\$ 614,447	2012
Former Mobil Oil Station	Dearborn Heights	Wayne	Facility & Functionally Obsolete	\$ 69,617	\$ 30,444	\$ 39,173	2011
Former General Motors Corporation Grand Rapids Metal Plant	Wyoming	Kent	Facility	\$ 8,452,998	\$ 6,088,594	\$ 2,364,404	2016
East Jefferson Neighborhood	Detroit	Wayne	Facility & Functionally Obsolete	\$ 385,758	\$ 147,107	\$ 238,651	2012
Former Gas Station Site	Detroit	Wayne	Facility	\$ 301,133	\$ 114,836	\$ 186,297	2012
Packard Square	Ann Arbor	Washtenaw	Facility	\$ 2,040,149	\$ 874,749	\$ 1,165,400	2013
2011 Biddle Avenue	Wyandotte	Wayne	Blighted	\$ 210,752	\$ 74,989	\$ 135,763	2013
Riverside Commons	Trenton	Wayne	Blighted	\$ 2,224,250	\$ 1,306,028	\$ 918,222	2013
The Union at Dearborn	Dearborn	Wayne	Functionally Obsolete	\$ 2,340,699	\$ 2,340,699	\$ -	2013
3300 Denton	Hamtramck	Wayne	Blighted	\$ 470,933	\$ 169,536	\$ 301,397	2013
2000 Merritt Road	East Lansing	Ingham	Facility	\$ 262,068	\$ 91,986	\$ 170,082	2012
Queen Lillian Medical Office Building	Detroit	Wayne	Facility	\$ 408,647	\$ 155,836	\$ 252,811	2012
Eaton Steel Property	Oak Park	Oakland	Functionally Obsolete	\$ 366,273	\$ 121,887	\$ 244,386	2013
Dexter Wellness Center	Dexter	Washtenaw	Facility	\$ 240,000	\$ 109,214	\$ 130,786	2011
435 Ionia Ave. and 109 Logan St.	Grand Rapids	Kent	Facility	\$ 4,720,882	\$ 2,488,391	\$ 2,232,491	2014
Former Redford High School	Detroit	Wayne	Functionally Obsolete	\$ 6,568,525	\$ 2,522,665	\$ 4,045,860	2012
Reutter Park Place	Lansing	Ingham	Facility	\$ 1,400,500	\$ 540,873	\$ 859,627	2012
Uptown/Rivers Edge Project Area	Bay City	Bay	Facility	\$ 30,271,716	\$ 12,390,213	\$ 17,881,503	2013
2070 Biddle and 12 Adjoining Properties	Wyandotte	Wayne	Blighted	\$ 527,906	\$ 217,286	\$ 310,620	2013
Boys Training School Property - AMENDMENT	Lansing	Ingham	Facility	\$ 204,349	\$ 26,480	\$ 177,869	2004
Hanna Lay and Company - AMENDMENT	Traverse City	Grand Traverse	Facility	\$ 6,870,146	\$ 3,319,686	\$ 3,550,460	2001
Former Traverse City Regional Psychiatric Hospital - AMENDMENT	Traverse City & Garfield Township	Grand Traverse	Facility	\$ 19,962,292	\$ 9,654,872	\$ 10,316,420	2004
Totals				\$ 193,006,420	\$ 65,261,085	\$ 127,754,375	

Brownfield Redevelopment Financing Act Report 2011

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.

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$233,104	\$335,442

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$75,725	\$111,910

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$19,461,723	\$77,846,893

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

Estimated First Year of Tax Capture: 2011

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$29,311	\$21,226

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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: Commerical/Retail

Current Use of Property: Vacant Structures & Existing Retail

Eligibility Classification: Facility, Functionally Obsolete

Existing Zoning: Commerical

Proposed Future Zoning: Commerical

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$1,513,412	\$2,289,083

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$29,895	\$11,226

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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*

	School Taxes	Non-School Taxes
TOTAL	\$83,116	\$37,293

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$565,616	\$964,593

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$482,812	\$614,447

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$30,444	\$39,173

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

Estimated First Year of Tax Capture: 2011

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 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*

	School Taxes	Non-School Taxes
TOTAL	\$6,088,594	\$2,364,404

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

Estimated First Year of Tax Capture: 2016

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$147,107	\$238,651

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$114,836	\$186,297

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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*

	School Taxes	Non-School Taxes
TOTAL	\$874,749	\$1,165,400

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$74,989	\$135,763

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$1,306,028	\$918,222

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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: Commerical 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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$2,340,699	\$0

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$169,536	\$301,397

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$91,986	\$170,082

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$155,836	\$252,811

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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.

Proposed Future 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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$121,887	\$244,386

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$109,214	\$130,786

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

Estimated First Year of Tax Capture: 2011

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 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

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$2,488,391	\$2,232,491

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

Estimated First Year of Tax Capture: 2014

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*		
	School Taxes	Non-School Taxes
TOTAL	\$2,522,665	\$4,045,860

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$540,873	\$859,627

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

Estimated First Year of Tax Capture: 2012

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$12,390,213	\$17,881,503

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$217,286	\$310,620

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

Estimated First Year of Tax Capture: 2013

Brownfield Redevelopment Financing Act 381
Legislative Report - Calendar Year 2011
AMENDMENT

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$26,480	\$177,869

*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 in-line with current market conditions, and will complete the project with 125 single family homes.

Brownfield Redevelopment Financing Act 381
 Legislative Report - Calendar Year 2011
AMENDMENT

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$3,319,686	\$3,550,460

* 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.

Brownfield Redevelopment Financing Act 381
 Legislative Report - Calendar Year 2011
AMENDMENT

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

Estimated Tax Capture*

	School Taxes	Non-School Taxes
TOTAL	\$9,654,872	\$10,316,420

* 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.