

## Brownfield Redevelopment Financing Act Report 2007

The Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, authorizes municipalities to create Brownfield Redevelopment Authorities to facilitate the implementation of Brownfield plans and promote revitalization of Brownfield properties through the use of tax increment financing of eligible activities.

An eligible property is a "facility" as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, (NREPA) or a "blighted" or "functionally obsolete" property in a qualified local unit of government as defined in Act 381. A municipality may establish an Authority. The Authority develops and approves a Brownfield plan that identifies properties the Authority will conduct eligible activities and from which it will capture taxes. In most cases, properties are identified by the municipality in conjunction with a developer interested in redeveloping a property.

The Michigan Economic Growth Authority's (MEGA) approval is required for all work plans for projects in which taxes levied for school operating purposes will be captured to pay for eligible activities. Eligible development activities requiring MEGA approval include infrastructure improvements that directly benefit the eligible property, demolition of structures that is not a response activity, and lead or asbestos abatement on contaminated, blighted, or functionally obsolete properties. The Michigan Department of Environmental Quality's activities include baseline environmental assessments, due care activities, and additional response activities under the NREPA.

This report is a summary of the information contained in Brownfield plans and work plans submitted to the MEGA for which tax increment revenues are being collected or will be collected in the future. During the period of January 1, 2007, through December 31, 2007, nineteen (19) work plans and eight (8) work plan amendments were received from eleven (11) different local units of government and a total of \$96,965,934 was approved by the MEGA for eligible activities at eligible properties. Of this \$96,965,934 total, **\$48,335,456 was approved from School Taxes** and \$48,630,478 was approved for Non-School Taxes.

Actual tax increment revenues received by Authorities from all taxing jurisdictions, including state and local school taxes, will be provided in a report prepared by the State Tax Commission of the Michigan Department of Treasury pursuant to Section 16 (4) of Act 381.

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2007

**Plan Submitted By:** City of Mount Pleasant

**Property Name:** Former Borden Condensing Corporation

**Property Address:** 320 West Broadway Street and Adjacent Parcels

**City:** Mount Pleasant

**County:** Isabella

**Brownfield Plan Name:** West Broadway Revitalization Project

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

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

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

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

**Current Use of Property:** City office building and vacant

**Eligibility Classification:** Facility

**Existing Zoning:** C-2 Central Business District

**Proposed Future Zoning:** C-2 Central Business District

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

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

**Approved Activity Cost:** \$358,097

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$86,106	\$271,991

Estimated First Year of Tax Capture: 2007

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Detroit

**Property Name:** Michigan Bell Building & Surrounding area

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

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** Oakman-Woodrow Wilson Redevelopment Area

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

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

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

**Historical Use of Property:** Residential, Industrial, Commercial

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

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

**Existing Zoning:** Residential, industrial, and commercial

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

**Proposed Development:** Mixed-use - Commercial/Residential

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

**Approved Activity Cost:** \$4,946,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$1,789,305	\$3,156,695

Estimated First Year of Tax Capture: 2007

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Grand Rapids

**Property Name:** Steelcase Campus

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

**City:** Grand Rapids

**County:** Kent

**Brownfield Plan Name:** Steelcase Campus Project

**Current Ownership:** Steelcase Inc.

**Proposed Future Ownership:** Ashley Capital, LLC

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

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

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

**Eligibility Classification:** Facility

**Existing Zoning:** Industrial and residential

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

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

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

**Approved Activity Cost:** \$12,661,770

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$6,710,738	\$5,951,032

Estimated First Year of Tax Capture: 2008

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** Redford Township

**Property Name:** Redford Township Medical Building Property

**Property Address:** 15502 and 15534 Beech Daly, Redford Township

**City:** Redford

**County:** Wayne

**Brownfield Plan Name:** Redford Township Medical Building, LLC

**Current Ownership:** Redford Twp. Medical Building, LLC

**Proposed Future Ownership:** N/A

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

**Historical Use of Property:** gasoline and service station, two story building constructed as a church - more recently used as social gathering/meeting hall surrounding property is commercial and residential

**Current Use of Property:** vacant gravel lot and building

**Eligibility Classification:** Facility

**Existing Zoning:** General Commercial

**Proposed Future Zoning:** General Commercial

**Proposed Development:** medical building and parking

**Description of Eligible Activities:** Demolition, Infrastructure Improvements, Lead/Asbestos Abatement, Site Preparation

**Approved Activity Cost:** \$167,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$130,981	\$30,019

Estimated First Year of Tax Capture: 2008

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

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2007

**Plan Submitted By:** Washtenaw County

**Property Name:** Former YMCA Building/Ann Arbor Transit Authority Center

**Property Address:** 200 East William Street

**City:** Ann Arbor

**County:** Washtenaw

**Brownfield Plan Name:** XY, LLC (William Street Station)

**Current Ownership:** City of Ann Arbor and AATA

**Proposed Future Ownership:** XY, LLC

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

**Historical Use of Property:** residential, commercial, religious, and recreational

**Current Use of Property:** AATA Center - offices, police, substation, lunch room and waiting area.  
YMCA - Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** Commercial and Residential

**Proposed Future Zoning:** C2A/R (Commercial and Residential)

**Proposed Development:** commercial, residential, retail, hotel, parking, and bus center

**Description of Eligible Activities:** Demolition, Lead/Asbestos Abatement, Site Preparation

**Approved Activity Cost:** \$3,623,931

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$3,109,333	\$514,598

Estimated First Year of Tax Capture: 2009

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** Washtenaw County

**Property Name:** 200 South Ashley Street

**Property Address:** 200 South Ashley

**City:** Ann Arbor

**County:** Washtenaw

**Brownfield Plan Name:** Tierra Equities, LLC

**Current Ownership:** Tierra Equities, LLC

**Proposed Future Ownership:** Tierra Equities, LLC

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

**Historical Use of Property:** residential, gas filling station, auto service station, car rental/maintenance, beauty salon

**Current Use of Property:** storage

**Eligibility Classification:** Facility

**Existing Zoning:** C2B business service district

**Proposed Future Zoning:** C2B business service district

**Proposed Development:** Retail, office and residential condos and parking

**Description of Eligible Activities:** Demolition and Site Preparation

**Approved Activity Cost:** \$564,600

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$459,416	\$105,184

Estimated First Year of Tax Capture: 2009

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** Grand Rapids

**Property Name:** Former Loose Leaf Bindery Company

**Property Address:** 333 - 351 Commerce Avenue, SW

**City:** Grand Rapids

**County:** Kent

**Brownfield Plan Name:** Infinity Companies, LLC

**Current Ownership:** Infinity Companies, LLC

**Proposed Future Ownership:** Infinity Companies, LLC

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

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

**Current Use of Property:** vacant

**Eligibility Classification:** Facility

**Existing Zoning:** C-3B (City Center Service District)

**Proposed Future Zoning:** C-3B (City Center Service District)

**Proposed Development:** Residential Apartments

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

**Approved Activity Cost:** \$197,448

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$104,647	\$92,801

Estimated First Year of Tax Capture: 2008

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



Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Holland

**Property Name:** Plaza East

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

**City:** Holland

**County:** Ottawa

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

**Current Ownership:** Eighth Street Partners, LLC

**Proposed Future Ownership:** Eighth Street Partners, LLC

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

**Historical Use of Property:** Various commercial buildings and residential

**Current Use of Property:** retail/commercial/parking

**Eligibility Classification:** Facility

**Existing Zoning:** C-3 (Downtown Commercial)

**Proposed Future Zoning:** C-3 (Downtown Commercial)

**Proposed Development:** retail/commercial/parking

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

**Approved Activity Cost:** \$702,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$353,527	\$348,473

Estimated First Year of Tax Capture: 2007

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Southfield

**Property Name:** Cloverleaf Plaza

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

**City:** Southfield

**County:** Oakland

**Brownfield Plan Name:** Cloverleaf Plaza

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

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

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

**Historical Use of Property:** gas station, light manufacturing

**Current Use of Property:** vacant

**Eligibility Classification:** Facility

**Existing Zoning:** B-3 (General Business)

**Proposed Future Zoning:** B-3 General Business

**Proposed Development:** commercial/retail

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

**Approved Activity Cost:** \$254,738

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$125,586	\$129,152

Estimated First Year of Tax Capture: 2008

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

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2007

**Plan Submitted By:** City of Warren

**Property Name:** Universal Mall Properties

**Property Address:** 28208-28800 Dequindre Road

**City:** Warren

**County:** Michigan

**Brownfield Plan Name:** Universal Mall Properties, LLC

**Current Ownership:** Universal Mall Properties, LLC

**Proposed Future Ownership:** N/A

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

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

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

**Eligibility Classification:** Facility

**Existing Zoning:** General Commercial

**Proposed Future Zoning:** General Commercial

**Proposed Development:** commercial/retail

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

**Approved Activity Cost:** \$1,483,750

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$768,583	\$715,167

Estimated First Year of Tax Capture: 2009

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** Grand Rapids Brownfield Redevelopment Authority

**Property Name:** Front Street & Scribner Avenue

**Property Address:** 660 and 640 Scribner Avenue NW & 678 Front Avenue NW

**City:** Grand Rapids

**County:** Kent

**Brownfield Plan Name:** Front Street Property, LLC

**Current Ownership:** Riverview Center LLC

**Proposed Future Ownership:** Front Street Property, LLC

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

**Historical Use of Property:** Various industrial and commercial buildings and residential dwellings

**Current Use of Property:** retail and commercial buildings and adjacent parking

**Eligibility Classification:** Facility

**Existing Zoning:** Industrial - Scribner Avenue and C3-a - Front Street

**Proposed Future Zoning:** Industrial - Scribner Avenue and C3-a - Front Street

**Proposed Development:** commercial and parking

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

**Approved Activity Cost:** \$554,550

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$295,132	\$259,418

Estimated First Year of Tax Capture: 2009

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** Ingham County Brownfield Redevelopment Authority

**Property Name:** Ingham County Land Bank

**Property Address:** 139 Sites

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

**County:** Ingham

**Brownfield Plan Name:** Ingham County Land Bank Fast Track Authority

**Current Ownership:** Land Bank Authority

**Proposed Future Ownership:** To be determined

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

**Historical Use of Property:** Commercial and Residential

**Current Use of Property:** Commercial and Residential

**Eligibility Classification:** Blighted

**Existing Zoning:** Residential and Commercial

**Proposed Future Zoning:** Residential and Commercial

**Proposed Development:** Commercial or mixed used and residential

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

**Approved Activity Cost:** \$1,321,918

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$354,169	\$967,749

Estimated First Year of Tax Capture: 2009

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

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2007

**Plan Submitted By:** City of Owosso Brownfield Redevelopment Authority

**Property Name:** TiAL Products, Inc.

**Property Address:** 412 S. Shiawassee & 615 Cass Street

**City:** Owosso

**County:** Shiawassee

**Brownfield Plan Name:** TiAL Products, Inc.

**Current Ownership:** TiAL Products, Inc.

**Proposed Future Ownership:** TiAL Products, Inc.

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

**Historical Use of Property:** Manufacturing

**Current Use of Property:** vacant

**Eligibility Classification:** Facility

**Existing Zoning:** 1-2 General Industrial District

**Proposed Future Zoning:** 1-2 General Industrial District

**Proposed Development:** Manufacturing facilities

**Description of Eligible Activities:** Demolition, Infrastructure Improvements, Contingency

**Approved Activity Cost:** \$257,992

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$123,836	\$134,156

Estimated First Year of Tax Capture: 2008

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

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2007

**Plan Submitted By:** City of Detroit Brownfield Redevelopment Authority

**Property Name:** Tiger Stadium

**Property Address:** 2121 Trumbull St.

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** Tiger Stadium Project

**Current Ownership:** City of Detroit

**Proposed Future Ownership:** Detroit Economic Development Corporation

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

**Historical Use of Property:** Baseball Field

**Current Use of Property:** vacant

**Eligibility Classification:** Facility

**Existing Zoning:** B4 General Business District

**Proposed Future Zoning:** PD Planned Development

**Proposed Development:** Residential and commercial mixed-use development

**Description of Eligible Activities:** Demolition, site preparation, lead and asbestos abatement and infrastructure improvements

**Approved Activity Cost:** \$2,895,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$540,195	\$2,354,805

Estimated First Year of Tax Capture: 2009

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Holland Brownfield Redevelopment Authority

**Property Name:** Purple House Productions, LLC

**Property Address:** 479 Columbia Avenue

**City:** Holland

**County:** Ottawa

**Brownfield Plan Name:** Purple House Productions, LLC

**Current Ownership:** Purple House Productions, LLC

**Proposed Future Ownership:** Purple House Productions, LLC

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

**Historical Use of Property:** Oil, electric, and coal companies and Auto repair shops

**Current Use of Property:** vacant

**Eligibility Classification:** facility

**Existing Zoning:** C-1

**Proposed Future Zoning:** C-1

**Proposed Development:** commercial film studio

**Description of Eligible Activities:** Demolition, Infrastructure Improvements, contingency, work plan prep and review

**Approved Activity Cost:** \$63,823

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$32,741	\$31,082

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 Holland Brownfield Redevelopment Authority

**Property Name:** Scrap Yard Lofts

**Property Address:** 1146 River Avenue

**City:** Holland

**County:** Ottawa

**Brownfield Plan Name:** Scrap Year Lofts, LLC

**Current Ownership:** Bayside Land Co.

**Proposed Future Ownership:** Scrap Yard Lofts, LLC

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

**Historical Use of Property:** Residential, commercial, scrap yard

**Current Use of Property:** vacant

**Eligibility Classification:** Facility

**Existing Zoning:** I-1 industrial

**Proposed Future Zoning:** C-3

**Proposed Development:** Residential/Office Space

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

**Approved Activity Cost:** \$811,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$381,170	\$429,830

Estimated First Year of Tax Capture: 2008

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Holland Brownfield Redevelopment Authority

**Property Name:** Parking Structure

**Property Address:** 26 Parcels in Downtown Holland

**City:** Holland

**County:** Ottawa

**Brownfield Plan Name:** Parking Structure Project

**Current Ownership:** Various

**Proposed Future Ownership:** Various

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

**Historical Use of Property:** Various

**Current Use of Property:** Development Stage/Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** C-3

**Proposed Future Zoning:** C-3

**Proposed Development:** Parking Structure

**Description of Eligible Activities:** Infrastructure, Site Prep, Review/Prep, Contingency

**Approved Activity Cost:** \$4,031,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$2,067,903	\$1,963,097

Estimated First Year of Tax Capture: 2008

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Dearborn Brownfield Redevelopment Authority

**Property Name:** Dearborn Village Partners

**Property Address:** 22200 Michigan Ave - 12 parcels

**City:** Dearborn

**County:** Wayne

**Brownfield Plan Name:** Dearborn Village Square - North

**Current Ownership:** Various

**Proposed Future Ownership:** Various

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

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

**Current Use of Property:** Developed commercial

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** Commercial

**Proposed Future Zoning:** Commercial

**Proposed Development:** Commercial retail, residential, 6 plex cinema, 256 unit mid-rise condo w/881 car parking deck.

**Description of Eligible Activities:** Demolition, site preparation, and infrastructure improvements, and a contingency

**Approved Activity Cost:** \$46,172,084

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$23,527,919	\$22,644,165

Estimated First Year of Tax Capture: 2011

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

Brownfield Redevelopment Financing Act 381  
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**Plan Submitted By:** City of Detroit Brownfield Redevelopment Authority

**Property Name:** Tireman & Epworth Properties

**Property Address:** 6511/6545 Epworth & 5919/5943 Tireman

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** Tireman and Epworth Properties

**Current Ownership:** Tireman II Associates, LLC

**Proposed Future Ownership:** Tireman II Associates, LLC

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

**Historical Use of Property:** Various Industrial

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** Intensive Industrial

**Proposed Future Zoning:** Commercial

**Proposed Development:** retail auto parts salvage (Parts Galore)

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

**Approved Activity Cost:** \$753,300

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$278,721	\$474,579

Estimated First Year of Tax Capture: 2009

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