

## **Brownfield Redevelopment Financing Act Report 2008**

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, 2008, through December 31, 2008, thirty-four (34) work plans and three (3) work plan amendments were received from eleven (22) different local units of government and a total of \$234,712,258 was approved by the MEGA for eligible activities at eligible properties. Of this \$234,712,258 total, **\$128,493,282 was approved from School Taxes** and \$106,218,976 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  
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**Plan Submitted By:** City of Manistee Brownfield Redevelopment Authority

**Property Name:** 1513 State Street

**Property Address:** 1513 State Street

**City:** Manistee

**County:** Manistee

**Brownfield Plan Name:** American Materials, LLC Redevelopment Project

**Current Ownership:** Seng Dock & Trucking, Inc.

**Proposed Future Ownership:** American Materials, LLC

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

**Historical Use of Property:** Residential and Various Industrial/Manufacturing

**Current Use of Property:** Waste Materials Storage and Staging area for Recycled Oil Filters

**Eligibility Classification:** Facility

**Existing Zoning:** Industrial

**Proposed Future Zoning:** Industrial

**Proposed Development:** Material Depot/Transfer Station

**Description of Eligible Activities:** Infrastructure Improvements, Site Preparation, Contingency, MEGA Review & Prep

**Approved Activity Cost:** \$522,925

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$224,328	\$298,597

Estimated First Year of Tax Capture: 2020

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

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**Plan Submitted By:** City of Battle Creek Brownfield Redevelopment Authority

**Property Name:** WKKI property & 6 additional parcels

**Property Address:** East Hamblin Ave, South Monroe St., East Fountain St.

**City:** Battle Creek

**County:** Calhoun

**Brownfield Plan Name:** W.K. Kellogg Institute for Food and Nutrition Research Expansion Project

**Current Ownership:** Kellogg Company, East Hamblin Enterprises, LLC, and Battle Creek Unlimited

**Proposed Future Ownership:** Kellogg Company

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

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

**Current Use of Property:** Kellogg's Research and Development Complex, Vacant, Parking, and Storage

**Eligibility Classification:** Facility

**Existing Zoning:** C3 Intensive Business, I2 Heavy Industrial, C4 Central Business, I1 Light Industrial

**Proposed Future Zoning:** C3 Intensive Business, I2 Heavy Industrial, C4 Central Business, I1 Light Industrial

**Proposed Development:** Mixed-Use Office, Laboratory, and Pilot Plant facilities, WKKI building expansion, Parking

**Description of Eligible Activities:** Demolition, Public Infrastructure, Site Preparation, Contingency, MEGA Review and Prep

**Approved Activity Cost:** \$1,294,643

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$523,518	\$771,125

Estimated First Year of Tax Capture: 2016

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

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**Plan Submitted By:** City of Grand Rapids Brownfield Redevelopment Authority

**Property Name:** Stratus Properties

**Property Address:** 345 State Street SE & 131 Madison SE

**City:** Grand Rapids

**County:** Kent

**Brownfield Plan Name:** Stratus Properties, LLC

**Current Ownership:** Stratus Properties, LLC

**Proposed Future Ownership:** Stratus Properties, LLC

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

**Historical Use of Property:** Residential, Gas Station, Commercial, Parking

**Current Use of Property:** Vacant

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** C-2

**Proposed Future Zoning:** C-2

**Proposed Development:** General/Medical Office, Residential, Storage, and Parking

**Description of Eligible Activities:** Demolition, Lead, and Asbestos Abatement, Site Preparation, Contingency, MEGA Review & Prep

**Approved Activity Cost:** \$333,750

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$118,711	\$215,039

Estimated First Year of Tax Capture: 2008

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

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

**Property Name:** Comau, Inc. manufacturing operations

**Property Address:** 24000 West Eight Mile Road

**City:** Southfield

**County:** Oakland

**Brownfield Plan Name:** Comau Southfield Redevelopment - Comau, Inc.

**Current Ownership:** Comau, Inc.

**Proposed Future Ownership:** Comau, Inc.

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

**Historical Use of Property:** Manufacturing of automation products

**Current Use of Property:** Vacant

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** I-1 Industrial

**Proposed Future Zoning:** I-1 Industrial

**Proposed Development:** Comau's Southfield world headquarters

**Description of Eligible Activities:** Demolition, Contingency, MEGA Review and Prep

**Approved Activity Cost:** \$264,000

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$93,236	\$170,764

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:** Leelanau County Brownfield Redevelopment Authority

**Property Name:** Former Leelanau County Complex

**Property Address:** Ten Parcels in Leland Township

**City:** Leland Twp.

**County:** Leelanau

**Brownfield Plan Name:** Former Leelanau County Complex Redevelopment Project

**Current Ownership:** Leelanau County, Leland Township, and Leland Township Fire Department

**Proposed Future Ownership:** Varley-Kelly Properties, LLC

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

**Historical Use of Property:** Government Offices

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** Commercial and Residential

**Proposed Future Zoning:** Residential

**Proposed Development:** Residential development with single and multi family units

**Description of Eligible Activities:** Demolition, Lead and Asbestos Abatement, Contingency MEGA Review and Prep

**Approved Activity Cost:** \$350,750

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$183,347	\$167,403

Estimated First Year of Tax Capture: 2008

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

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**Plan Submitted By:** City of Grand Rapids

**Property Name:** Third Coast Properties

**Property Address:** 1697 Michigan Street NE

**City:** Grand Rapids

**County:** Kent

**Brownfield Plan Name:** Third Coast Development Partners, LLC

**Current Ownership:** Third Coast Development Partners, LLC

**Proposed Future Ownership:** Third Coast Development Partners, LLC

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

**Historical Use of Property:** Retail furniture sales

**Current Use of Property:** Vacant

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** SD-NOS Special District-Neighborhood Office Services

**Proposed Future Zoning:** SD-NOS Special District-Neighborhood Office Services

**Proposed Development:** Child Development Center

**Description of Eligible Activities:** Demolition, Site Preparation, Brownfield/Work Plan Prep, & Contingency

**Approved Activity Cost:** \$207,277

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$110,395	\$96,882

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:** Wayne County

**Property Name:** Pinnacle Race Course

**Property Address:** 18000 Vining Road

**City:** Huron Township

**County:** Wayne

**Brownfield Plan Name:** Pinnacle Race Course Project

**Current Ownership:** Wayne County Land Bank

**Proposed Future Ownership:** Post It Stables, Inc.

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

**Historical Use of Property:** Residential housing, commercial farming and public purposes

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** Special Purpose

**Proposed Future Zoning:** Special Purpose

**Proposed Development:** Pinnacle Race Course

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

**Approved Activity Cost:** \$41,635,750

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$21,917,058	\$19,718,692

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 Detroit

**Property Name:** 4830 Cass Ave

**Property Address:** 4830 Cass Ave

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** 4830 Cass Avenue Project

**Current Ownership:** UrbCamCom/WSU I, LLC

**Proposed Future Ownership:** UrbCamCom/WSU I, LLC

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

**Historical Use of Property:** A variety of residential and commercial uses since the 1890 including an auto service station.

**Current Use of Property:** The property is occupied by two vacant buildings, a church and the Christian Science Reading Room.

**Eligibility Classification:** Facility

**Existing Zoning:** B4 General Business District

**Proposed Future Zoning:** B4 General Business District

**Proposed Development:** A five-story, mixed-use commercial building.

**Description of Eligible Activities:** Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency

**Approved Activity Cost:** \$429,998

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$164,947	\$265,051

Estimated First Year of Tax Capture: 2008

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

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**Plan Submitted By:** City of Detroit

**Property Name:** Metro Livernois Property

**Property Address:** 6100 McGraw

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** Metro Livernois Property

**Current Ownership:** Metro Livernois, LLC

**Proposed Future Ownership:** Metro Livernois, LLC

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

**Historical Use of Property:** A variety of commercial and industrial purposes including the former Kelsey Hayes Wheel Company plant, lumber yard, gasoline and auto service station, foundries, warehouses and machining shops, and is severely blighted.

**Current Use of Property:** Several buildings that have been abandoned for more than a dozen years and have been used as an illegal dump.

**Eligibility Classification:** Facility

**Existing Zoning:** B-1 and B-2

**Proposed Future Zoning:** B-1 and B-2

**Proposed Development:** A 90,000 square foot neighborhood commercial center

**Description of Eligible Activities:** Demolition, Site Preparation, Lead and Asbestos Abatement & Contingency

**Approved Activity Cost:** \$1,834,250

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$557,208	\$1,277,042

Estimated First Year of Tax Capture: 2008

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

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**Plan Submitted By:** City of Lansing

**Property Name:** Ottawa Block

**Property Address:** 810 West Ottawa Street and 221 North Sycamore Street

**City:** Lansing

**County:** Ingham

**Brownfield Plan Name:** Ottawa Block Development

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

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

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

**Historical Use of Property:** Residential and converted residential to office

**Current Use of Property:** Vacant and four (4) single family homes

**Eligibility Classification:** Facility

**Existing Zoning:** "DM-3" and "C" Residential

**Proposed Future Zoning:** "DM-3" and "C" Residential or Other Permissible Residential

**Proposed Development:** 70 residential condominiums/town houses and a 5,000 square foot neighborhood grocer and retail center.

**Description of Eligible Activities:** Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency

**Approved Activity Cost:** \$1,126,036

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$354,275	\$771,761

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 Troy

**Property Name:** Pavilions of Troy

**Property Address:** North of Big Beaver & West of Coolidge

**City:** Troy

**County:** Oakland

**Brownfield Plan Name:** Pavilions of Troy

**Current Ownership:** Diamond Troy JV LLC

**Proposed Future Ownership:** Diamond Troy JV LLC

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

**Historical Use of Property:** Kmart Headquarters

**Current Use of Property:** Vacant Kmart Headquarters

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** Planned Unit Development (PUD)

**Proposed Future Zoning:** Planned Unit Development (PUD)

**Proposed Development:** 40 acre Mixed Use Redevelopment

**Description of Eligible Activities:** Demolition, Lead and Asbestos Abatement & Contingency

**Approved Activity Cost:** \$8,444,554

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$7,109,111	\$1,335,443

Estimated First Year of Tax Capture: 2008

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

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

**Property Name:** Former Detroit Police 8th Precinct Property

**Property Address:** 21310 - 21400 Grand River Avenue

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** Former Detroit Police 8th Precinct Property

**Current Ownership:** Grand River & Sixth Mile, LLC

**Proposed Future Ownership:** TBD

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

**Historical Use of Property:** Two gas stations, an auto repair facility and a machine shop.

**Current Use of Property:** Former Detroit Police 8th Precinct Station

**Eligibility Classification:** Facility

**Existing Zoning:** B-4 General Business District

**Proposed Future Zoning:** B-4 General Business District

**Proposed Development:** Neighborhood Retail Center

**Description of Eligible Activities:** Demolition, Site Preparation, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency

**Approved Activity Cost:** \$631,600

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$231,238	\$400,362

Estimated First Year of Tax Capture: 2008

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

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**Plan Submitted By:** City of Muskegon

**Property Name:** 2400/2500 Block South Henry Street

**Property Address:** 2410, 2474, 2477 and 2501 South Henry Street

**City:** Muskegon

**County:** Muskegon

**Brownfield Plan Name:** Betten Project

**Current Ownership:** Betten Chevrolet and Betten Automotive, Inc.

**Proposed Future Ownership:** Betten Chevrolet and Betten Automotive, Inc.

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

**Historical Use of Property:** Repair shop, parking lots, automotive dealership, agricultural, and auto body shop and repair.

**Current Use of Property:** Betten Chevy Dealer

**Eligibility Classification:** Facility

**Existing Zoning:** B-4 General Business

**Proposed Future Zoning:** B-4 General Business

**Proposed Development:** Remediation of the site and the expansion of automotive related retail and service businesses.

**Description of Eligible Activities:** Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement, Brownfield/Work Plan Prep & Contingency

**Approved Activity Cost:** \$1,304,620

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$628,305	\$676,315

Estimated First Year of Tax Capture: 2008

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

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**Plan Submitted By:** City of Lansing

**Property Name:** Former Ottawa Power Station

**Property Address:** 217 East Ottawa Street and 300, 312 and 320 North Grand

**City:** Lansing

**County:** Ingham

**Brownfield Plan Name:** Accident Fund Insurance Company of America - National Headquarters Campus Development

**Current Ownership:** Lansing Board of Water and Light

**Proposed Future Ownership:** Phoenix Development Partners, LLC

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

**Historical Use of Property:** The historic Ottawa Street Station, a decommissioned electric power generation facility.

**Current Use of Property:** Vacant Ottawa Street Station

**Eligibility Classification:** Facility

**Existing Zoning:** G-1 Business District

**Proposed Future Zoning:** G-1 Business District

**Proposed Development:** Class A office space

**Description of Eligible Activities:** Demolition, Infrastructure Improvements & Interest

**Approved Activity Cost:** \$33,300,889

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$12,603,670	\$20,697,219

Estimated First Year of Tax Capture: 2022

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

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**Plan Submitted By:** City of East Lansing

**Property Name:** City Center II

**Property Address:** 315, 341-345 Evergreen Ave; 100, 124, 128, 130, 136 and 140 West Grand River Ave

**City:** East Lansing

**County:** Ingham

**Brownfield Plan Name:** City Center Two Urban Development Project

**Current Ownership:** City Center Two Project, LLC and City of East Lansing

**Proposed Future Ownership:** City Center Two Project, LLC

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

**Historical Use of Property:** Apartment Buildings, Single Family Residential, Parking Lots, Commercial Office Buildings, Retail Stores, Bank, Restaurants, Auto Repair and Sales

**Current Use of Property:** Apartment Buildings, Single Family Residential, Parking Lots, Commercial Office Buildings, Retail Stores, Bank, Restaurants

**Eligibility Classification:** Facility/Functionally Obsolete

**Existing Zoning:** B-3, RM-32 and P

**Proposed Future Zoning:** B-3, RM-32 and P

**Proposed Development:** The 10-story mixed-use building will include retail, restaurant, hotel, office, residential apartments and a performing arts center. The 5-story mixed-use building will include retail and apartments. A 6-level parking deck w/ 520 spaces. A 3-story 6-unit townhouse building. A 3-story 8-unit townhouse building. A 4-story apartment building. A one level parking structure w/ 150 spaces. Total 585,000 square feet.

**Description of Eligible Activities:** Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement & Interest

**Approved Activity Cost:** \$57,835,839

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$46,287,032	\$11,548,807

Estimated First Year of Tax Capture: 2010

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

Submitted by the Michigan Economic Development Corporation



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**Plan Submitted By:** City of Lansing

**Property Name:** Former Cedar Street School

**Property Address:** 1106 North Cedar

**City:** Lansing

**County:** Ingham

**Brownfield Plan Name:** Former Cedar Street School

**Current Ownership:** Cedar St. School LLC

**Proposed Future Ownership:** Old Town Medical Building LLC

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

**Historical Use of Property:** Elementary school building

**Current Use of Property:** Former elementary school building

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** J-Parking & D-1 Professional Office

**Proposed Future Zoning:** E-2 Local Shopping District

**Proposed Development:** 3 floor commercial tenant space

**Description of Eligible Activities:** Demolition, Site Preparation, Infrastructure Improvement, Lead and Asbestos Abatement & Contingency

**Approved Activity Cost:** \$428,322

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$169,299	\$259,023

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 Dearborn

**Property Name:** Montgomery Ward Redevelopment Project

**Property Address:** 13551 Michigan Avenue

**City:** Dearborn

**County:** Wayne

**Brownfield Plan Name:** Redevelopment of the Former Dearborn Montgomery Ward Property

**Current Ownership:** City of Dearborn

**Proposed Future Ownership:** Redico Holdings, LLC

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

**Historical Use of Property:** Montgomery Ward

**Current Use of Property:** Vacant Montgomery Ward

**Eligibility Classification:** Facility

**Existing Zoning:** General Business District (B-C) & Vehicle Parking (VP)

**Proposed Future Zoning:** General Business District (B-C) & Vehicle Parking (VP)

**Proposed Development:** A new three level Class A medical facility with integrated, complementary retail will be built on the property.

**Description of Eligible Activities:** Demolition, Infrastructure Improvement, Site Preparation, Brownfield/Work Plan Prep, & Contingency

**Approved Activity Cost:** \$14,228,881

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$12,892,789	\$1,336,092

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 Cadillac

**Property Name:** Mitchell Street

**Property Address:** 302 and 310 Mitchell Street and 109 - 111 W. Chapin Street

**City:** Cadillac

**County:** Wexford

**Brownfield Plan Name:** Harris Milling Redevelopment Project

**Current Ownership:** City of Cadillac

**Proposed Future Ownership:** Chemical Bank

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

**Historical Use of Property:** Grain and Feed Elevator, Retail, Storage and Gasoline Service Station, and Parking

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** B-2 and B-3

**Proposed Future Zoning:** B-2 and B-3

**Proposed Development:** Retail and Commercial Banking Offices

**Description of Eligible Activities:** Infrastructure Improvements, Contingency, Work Plan Development and Review

**Approved Activity Cost:** \$255,750

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$204,997	\$50,753

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 Lansing

**Property Name:** Regent Inn Site

**Property Address:** 6501 S Cedar Street

**City:** Lansing

**County:** Ingham

**Brownfield Plan Name:** NuUnion - Regent Inn Site

**Current Ownership:** NuUnion Credit Union

**Proposed Future Ownership:** NuUnion

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

**Historical Use of Property:** Agricultural, Motel

**Current Use of Property:** Vacant

**Eligibility Classification:** Functionally obsolete

**Existing Zoning:** F, F-1

**Proposed Future Zoning:** F, F-1

**Proposed Development:** New office building for NuUnion Branch location

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

**Approved Activity Cost:** \$392,922

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$154,065	\$238,857

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:** Washtenaw County

**Property Name:** Historic Thompson Block

**Property Address:** 400-408 North River Street

**City:** Ypsilanti

**County:** Washtenaw

**Brownfield Plan Name:** The Historic Thompson Block Redevelopment Project

**Current Ownership:** Historic Equities Fund I, LLC

**Proposed Future Ownership:** Historic Equities Fund I, LLC

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

**Historical Use of Property:** Retail , Fire Department, Dealership

**Current Use of Property:** Vacant

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** B3-Central Business District

**Proposed Future Zoning:** B3-Central Business District

**Proposed Development:** Retail/Commercial and Residential

**Description of Eligible Activities:** Demolition, Lead or Asbestos Abatement, Contingency, Brownfield/Work Plan Prep and MEGA Review Cost

**Approved Activity Cost:** \$185,264

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$185,264	\$ 0

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 Wyoming

**Property Name:** Walker Orchard

**Property Address:** Walker Avenue

**City:** Wyoming

**County:** Kent

**Brownfield Plan Name:** Walker Orchard Land Partners, LLC - Northgate-Bristol, LLC

**Current Ownership:** Walker Orchard Land Partners, LLC - Northgate-Bristol, LLC

**Proposed Future Ownership:** Walker Orchard Land Partners, LLC - Northgate-Bristol, LLC

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

**Historical Use of Property:** Agricultural

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** MPUD and Agricultural

**Proposed Future Zoning:** CPUD

**Proposed Development:** Retail, Residential, Restaurant, Offices, Hotel

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

**Approved Activity Cost:** \$39,241,273

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$8,600,000	\$30,641,273

Estimated First Year of Tax Capture: 2009

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

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**Plan Submitted By:** City of Bay City

**Property Name:** Carbone of America

**Property Address:** 900 and 915 Harrison Street

**City:** Bay City

**County:** Bay

**Brownfield Plan Name:** Carbone of America/Harrison Street Project

**Current Ownership:** Carbone of America, Inc.

**Proposed Future Ownership:** Carbone of America, Inc.

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

**Historical Use of Property:** Development and Manufacture of Graphite Products

**Current Use of Property:** Research and Development and Manufacturing Operations

**Eligibility Classification:** Functionally Obsolete

**Existing Zoning:** M-1 - Light Industries

**Proposed Future Zoning:** M-1 Light Industrial

**Proposed Development:** Research and Development and Manufacturing Operations

**Description of Eligible Activities:** Infrastructure Improvements, Contingency, Work Plan Development and Review

**Approved Activity Cost:** \$3,048,639

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$1,229,457	\$1,819,182

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 2008

**Plan Submitted By:** City of Hastings

**Property Name:** Broadway & State Street Intersection

**Property Address:** Broadway & State Street Intersection

**City:** Hastings

**County:** Barry

**Brownfield Plan Name:** Redevelopment of the Northwest Corner of the Broadway and State Street Intersection

**Current Ownership:** Broadway State Associates, Joe Bush Real Estate, Larry & Janet Neil

**Proposed Future Ownership:** Agree Limited Partnership

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

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

**Current Use of Property:** Retail and Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** B2 - General Business

**Proposed Future Zoning:** B2 - General Business

**Proposed Development:** Retail

**Description of Eligible Activities:** Asbestos Abatement, Demolition, Contingency, Work Plan Development, and Review

**Approved Activity Cost:** \$221,125

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$203,656	\$17,469

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 2008

**Plan Submitted By:** City of Sturgis

**Property Name:** Kirsch Lofts, LLC

**Property Address:** 308 North Prospect and 415 East Main

**City:** Sturgis

**County:** St Joe

**Brownfield Plan Name:** Kirsch Lofts, LLC Redevelopment Project

**Current Ownership:** 1982 Financing Company, LLC

**Proposed Future Ownership:** Kirsch Lofts, LLC

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

**Historical Use of Property:** Manufacturing

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** BOS (Business, Office, Service)

**Proposed Future Zoning:** BOS (Business, Office, Service)

**Proposed Development:** Mixed-Use, Retail/Residential

**Description of Eligible Activities:** Demolition, Public Infrastructure Improvements, Contingency, Work Plan Prep and Review, MEGA Review

**Approved Activity Cost:** \$1,769,250

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$720,585	\$1,048,665

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 2008

**Plan Submitted By:** City of Ludington

**Property Name:** Western Land Services

**Property Address:** 200 West Loomis Street

**City:** Ludington

**County:** Mason

**Brownfield Plan Name:** Western Land Services, Inc.

**Current Ownership:** City of Ludington

**Proposed Future Ownership:** Western Land Services

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

**Historical Use of Property:** Fire Station, auto-bus garage, residential

**Current Use of Property:** Fire Station

**Eligibility Classification:** Facility

**Existing Zoning:** G-1

**Proposed Future Zoning:** B3-Central Business District

**Proposed Development:** HQ, Retail, Parking

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

**Approved Activity Cost:** \$504,638

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$235,666	\$268,972

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 2008

**Plan Submitted By:** City of Sturgis

**Property Name:** Kirsch Industrial Park, LLC

**Property Address:** 210 Broadus Street

**City:** Sturgis

**County:** St Joe

**Brownfield Plan Name:** Kirsch Industrial Park

**Current Ownership:** Sturgis Building LLC

**Proposed Future Ownership:** Kirsch Industrial Park, LLC

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

**Historical Use of Property:** Manufacturing, warehousing

**Current Use of Property:** Vacant

**Eligibility Classification:** functionally obsolete

**Existing Zoning:** M

**Proposed Future Zoning:** M

**Proposed Development:** Light industrial manufacturing and warehousing

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

**Approved Activity Cost:** \$15,896,463

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$7,884,646	\$8,011,817

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 2008

**Plan Submitted By:** City of Saginaw

**Property Name:** Rifkin Scrap Iron & Metal Company

**Property Address:** North Washington Ave between North First St and North Sixth Ave

**City:** Saginaw

**County:** Saginaw

**Brownfield Plan Name:** 835-1227 N Washington Ave

**Current Ownership:** Rifkin Realty Investments LLC& Saginaw EDC

**Proposed Future Ownership:** Leased to Rifkin Scrap

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

**Historical Use of Property:** Stables, Graphite Company, Junkyard, Gas Station, Leather tannery,

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** M-2 (General Industrial)

**Proposed Future Zoning:** M-2 (General Industrial)

**Proposed Development:** New HQ, warehouse , maintenance facility, scales, parking lots, landscaping

**Description of Eligible Activities:** Site Prep, Contingency, Work Plan Prep and Review, MEGA Review

**Approved Activity Cost:** \$282,200

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$125,150	\$157,050

Estimated First Year of Tax Capture: 2012

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

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2008

**Plan Submitted By:** City of Wyoming

**Property Name:** Morrison Investment Group, LLC

**Property Address:** 4599 Herman SW

**City:** Wyoming

**County:** Kent

**Brownfield Plan Name:** 4599 Herman Ave SW

**Current Ownership:** The Morrison Investment Group, LLC

**Proposed Future Ownership:** The Morrison Investment Group, LLC

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

**Historical Use of Property:** Mobile home repair

**Current Use of Property:** Vacant

**Eligibility Classification:** Functionally obsolete

**Existing Zoning:** Industrial

**Proposed Future Zoning:** Industrial

**Proposed Development:** Rehab of existing buildings

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

**Approved Activity Cost:** \$98,607

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$39,768	\$58,839

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 2008

**Plan Submitted By:** City of Grand Rapids

**Property Name:** Robinson Lake

**Property Address:** 1350 Lake Drive SE and 316 Carlton Ave, SE

**City:** Grand Rapids

**County:** Kent

**Brownfield Plan Name:** Robinson Lake, LLC

**Current Ownership:** Fifth Third Bank

**Proposed Future Ownership:** Robinson Lake, LLC

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

**Historical Use of Property:** Residential, Retail, Gas Station, Auto Repair, Dry cleaning, Bank

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** TBA (Traditional Business Area)

**Proposed Future Zoning:** TBA (Traditional Business Area)

**Proposed Development:** New residential, retail building

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

**Approved Activity Cost:** \$364,050

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$192,946	\$171,104

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 2008

**Plan Submitted By:** City of Ann Arbor

**Property Name:** 601 Forest

**Property Address:** 607 & 609, 617 and 624 S. Forest and 1304 South University

**City:** Ann Arbor

**County:** Washtenaw

**Brownfield Plan Name:** 601 Forest, LLC - Green Urban Living

**Current Ownership:** Betty Hawkins LLC, Clark Forest LLC, Plantation Properties LLC

**Proposed Future Ownership:** 601 Forest LLC

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

**Historical Use of Property:** Residential, Commercial, Retail, Dry Cleaner

**Current Use of Property:** Commercial (Convenience stores, Laundromat, bicycle shop)

**Eligibility Classification:** Facility

**Existing Zoning:** C-2A

**Proposed Future Zoning:** C-2A

**Proposed Development:** Mixed use, residential, retail, parking

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

**Approved Activity Cost:** \$4,760,960

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$2,018,647	\$2,742,313

Estimated First Year of Tax Capture: 2010

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

Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2008

**Plan Submitted By:** Grand Traverse County

**Property Name:** RiverWest Development

**Property Address:** 305 W. Front Street

**City:** Traverse City

**County:** Grand Traverse

**Brownfield Plan Name:** RiverWest Development

**Current Ownership:** Pine Street Development ONE, LLC

**Proposed Future Ownership:** Pine Street Development ONE, LLC

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

**Historical Use of Property:** Car dealership, Factory (Chemical storage, painting, warehousing, rail services)

**Current Use of Property:** Mostly vacant, small parking lot

**Eligibility Classification:** Faculty

**Existing Zoning:** C-4c (Regional Center District)

**Proposed Future Zoning:** C-4c

**Proposed Development:** Retail, Residential, office, commercial

**Description of Eligible Activities:** Site Prep, Work Plan Prep and Review, MEGA Review, Contingency

**Approved Activity Cost:** \$1,646,626

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$1,402,926	\$243,700

Estimated First Year of Tax Capture: 2010

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



Brownfield Redevelopment Financing Act 381  
Legislative Report - Calendar Year 2008

**Plan Submitted By:** City of Detroit

**Property Name:** Former Greater Detroit Hospital Redevelopment Project

**Property Address:** 3021 - 3105 Carpenter Road

**City:** Detroit

**County:** Wayne

**Brownfield Plan Name:** Carpenter Road

**Current Ownership:** D&H Medical Plaza

**Proposed Future Ownership:** D&H Medical Plaza

**Delinquent Taxes, Interest and Penalties:** Tax appeals are pending on some parcels

**Historical Use of Property:** Hospital

**Current Use of Property:** Vacant

**Eligibility Classification:** functionally obsolete

**Existing Zoning:** B-4, P-1, R-2

**Proposed Future Zoning:** B4, P1, R2

**Proposed Development:** Medical Facility, Parking and Senior Living

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

**Approved Activity Cost:** \$1,065,493

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$770,146	\$295,347

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 2008

**Plan Submitted By:** Grand Traverse County

**Property Name:** 701 Front Street

**Property Address:** 701 W. Front, 705 W. Front and 114 S. Division

**City:** Traverse City

**County:** Grand Traverse

**Brownfield Plan Name:** 701 Front, LLC

**Current Ownership:** TCHOB Enterprises, LLC

**Proposed Future Ownership:** 701 Front LLC

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

**Historical Use of Property:** Retail , Gas Station

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** C-2 Commercial

**Proposed Future Zoning:** C-2 Commercial

**Proposed Development:** Commercial, Medical

**Description of Eligible Activities:** Public Infrastructure, Site Preparation, Contingency, Brownfield/Work Plan Prep, MEGA review costs

**Approved Activity Cost:** \$215,645

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$103,510	\$112,135

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 2008

**Plan Submitted By:** Washtenaw County

**Property Name:** Chelsea Land Company / Aldi

**Property Address:** Corner of North Maple Rd and Dexter Ave

**City:** Ann Arbor

**County:** Washtenaw

**Brownfield Plan Name:** Maple Shoppes

**Current Ownership:** Chelsea Land Company Maple, LLC & Shultz Holdings, LLC

**Proposed Future Ownership:** Aldi, Inc

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

**Historical Use of Property:** Commercial, Auto Repair, Pool Builder

**Current Use of Property:** Vacant

**Eligibility Classification:** Facility

**Existing Zoning:** C-1B Community Convenience Center

**Proposed Future Zoning:** C1B Community Convenience Center

**Proposed Development:** Grocery Store, Retail

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

**Approved Activity Cost:** \$589,269

**Estimated Tax Capture\***

	<b>School Taxes</b>	<b>Non-School Taxes</b>
<b>TOTAL</b>	\$253,386	\$335,883

Estimated First Year of Tax Capture: 2010

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